

# Miracle Mall

275 Route 18, East Brunswick, New Jersey

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

**ROUTE 18 65,255 VPD**

## Retail for Lease - Contact

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# 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

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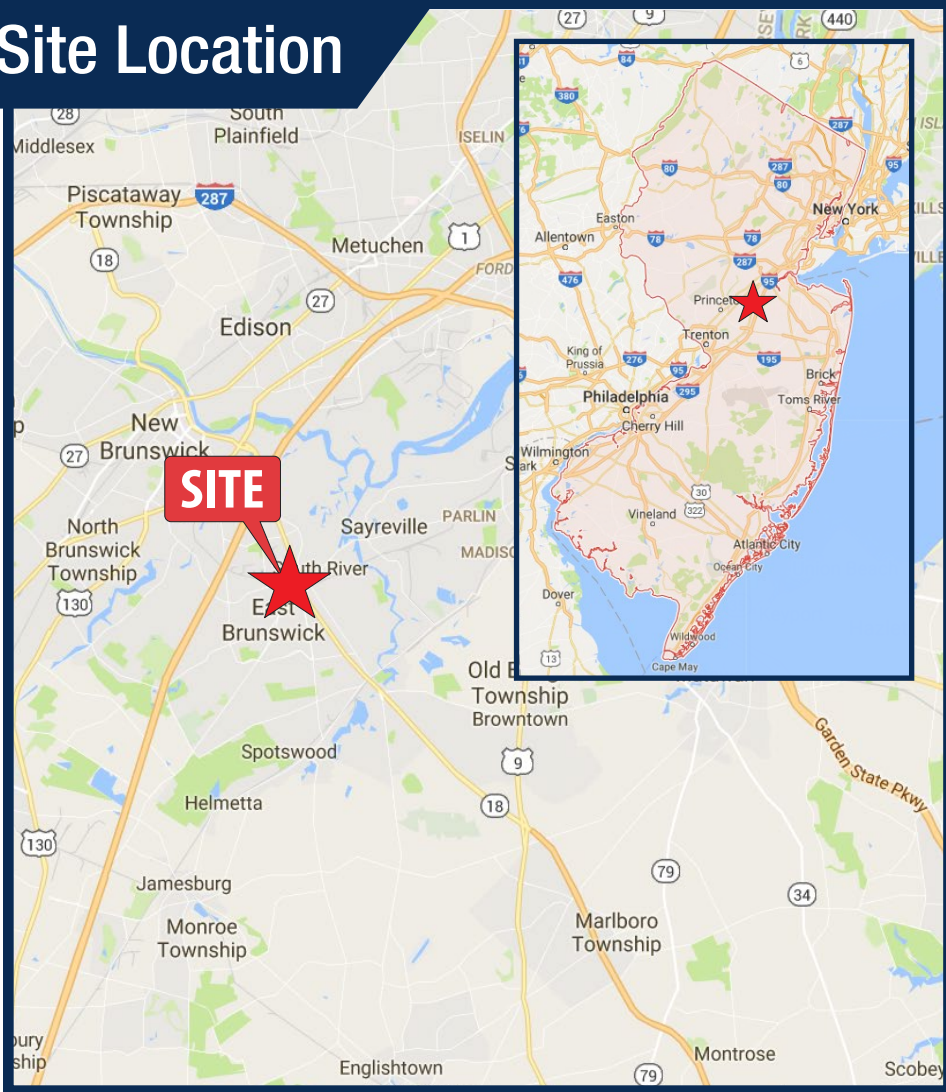
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## Site Location



Regional Retail Corridor

Over 64,000 Vehicles Per Day

Over 600 Feet of Route 18 Frontage

Nearly 100,000 Potential Shoppers within the Market

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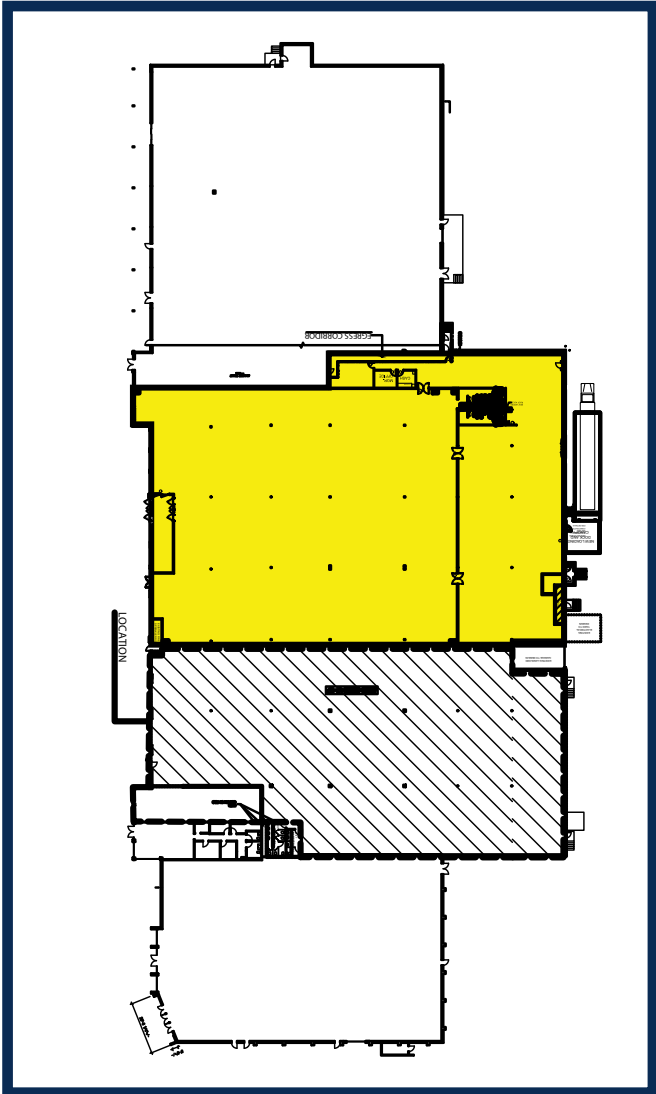
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## Site Plans



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