

Plaza K Shopping Center

181 Route 1 South (Ford Ave.),
Woodbridge, NJ 07095



LEASING AVAILABILITY:

- **5,545 SF:** 2nd floor retail/office space.
- **4,825 SF:** 1st floor end cap, reasonable subdivision available

PROPERTY HIGHLIGHTS:

- **GLA:** 30,000 SF; **Parking:** 144 spaces
- **VPD:** 91,000 vehicles pass this property daily.
- **Layout:** Two-story shopping center with 8 tenant spaces ranging from 2,093 - 5,545 SF. Elevator access to 2nd floor. Large pylon sign.
- **Neighborhood:** Numerous highway shopping centers, retail stores, and offices. One-half mile away from The Menlo Park Mall and Woodbridge Center Mall.
- **Location:** Route 1 at the Ford Avenue signalized intersection. Easy ingress/egress onto Route 1. Prime access on Route 1 and jughandle access to Ford Ave.

TENANT MIX:

- Fast Bagel
- Pho One
- Any Garment Cleaners
- The Vitamin Shoppe
- Crème de la Crème Loft
- House of Dentistry (2nd Floor)



AZARIAN
REALTY CO.

Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103



Plaza K Shopping Center

181 Route 1 South (Ford Ave.),
Woodbridge, NJ 07095



SITE PLAN

2ND FLOOR

HOUSE OF DENTISTRY
2,739 SF

2ND FLOOR LOBBY

AVAILABLE
5,545 SF

AVAILABLE
4,825 SF

FastBagel
2,093 SF

Pho ONE
VIETNAMESE RESTAURANT
3,153 SF

LOBBY TO 2ND FLOOR

CRÉME DE LA CRÉME LOFT
2,615 SF

Any Garment CLEANERS
3,745 SF

THE VITAMIN SHOPPE
3,885 SF

- ANCHOR/JUNIOR ANCHOR
- NATIONAL/REGIONAL
- LOCAL
- VACANT

For tenant location and square footage reference only.
Actual proportions and site details may vary.



Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103



Plaza K Shopping Center

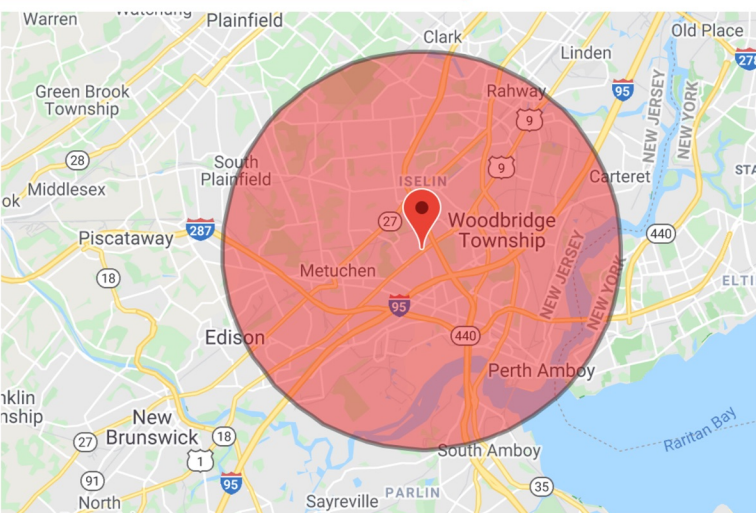
181 Route 1 South (Ford Ave.),
Woodbridge, NJ 07095



NEIGHBORING TENANTS



DEMOGRAPHICS



Radius	Population	Median HH Income	Median Age
3 Mile	140,000	\$ 86,000	39
5 Mile	355,000	\$ 83,000	38
8 Mile	391,000	\$ 84,000	38



Kevin Pelio
Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103

