RETAIL & MEDICAL SPACE AVAILABLE

LIQUOR LICENSE AVAILABLE

VERMELLA

Vermella East Brunswick

253 NJ-18, East Brunswick, NJ 08816



JLL

Jones Lang LaSalle Brokerage, Inc.

Vermella East Brunswick is a joint venture with Russo Development and River Development Equities on Route 18 that will feature more than 765 residential units, with unparalleled retail, entertainment and medical components with amenities and open spaces such as **park and pedestrian walkways.**

Property Highlights

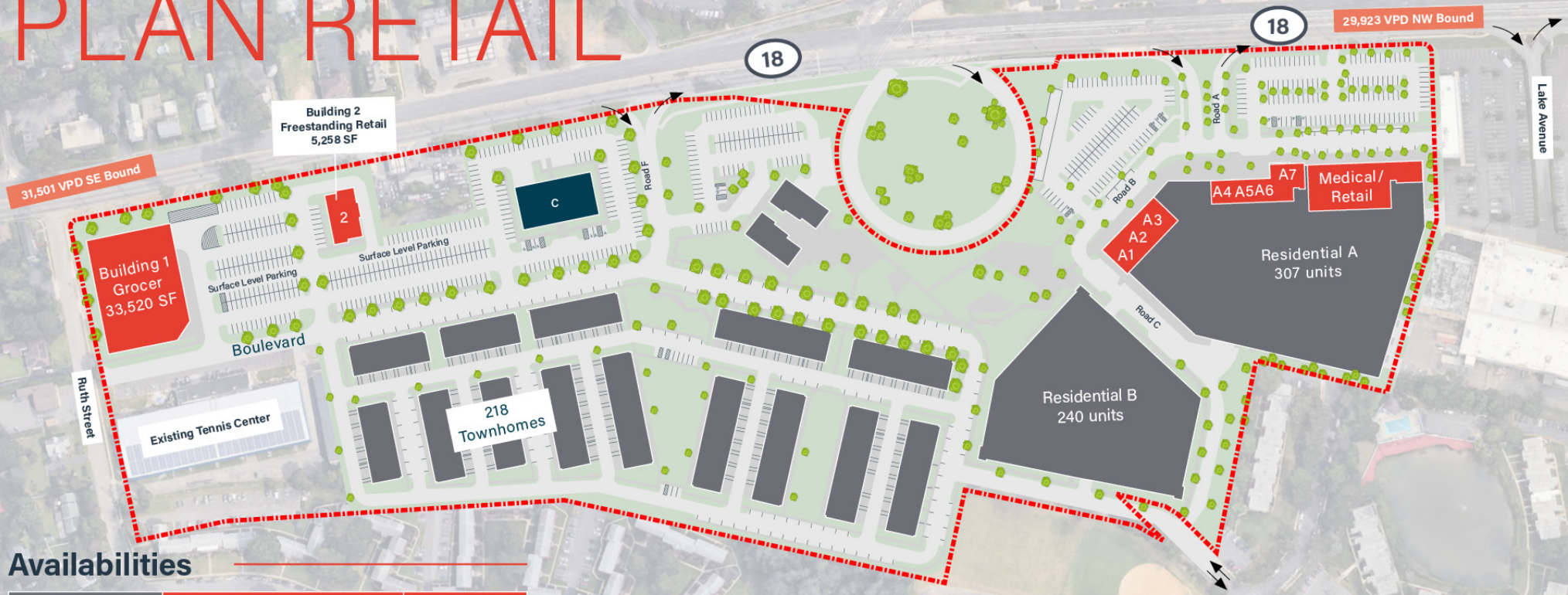
- Prime retail space available in a new mixed-use development
- ±132,932 total GLA of new retail and medical space
- 218 townhomes & 547 apartments
- Excellent retail frontage on Route 18 (61,424 vehicles per day)
- Multiple ingress and egress from Route 18 South
- On-site surface parking available (2,134 spaces)
- Large pylon signage on Route 18
- ±51,616 SF of available medical space
- Liquor license available







SITE
PLAN RETAIL



Availabilities

Building 1	Grocer Retail	33,520 SF
Building 2	Freestanding Retail	5,258 SF
Residential A	Medical/Retail	17,185 SF
Building A	Retail A1	3,015 SF
	Retail A2	1,320 SF
	Retail A3	3,667 SF
	Retail A4	1,288 SF
	Retail A5	2,042 SF
	Retail A6	1,332 SF
	Retail A7	3,787 SF

SITE
PLAN MEDICAL



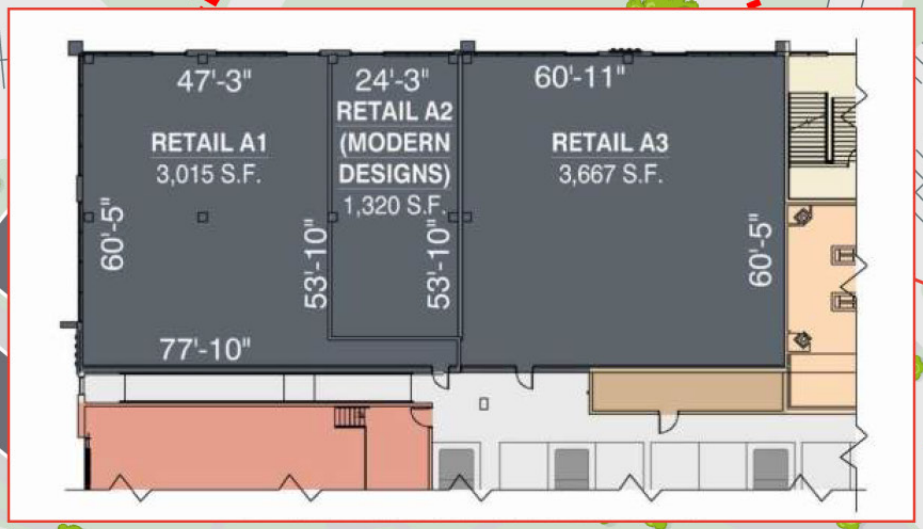
Availabilities

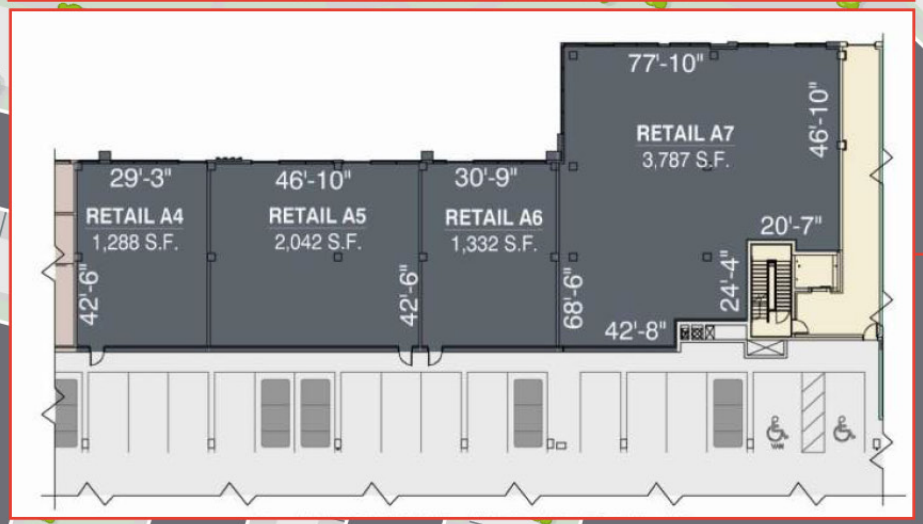
Building A	**Medical/Retail**	17,185 SF
Building C	**3-Story Medical**	34,431 SF

PHASE 1

NOW OPEN!

307 Residential Units /
33,646 SF Retail Space



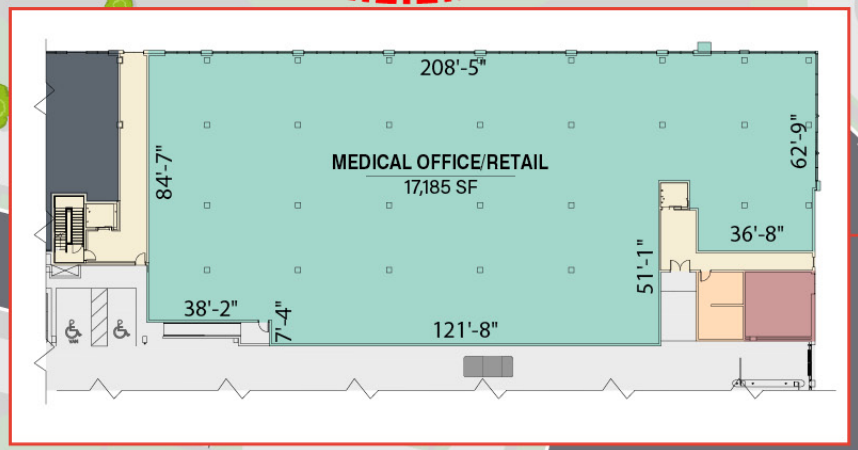




PHASE 1

NOW OPEN!

307 Residential Units /
33,646 SF Retail Space



Road A

Road B

Road C

A1

A2

A3

A4

A5

A6

A7

MEDICAL OFFICE

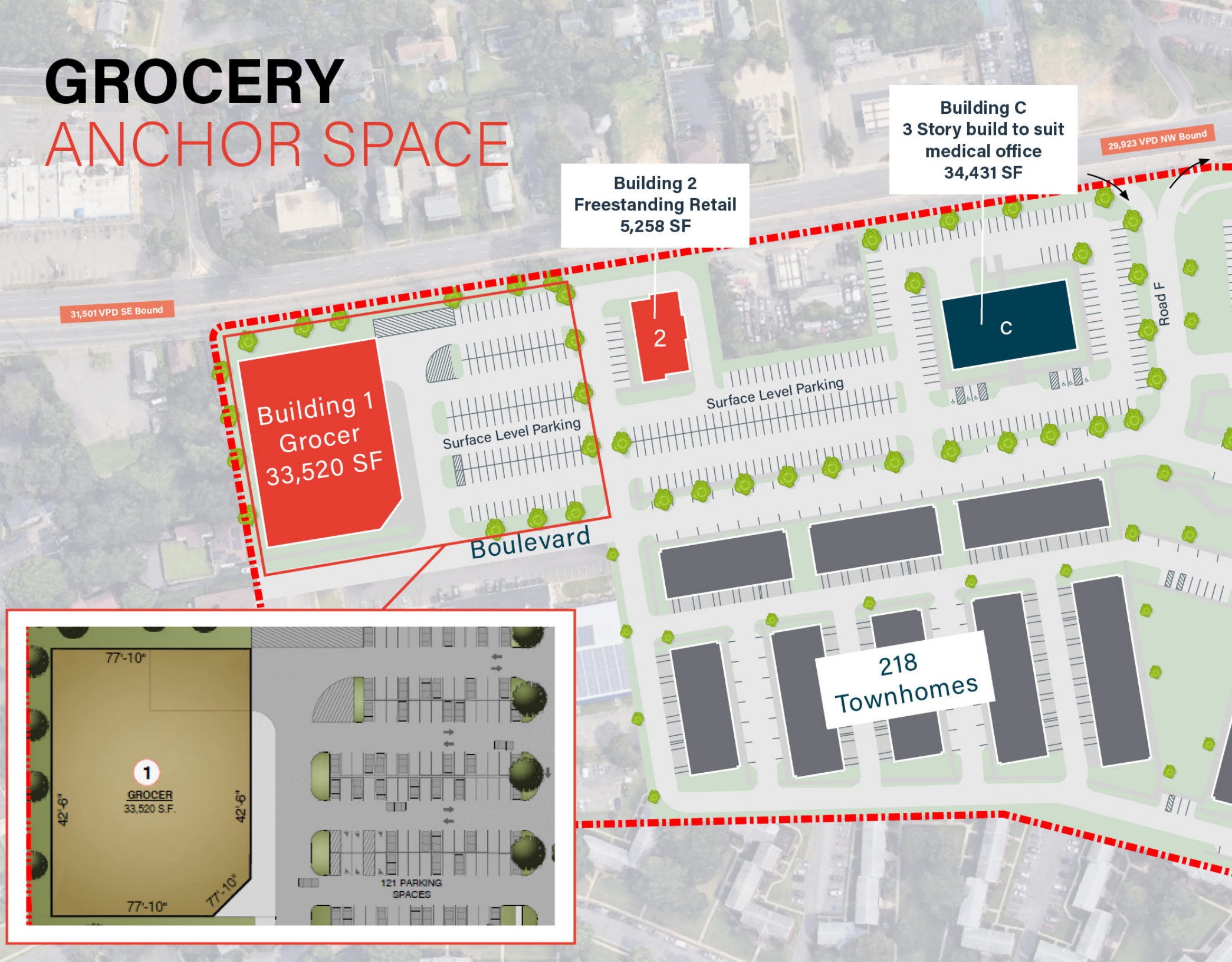
M

RESIDENTIAL A
307 UNITS

18

Lake Avenue

GROCERY
ANCHOR SPACE



269,258
Population

$92,850
Median household income

128,071
Employees

14,359
Businesses

Demographics within 5 miles of Site




95
Eggers St
Ruth St
68,713 VPD
98,948 VPD
EBRC
East Brunswick Racquet Club
Edgeboro Rd
Wawa
North End Dr
Old Bridge Turnpike
Lake Estates Condominiums (293 units)
Norton Rd
Marlow Rd
Rear Entrance
Lake Ave
ASPEN DENTAL
Lakeshore
kensington PLACE (400 units)
Rennee Rd
18
Walmart
EAST BRUNSWICK PUBLIC SCHOOLS NATIONALLY RECOGNIZED
(2,080 students)
Crosspoint Condominiums (473 units)
29,923 VPD
Tices Lane
Midstate Mall
CAVA
ShopRite
Royal Gardens Apartments (95 units)

CLINICIAN DEMAND

253 NJ-18, East Brunswick,
New Jersey, 08816 | Ring of 5 miles

2,661
Total Clinicians

281,592
Total Population

281,737
Total Population: 5-Year Projection



Clinician Gap Analysis

Clinician Specialty	Total Clinicians	Benchmark (per 100K)	Current Gap	5-Year Gap
Allergy & Immunology	11	6.5	7.7	7.7
Behavioral Care	140	97.7	142.1	142.2
Cardiovascular	106	46.6	28.4	28.4
Chiropractic	40	39.6	74.3	74.4
Dentistry	258	197.3	311.4	311.7
Dermatology	11	13.1	26.8	26.8
Emergency Medicine	44	38.4	66.9	66.9
Endocrinology	39	12.2	-3.7	-3.7
ENT	15	8.0	8.1	8.1
Gastroenterology	43	18.8	11.2	11.3
General Surgery	65	23.8	3.6	3.6
Nephrology	25	11.5	8.2	8.2
Neurology & Neurosurgery	48	23.4	19.6	19.6
Oncology	124	29.0	-40.4	-40.4
Ophthalmology	33	16.5	14.8	14.8
Optometry	44	34.9	56.6	56.7
Orthopedics	24	24.6	46.9	47.0
Pathology	50	10.8	-18.8	-18.8
Pediatrics	114	66.5	77.9	78.0
Physical Medicine & Rehabilitation	142	135.6	249.3	249.5
Plastic Surgery	12	7.3	9.1	9.1
Podiatry	26	21.4	35.7	35.7
Primary Care	247	166.8	234.4	234.6
Psychiatry	41	45.7	91.0	91.1
Pulmonology	33	15.2	10.9	10.9
Radiology	163	31.4	-72.4	-72.3
Rheumatology	14	6.7	5.3	5.3
Urology	22	11.9	12.3	12.4
Women's Health	108	46.7	26.7	26.8

5 minute drive

Total Population **8,008**

Total Households **3,110**

Median Household Income **$104,417**

10 minute drive

Total Population **81,949**

Total Households **28,826**

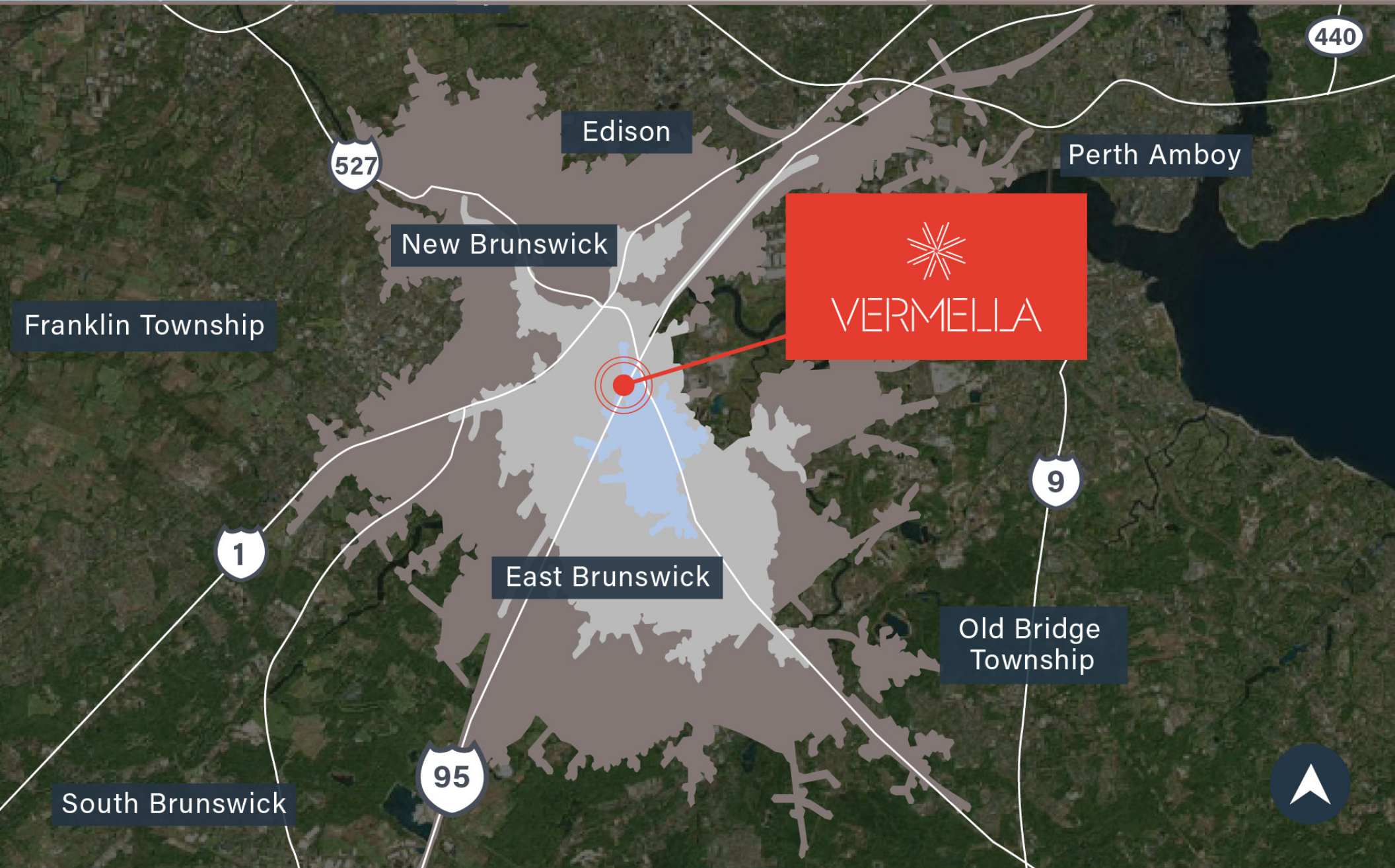
Median Household Income **$112,091**

15 minute drive

Total Population **278,762**

Total Households **95,175**

Median Household Income **$105,121**




SHOPPES AT VERMELLA
VERMELLA
EAST BRUNSWICK




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