

# Aldrich Plaza

4075 US HIGHWAY 9 | HOWELL, NJ 07731

LEVIN  
MANAGEMENT



**1.5M** visits annually\*  
**7.98** visit frequency\*  
**34 min** avg. duration\*

\*Property Data by Placer.ai



## Available Spaces

1,165 SF, 1,962 SF, 2,000 SF, 3,239 SF  
10,000 SF Proposed Pad Site

## Property Highlights

- New Planet Fitness + Dollar Tree – Replaced former Bed Bath & Beyond 131,979-SF Neighborhood Center – A vibrant mix of retail, dining, and service tenants.
- High-Traffic Destination – 1.5 million visits annually (+6.5% Year-over-Year, +8.6% Year-over-Two-Year).
- Prime Location – Strategically positioned at Route 9 North & Aldrich Road, surrounded by 12 schools, a growing population, and a strong local economy.
- Coming Soon - Burger King.

## Retailers



## Average Daily Traffic

39,855 US-9  
20,872 Interstate 195 Eastbound  
12,586 Aldrich Road

## Demographics

5-mile radius



**150,943**  
POPULATION



**42,836**  
HOUSEHOLDS



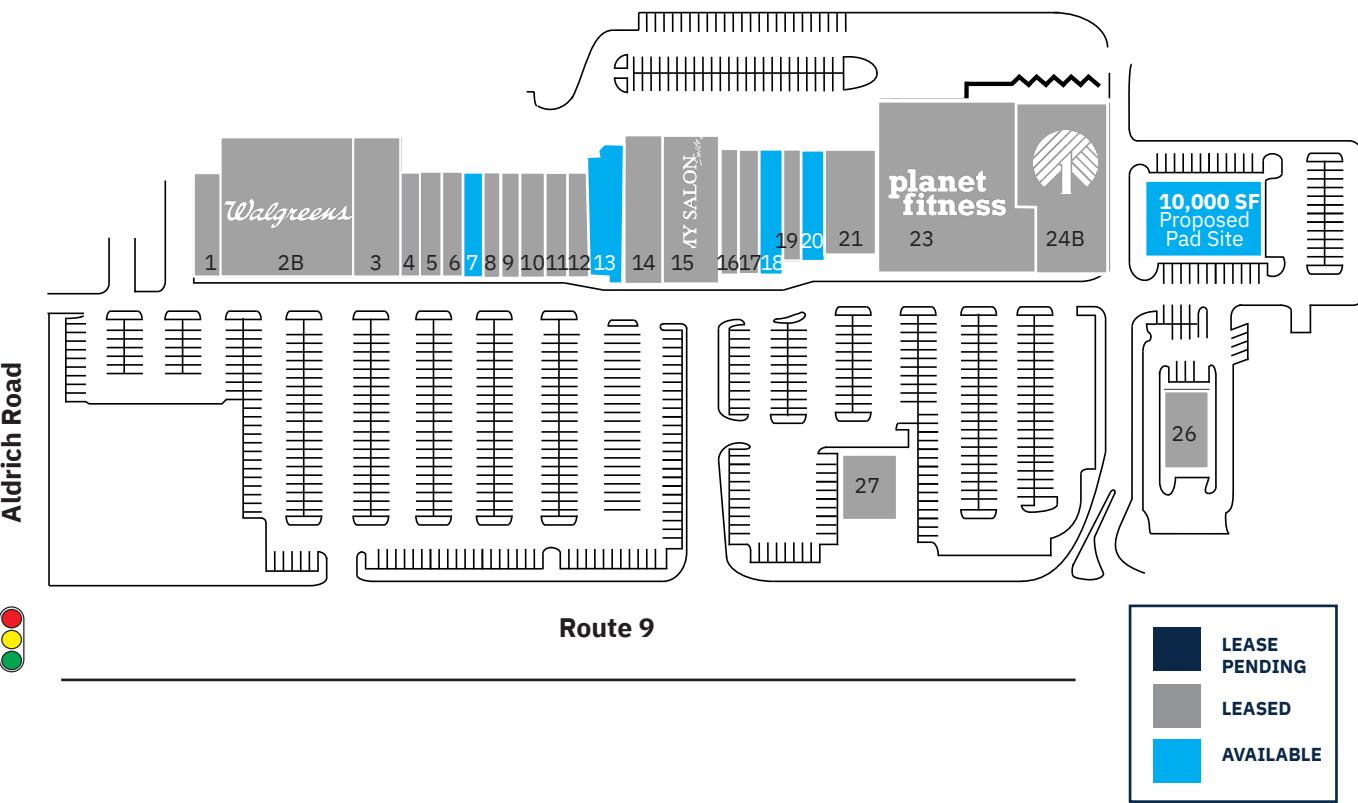
**\$127,946**  
AVERAGE HH INCOME



**119,401**  
DAYTIME POPULATION

Source: sitesusa.com

## SITE PLAN



TENANT ROSTER		SF
1	Big City Bagels & Salads	3,100
2B	Walgreens	15,167
3	RJW Barnabas Health	10,393
4	Nothing Bundt Cakes	2,500
5	Karate School	4,600
6	Chinese Restaurant	1,400
7	Available	2,000
8	Pizzeria Restaurant	2,000
9	Dry Cleaners	2,000
10	Asian Harbor Sushi	2,433
11	Ice Cream Shop	1,400
12	Optician	2,000
13	Available	3,239
14	Hallmark	5,180
15	My Salon Suite	7,910
16	AT&T	3,250
17	Bubbakoo's Burritos	1,900
18	Available	1,962
19	Salon Centric	3,448
20	Available	1,165
21	Liquor Store	6,167
23	Planet Fitness	26,611
24B	Dollar Tree	15,019
25A	Available - Proposed Pad Site	10,000
26	Kessler Institute Rehab*	
27	Burger King <i>Opening Soon!</i>	2,640

\*separate entity not included in GLA

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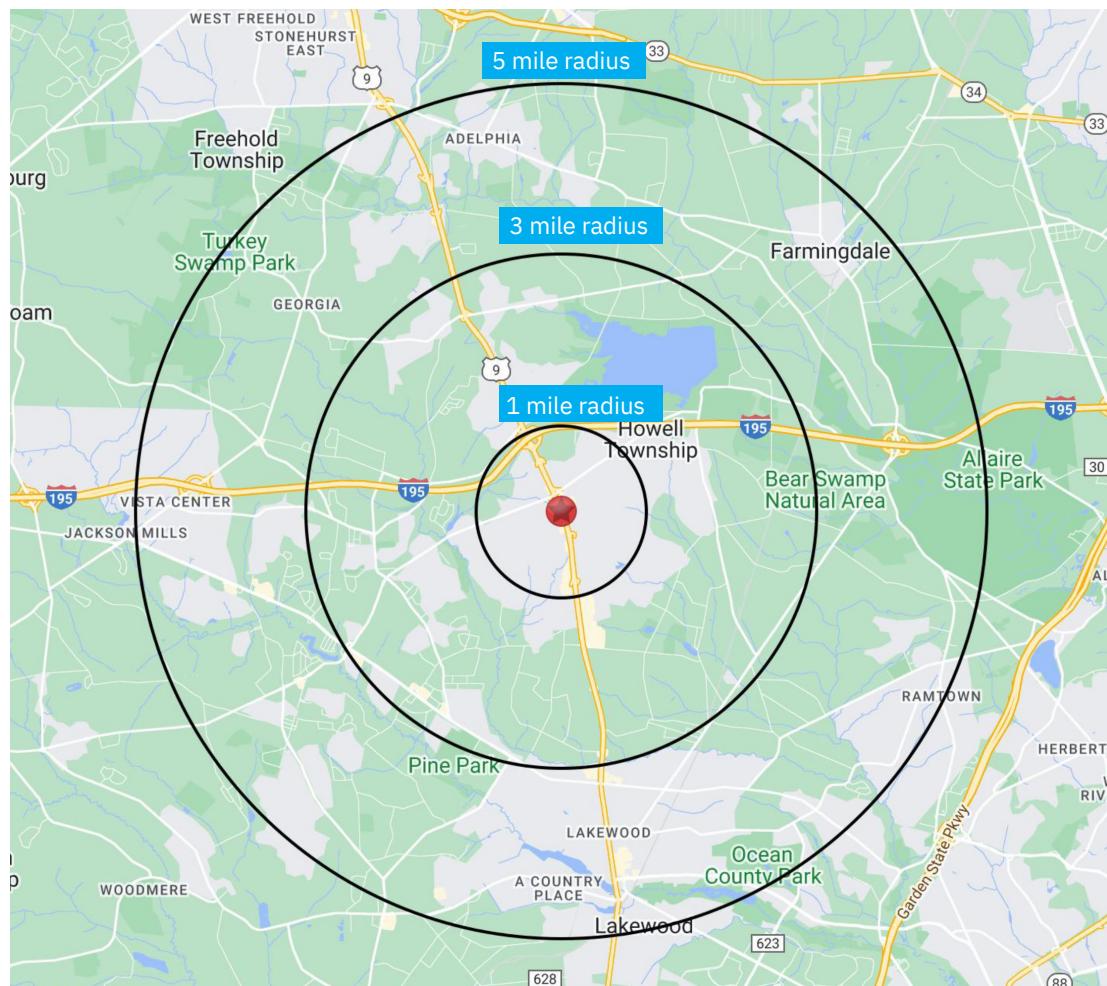
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## DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	9,223	41,543	150,943
Households	3,056	13,371	42,836
Average Household Income	\$150,647	\$144,414	\$127,946
Projected Average Household Income (2030)	\$148,437	\$142,481	\$126,333
Median Household Income	\$133,276	\$121,274	\$104,191
Total Businesses	381	1,403	5,149
Total Employees	4,530	11,328	32,039
Daytime Population	9,611	35,121	119,401
Total Annual Household Expenditure	\$415.8 M	\$1.78 B	\$5.19 B
HH Income \$200K or more	692	2,906	7,571
College Degree + (Bachelor Degree or Higher)	2,678	10,875	33,049

Source: sitesusa.com



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## CLOSE-UP AERIAL



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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

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