



WOODBIDGE COMMONS

306 US HIGHWAY 9 NORTH, WOODBRIDGE, NJ 07095



RETHINK. RECREATE. REDEVELOP.



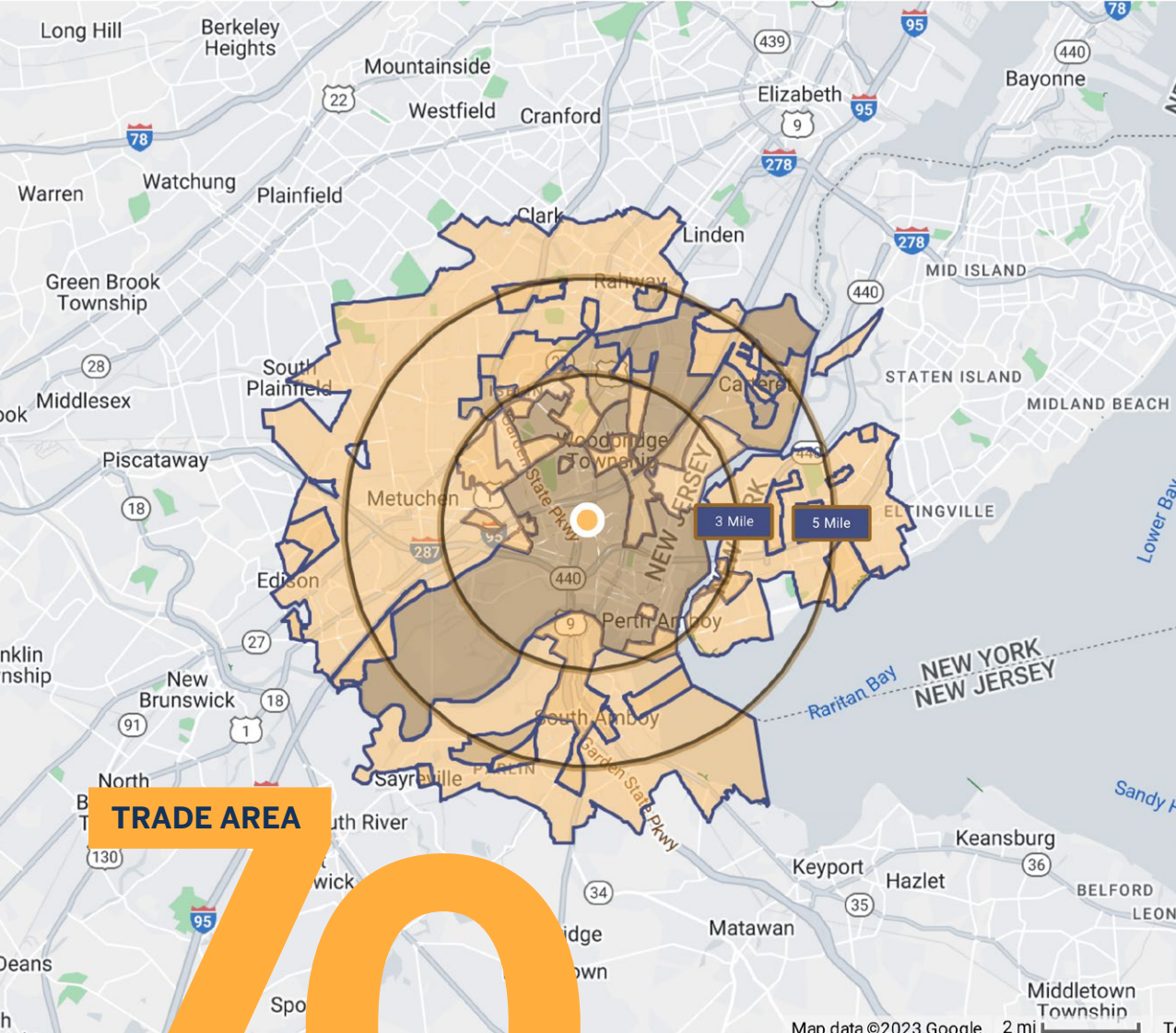
MIDDLESEX COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Woodbridge Commons is located on Route 9 in the heart of Woodbridge Township and is two miles from Woodbridge Mall. The property services Woodbridge, Perth Amboy, Hope Lawn, and Fords. Anchored by Walmart, tenants include a redeveloped parcel with Chipotle, Wing Stop and Panda Express, along with Dollar Tree, America's Best Contacts & Eyeglasses and Advance Auto. Chick-fil-A and Best Buy Liquor are coming in 2023. The property sits at the intersection of the New Jersey Turnpike, Garden State Parkway and Route 9, which is a busy junction of major roadways in the area.

Woodbridge Commons

306 US Highway 9 North, Woodbridge, NJ 07095





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

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POPULATION

388,989

Tru Trade*

139,295

3 Mile

326,942

5 Mile

FAMILY HOUSEHOLDS

135,167

Tru Trade*

48,047

3 Mile

114,378

5 Mile

AVERAGE HH INCOME

\$105,588

Tru Trade*

\$108,986

3 Mile

\$129,244

5 Mile

COLLEGE EDUCATION

35.9%

Tru Trade*

33.1%

3 Mile

39.3%

5 Mile

*Tru Trade Area; 5.6 Miles

URBAN EDGE PROPERTIES

AERIAL



This Walmart anchored center has great access to Route 9, which has 67,329 VPD (2023 Sites USA), Ford Rd and the Garden State Parkway.

SITE PLAN

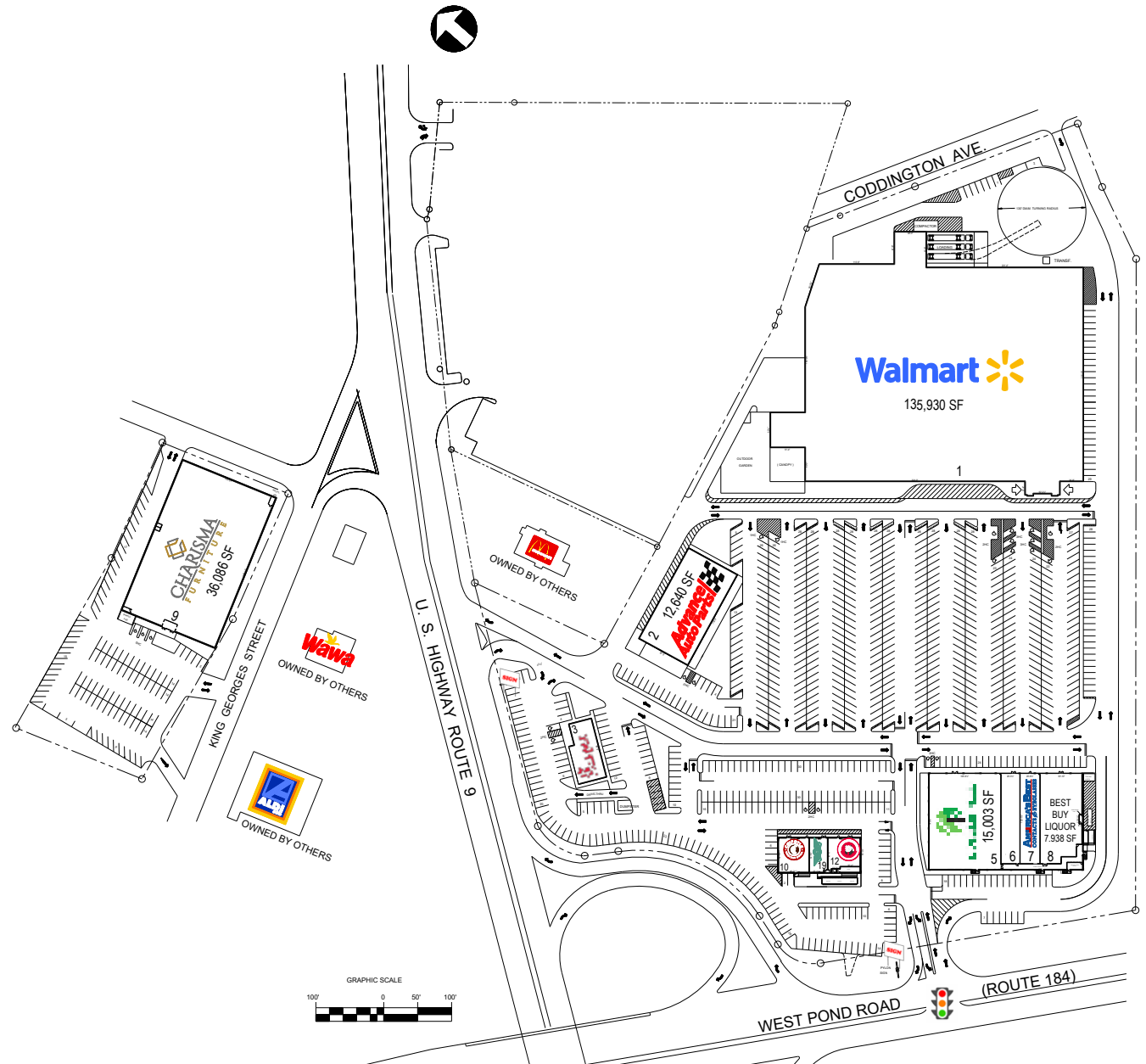
TENANTS

SQFT

1	Walmart	135,930
2	Advance Auto Parts	12,640
3	Chick-fil-A	3,614
5	Dollar Tree	15,003
6	Woodbridge Ski and Board	3,752
7	America's Best Contacts	3,891
8	Outerbridge Liquors	7,938
9	Charisma Furniture	36,086
10	Chipotle Mexican Grill	2,426
12	Panda Express	2,460
19	Wingstop	1,404

HIGHLIGHTS

Total SF	225,396
Parking Spaces	870
Parking Ratio	4.6 per 1,000 SF



CONTACT US



Leasing Agent
Leigh Lyons
201.571.3508
llyons@uedge.com



Leasing Agent
Justin Lustig
201.571.3515
jlustig@uedge.com



Corporate
New York
888 Seventh Avenue, 6th Floor
New York, New York, 10019
General Inquiries:
212.956.2556
Leasing: 844.614.4114

Management
New Jersey
210 Route 4 East
Paramus, New Jersey, 07652
General Inquiries: 201.571.3500
Leasing: 844.614.4114