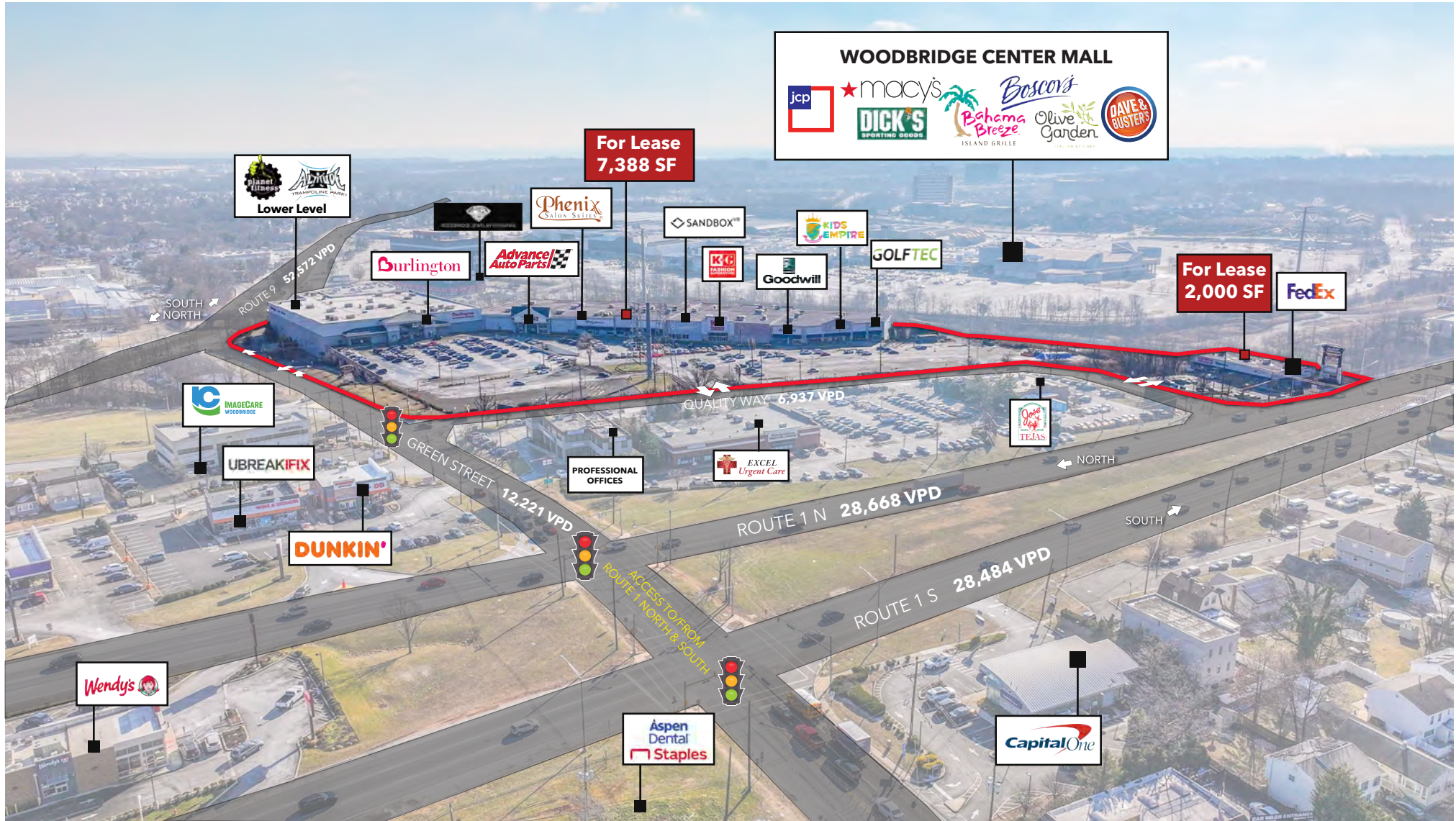


Woodbridge Crossing

465 Green Street Woodbridge, NJ

For Lease | 2,000 SF & 7,388 SF

SHANE WIERKS
 swierks@jefferyrealty.com
 C: 908.581.7781
 O: 908.668.9600



Woodbridge Crossing

465 Green Street Woodbridge, NJ



TENANT ROSTER

1. FedEx Kinkos
2. Universal Hearing
3. **AVAILABLE (2,000 SF)**
4. GolfTec
5. Kids Empire
6. Goodwill
7. K&G Superstore
8. Sandbox VR
9. **AVAILABLE (7,388 SF)**
10. Phenix Salon
11. Advance Auto Hub
12. Burlington (Upper)
13. Burlington (Upper)
14. Planet Fitness (Lower)
15. Altitude (Lower)

AVAILABLE

2,000 SF - Unit 3
7,388 SF - Unit 9

PRICE

Call for Quote

NNN

\$4.84/ SF

GLA

285,229 SF

TRAFFIC

57,152 VPD Rt. 1
52,572 VPD Rt. 9
12,221 VPD Green St

PARKING

200+ Spaces

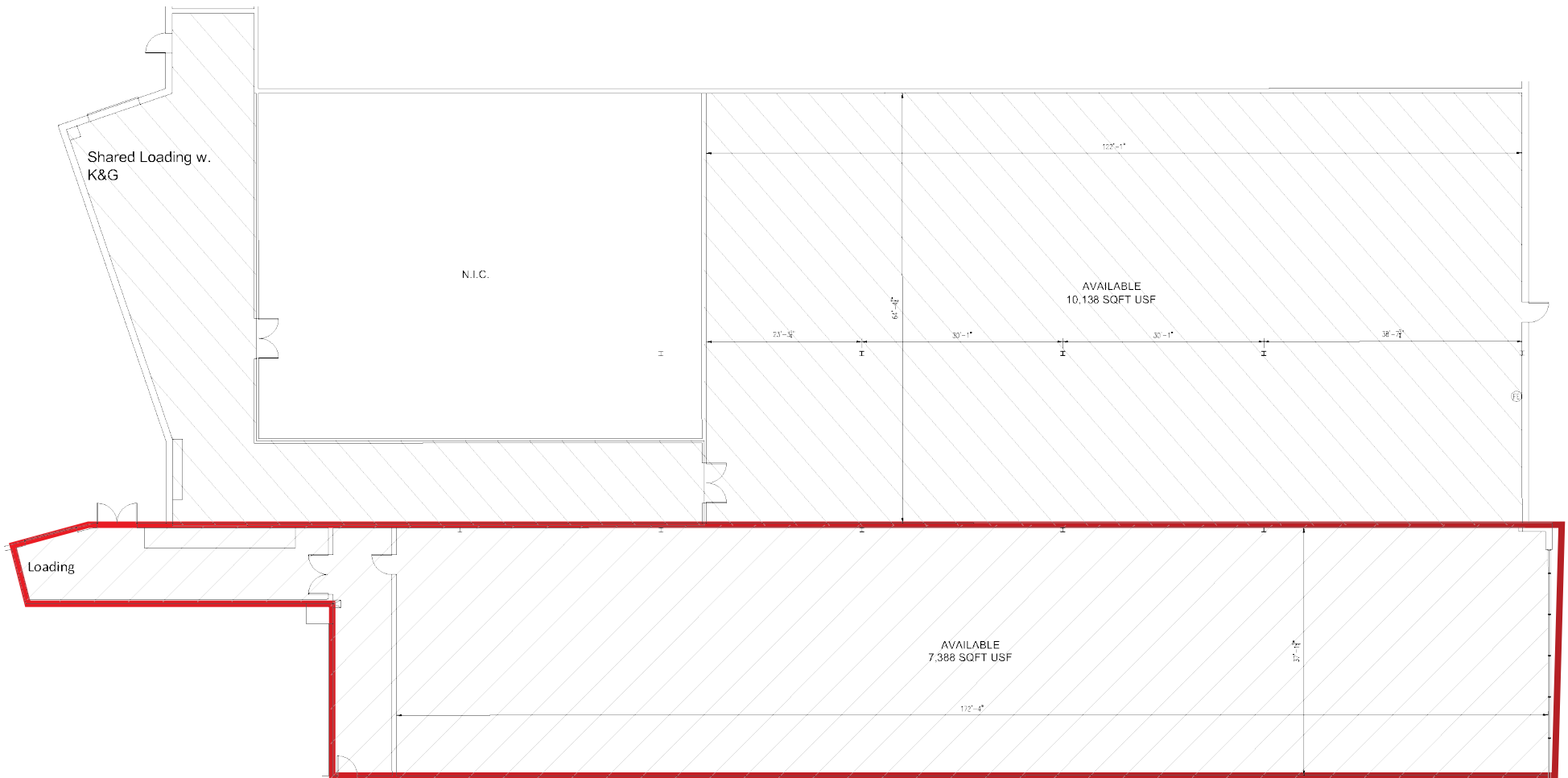
NOTES

- Excellent Exposure With Three Pylons
- Adjacent To Woodbridge Center Mall
- Less Than 2 Miles From Menlo Park Mall
- Regional Access To Rt. 1, Rt. 9, I-95 & GSP
- Minutes From Staten Island

Woodbridge Crossing

465 Green Street Woodbridge, NJ

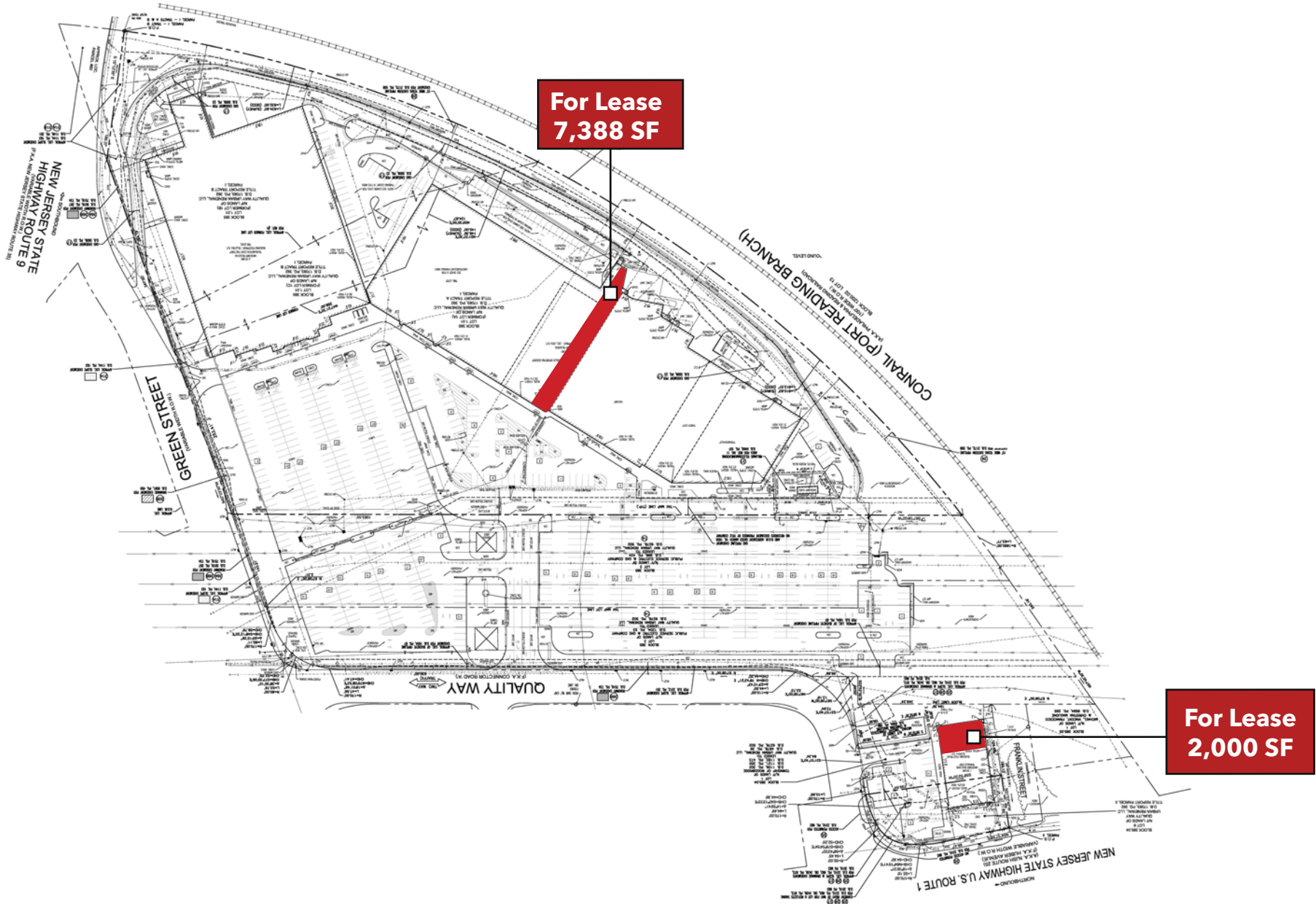
Existing Floor Plan
Unit 7: 7,388 SF



EXISTING CONDITIONS
SCALE 1/8" = 1'-0"

Woodbridge Crossing


465 Green Street Woodbridge, NJ



Woodbridge Crossing 465 Green Street Woodbridge, NJ Market Map



DEMOGRAPHICS

	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	19,277	\$142,113	7,132	791	16,224
3 Miles	150,886	\$150,120	53,974	6,289	92,165
5 Miles	348,568	\$144,445	122,955	17,058	244,945

