

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



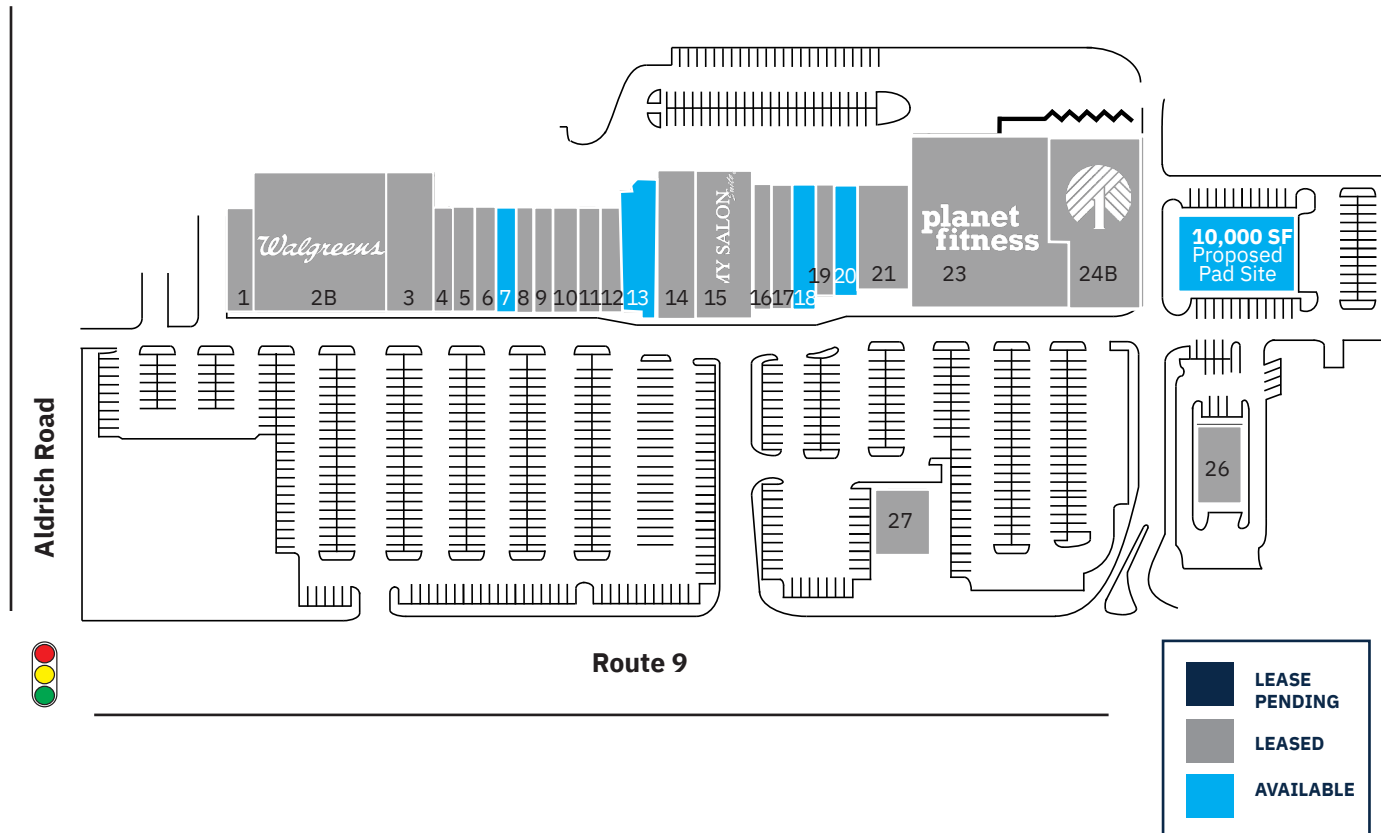
119,401
DAYTIME POPULATION

Source: sitesusa.com

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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

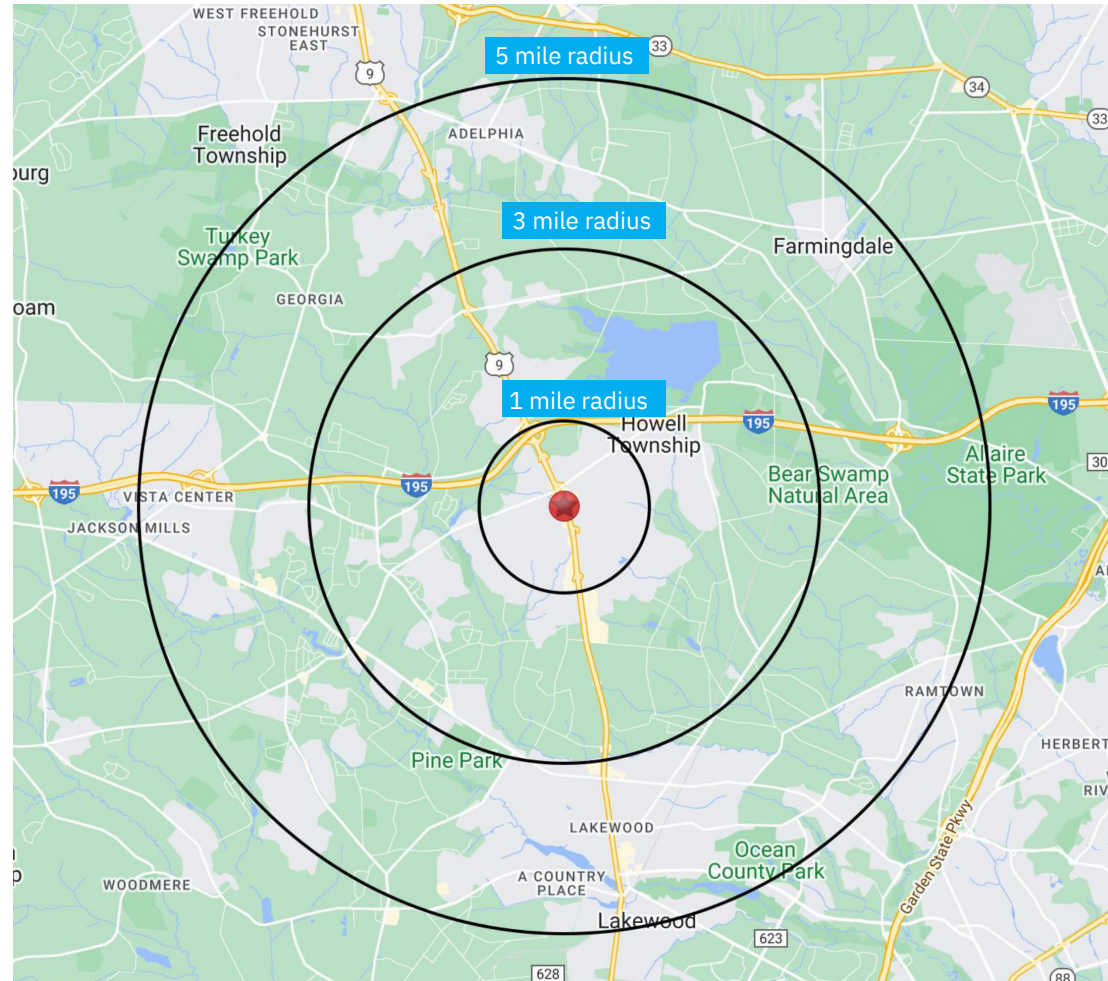
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DEMOGRAPHICS

| 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

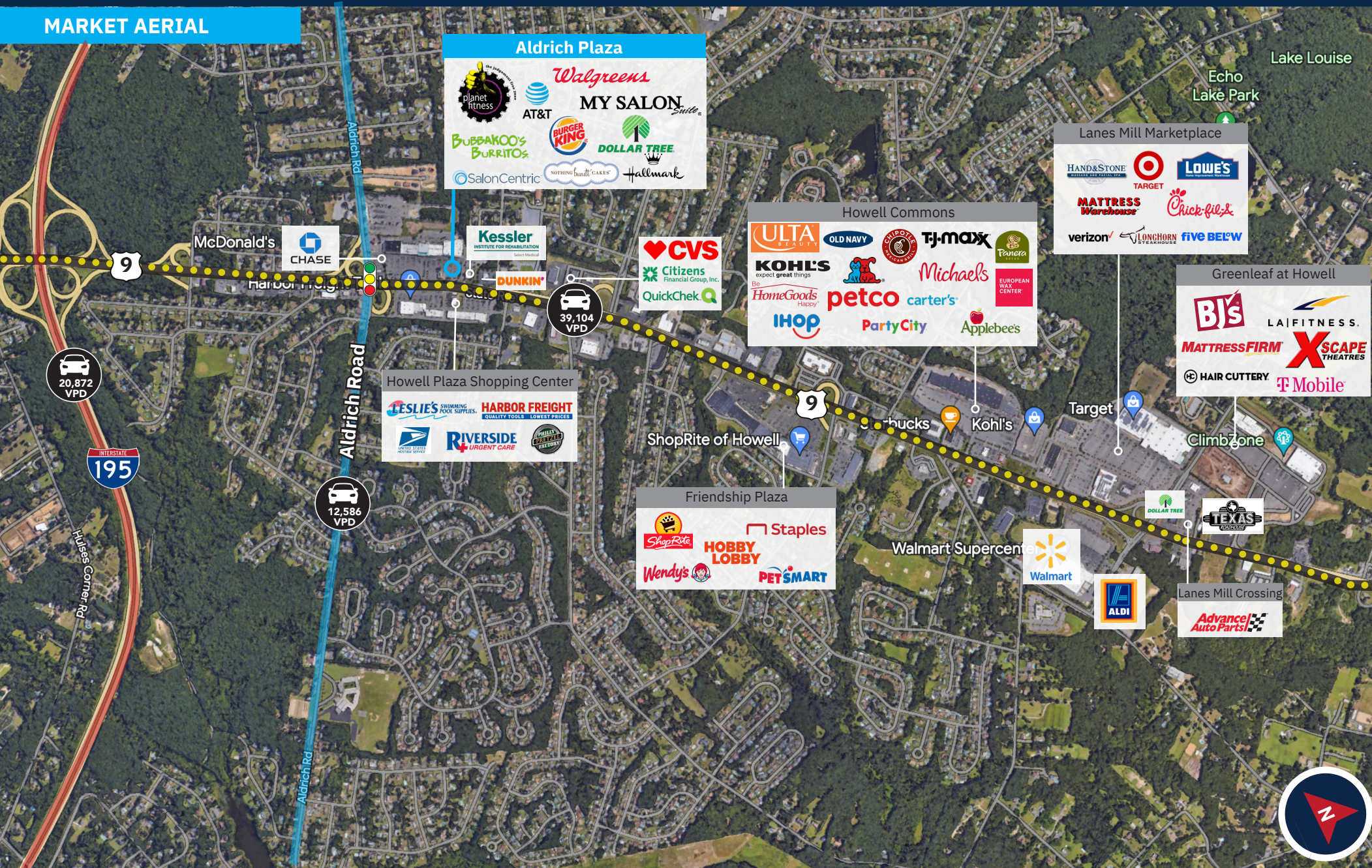


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

E.J. MOAWAD

Senior Leasing Representative

t. 908.226.5266 m. 201.705.3721

emoawad@levinmgt.com



Main Office

975 US Highway 22
North Plainfield, NJ 07060
800.488.0768
levinmgt.com | 70 YEARS