

FOR LEASE

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RENDERING - H3 BUILDING

2300 Route 1 North Brunswick, NJ

UP TO 10,000 SF AVAILABLE & FULL SERVICE RESTAURANT WITH LIQUOR LICENSE, IMMEDIATE AVAILABILITY | FOR LEASE

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SABRE

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Main Street North Brunswick
2300 Route 1
North Brunswick, NJ



NORTH BRUNSWICK PREMIER MIXED USE DEVELOPMENT AVAILABLE | FOR LEASE

ADDRESS: 2300 Route 1, North Brunswick, NJ

SPACE AVAILABLE: Up to 10,000 SF & Full service restaurant with liquor license, immediate availability

ASKING RENT: Upon Request

EXTRAS: Upon Request

DELIVERY:

- Pad Buildings: Immediate Delivery
- H-3 Building: Estimated Q4 2027 - Q1 2028

COMMENTS:

- Ceilings:
 - Up to 20' in H-3 Building
 - 12'-15' in Pad Buildings
- Targeted Uses: **Personal Services, Boutique Fitness, Wellness, Beauty, Medical, Full Service Restaurant**

Demographics	1 mile	3 miles	5 miles
Population	14,020	65,018	207,936
Median HHI	\$122,296	\$115,354	\$107,476
Average HHI	\$159,647	\$156,330	\$147,411
Daytime Population	11,711	60,144	196,871

CO-TENANTS: Costco, Target, Panera Bread, Shake Shack, Chipotle, Panda Express, Nicholas Creamery, Cava, Courtyard by Marriott, Chopt, & JAG Physical Therapy (COMING SOON)

AREA RETAIL:

BJ's Wholesale, Crunch Fitness, Regal Cinemas, Chick Fil A, Longhorn Steakhouse, Buffalo Wild Wings, Retro Fitness, CVS, Verizon, Honeygrow, Wonder, Freddy's Custard & Steakburgers

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SITE DESCRIPTION & PROPERTY PHOTOS

- New mixed-use development consisting of retail, restaurants, office, residential, and a 124 room Marriott Courtyard Hotel
- Currently 158 residential units on site, which will ultimately become 1,500-1,800 residential units
- Over 4,000 feet of frontage along Route 1 and 5,000 feet of frontage along the Northeast Corridor Rail Line
- Primary access points are located at the full access, signalized intersections of Route 1 and Commerce Drive to the North and Route 1 and Aaron Road to the South. There are also 2 additional right in, right out access locations along Route 1
- 67,032 VPD along Route 1
- Liquor licenses available



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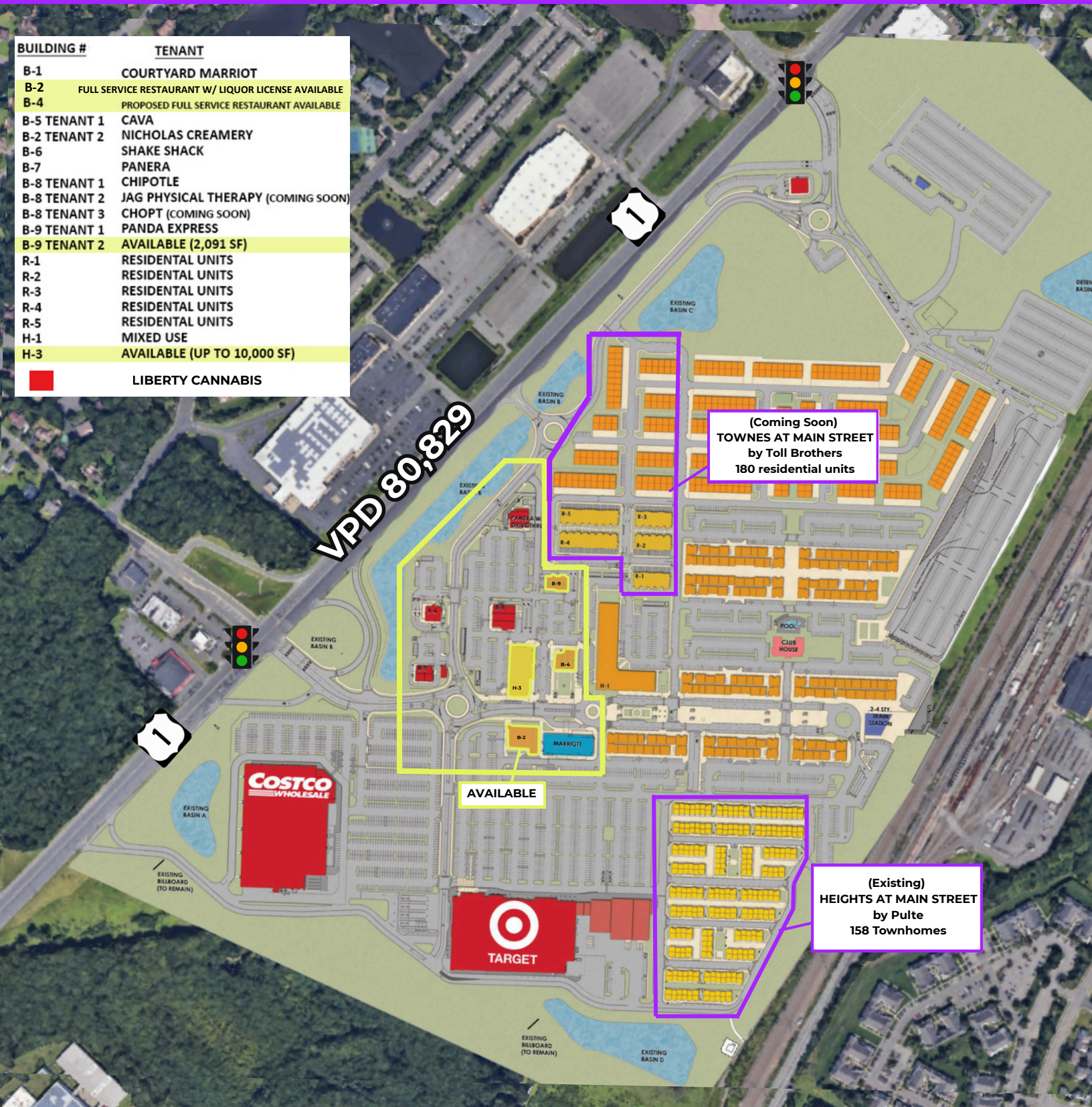
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SITE PLAN

BUILDING #	TENANT
B-1	COURTYARD MARRIOTT
B-2	FULL SERVICE RESTAURANT W/ LIQUOR LICENSE AVAILABLE
B-4	PROPOSED FULL SERVICE RESTAURANT AVAILABLE
B-5 TENANT 1	CAVA
B-2 TENANT 2	NICHOLAS CREAMERY
B-6	SHAKE SHACK
B-7	PANERA
B-8 TENANT 1	CHIPOTLE
B-8 TENANT 2	JAG PHYSICAL THERAPY (COMING SOON)
B-8 TENANT 3	CHOPT (COMING SOON)
B-9 TENANT 1	PANDA EXPRESS
B-9 TENANT 2	AVAILABLE (2,091 SF)
R-1	RESIDENTIAL UNITS
R-2	RESIDENTIAL UNITS
R-3	RESIDENTIAL UNITS
R-4	RESIDENTIAL UNITS
R-5	RESIDENTIAL UNITS
H-1	MIXED USE
H-3	AVAILABLE (UP TO 10,000 SF)
	LIBERTY CANNABIS



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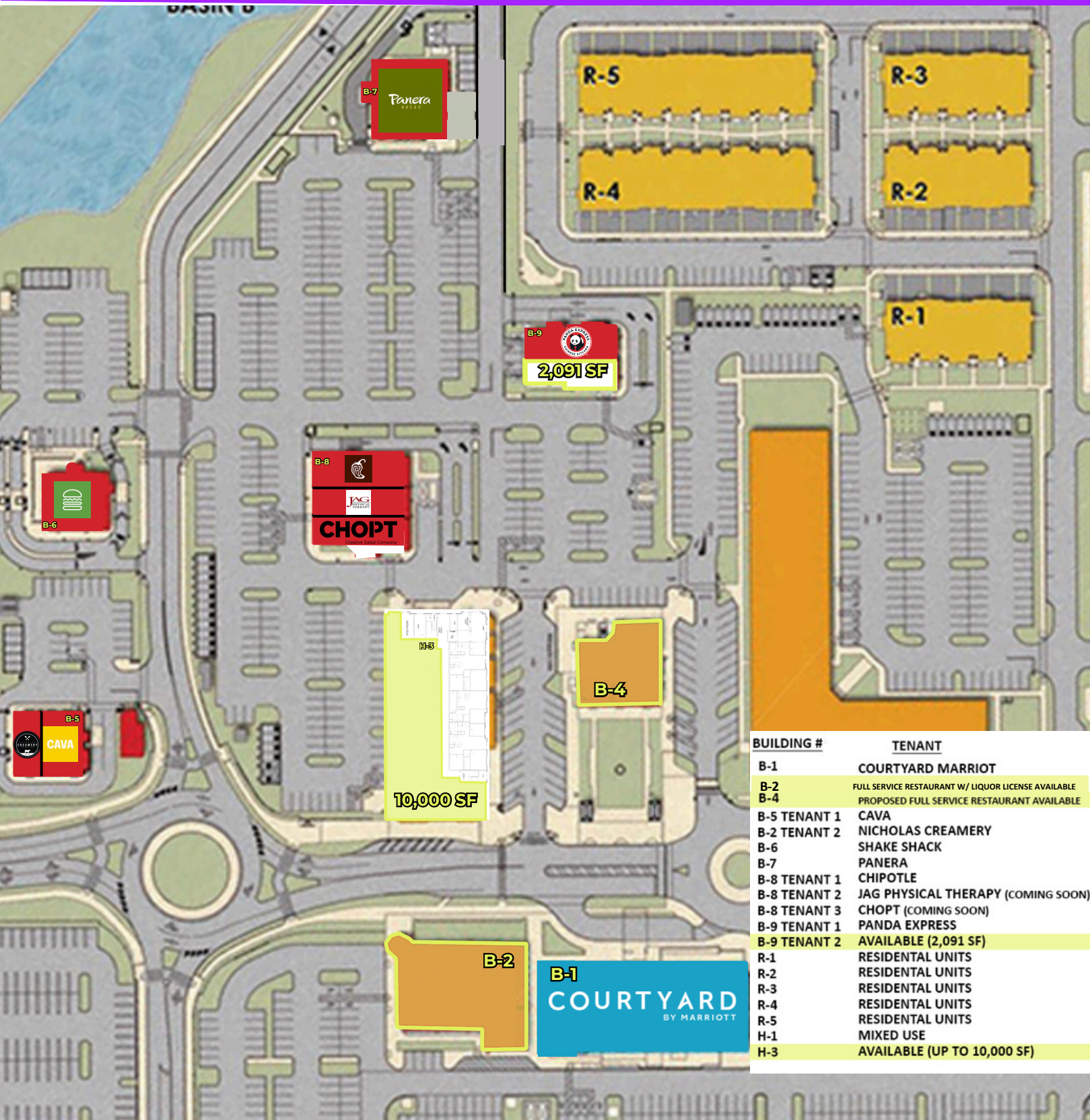
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LEASE PLAN



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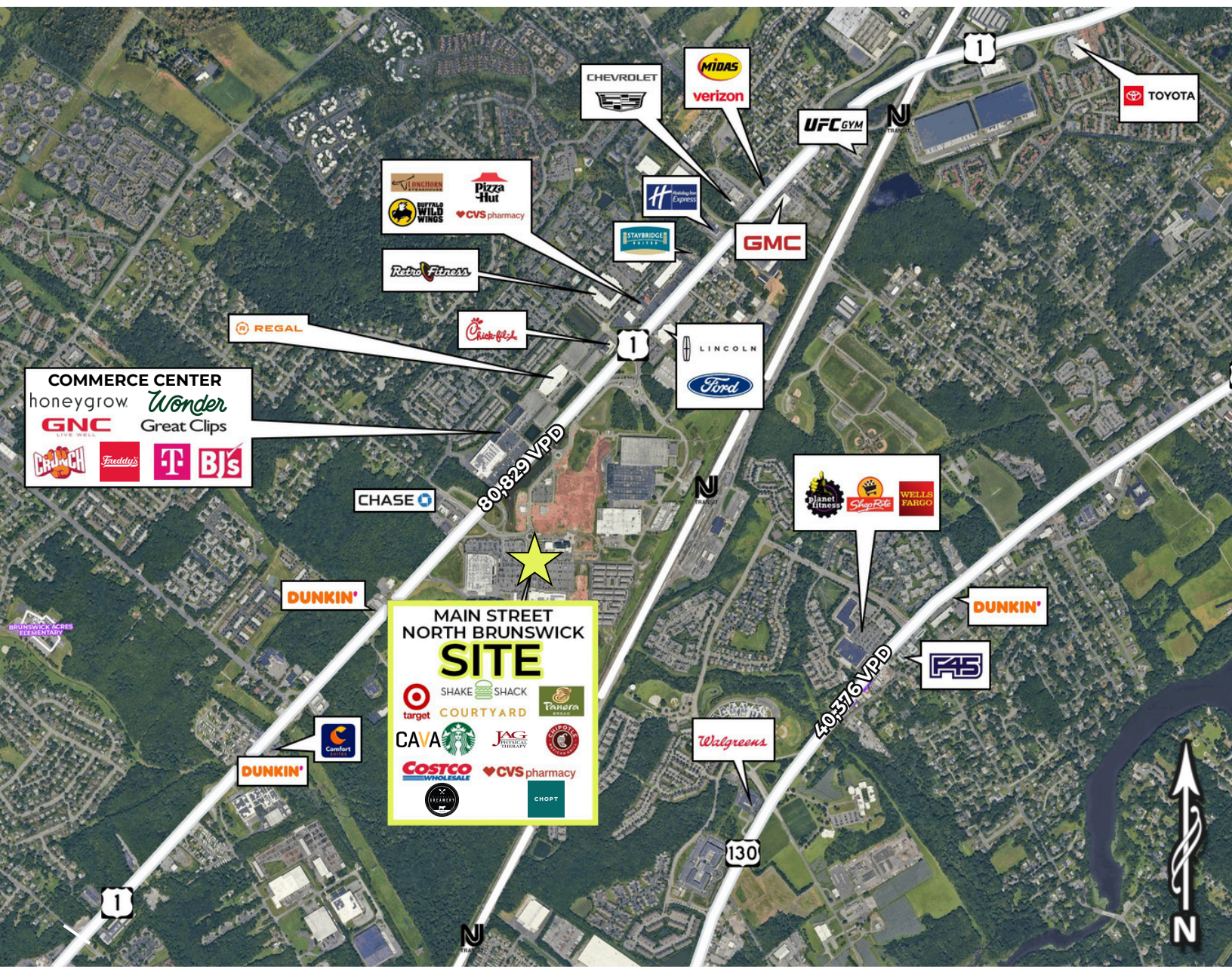
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AERIAL



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