

Miracle Mall

275 Route 18, East Brunswick, New Jersey

**+/-35,000 SF
ANCHOR OPPORTUNITY**

ROUTE 18 65,255 VPD

Retail for Lease - Contact

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

Miracle Mall

275 Route 18, East Brunswick, New Jersey

Site Description

Availabilities

- +/- 35,000 SF

Traffic Counts

- 64,179 VPD

Co-Tenants

- Asian Food Market
- Harbor Freight
- Popeyes
- Aspen Dental
- Lakeshore Learning
- Umi Sushi
- Burger King
- Math Genie
- Dollar Tree
- PM Music

- Join recently opened Asian Food Market & Umi Sushi with approximately 35,000 square feet of Big Box retail space coming available within this national and regional shopping center located in the heart of the regional Route 18 retail corridor
- Miracle Mall just underwent a full façade renovation with multiple improvements and upgrades throughout the property
- Direct access to multi-family residential and junior high school (over 1,500 students within walking distance) via side entrance along Lake Avenue
- Strong demographics with average household incomes over \$100,000 and nearly 100,000 potential shoppers within the immediate area
- Marquee/anchor façade signage and premier pylon signage placement with exposure to over 64,000 vehicles per day

Demographics

Radius	Population	2024 Total Daytime Population	Average HH Income
1 Mile	8,254	11,648	\$133,510
3 Mile	99,662	96,144	\$134,867
5 Mile	270,209	270,603	\$135,050
7 Mile	457,620	446,128	\$142,288

Retail for Lease - Contact

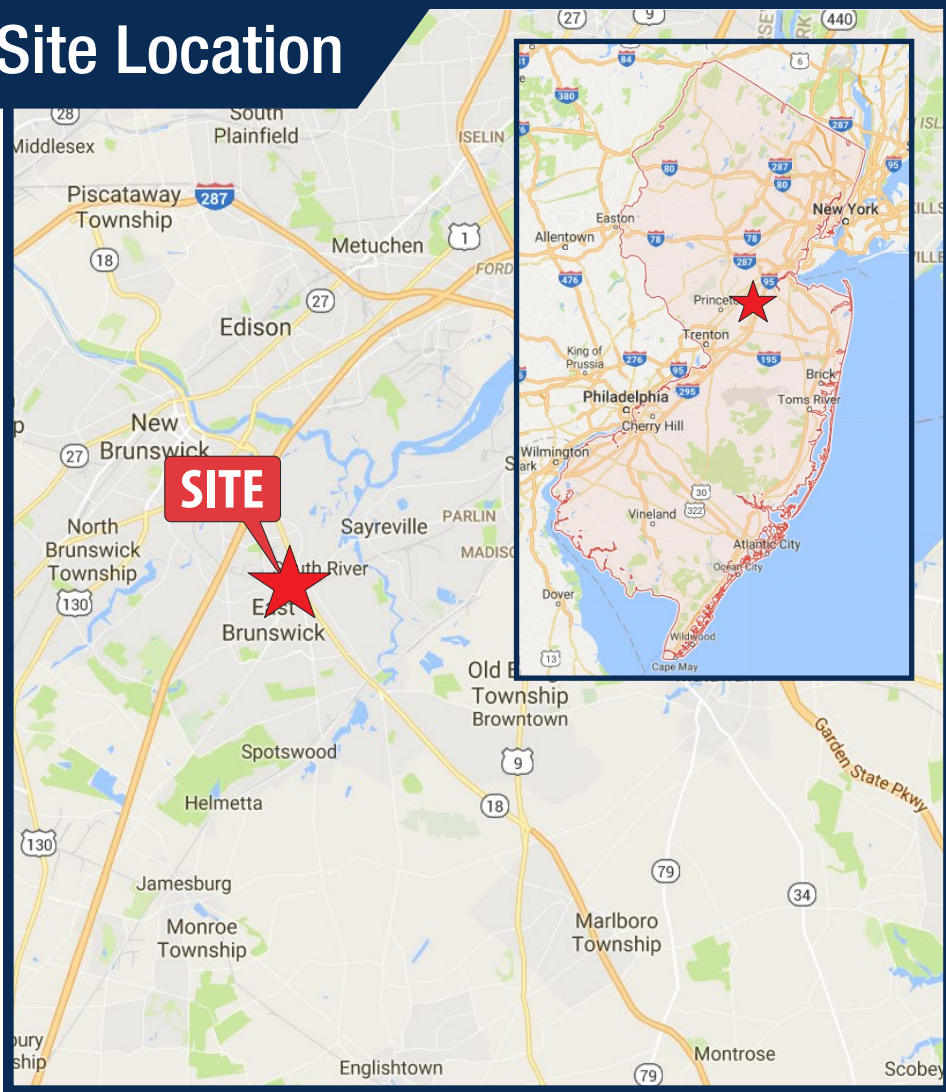
Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

Miracle Mall

275 Route 18, East Brunswick, New Jersey

Site Location



Regional Retail Corridor

Over 64,000 Vehicles Per Day

Over 600 Feet of Route 18 Frontage

Nearly 100,000 Potential Shoppers within the Market

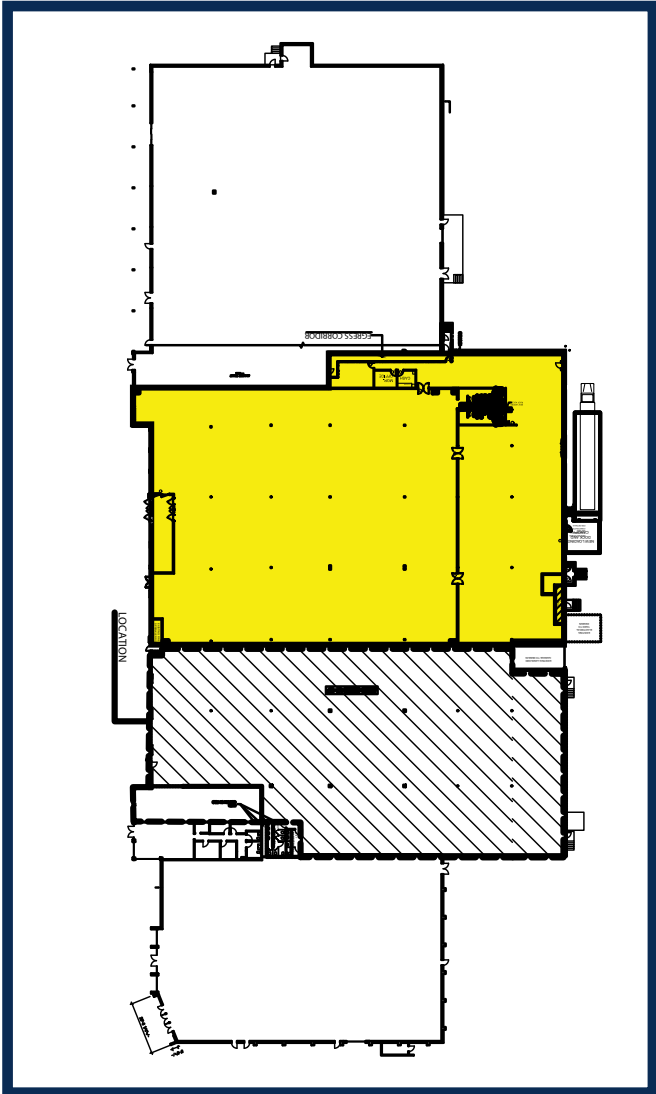
Retail for Lease - Contact

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

Miracle Mall

275 Route 18, East Brunswick, New Jersey

Site Plans



Retail for Lease - Contact

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

Miracle Mall

275 Route 18, East Brunswick, New Jersey



Retail for Lease - Contact

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.