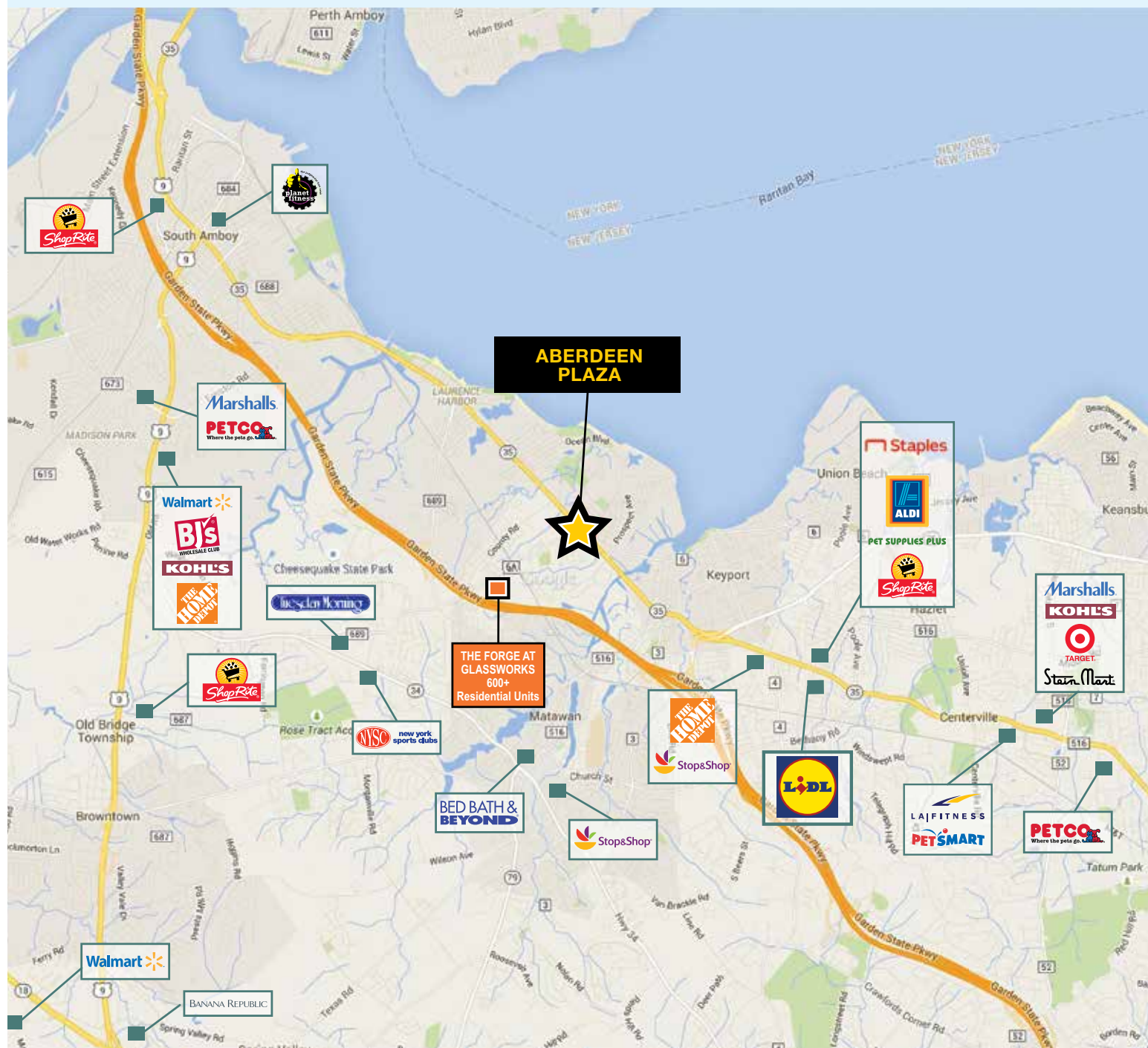


# Aberdeen NJ

## Aberdeen Plaza

325 Route 35 and Cliffwood Avenue



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325 Route 35 and Cliffwood Avenue



New LA Fitness Signature Club Now Open

151 Irving Place, Woodmere, NY 11598  
 Fax 516-569-7528 | [www.basserkaufman.com](http://www.basserkaufman.com)  
 Robert Goldfeder | Director of Leasing  
 516-569-3700 x127 | [robert@basserkaufman.com](mailto:robert@basserkaufman.com)



KEY TENANTS: Domino's

NEIGHBORING RETAILERS: Stein Mart TARGET

LA FITNESS SIGNATURE CLUB Jersey Mike's SUBS B'S COSTCO WHOLESALE Staples

BASSER KAUFMAN Real Estate Investors and Developers

# Aberdeen Plaza

325 Route 35 and Cliffwood Avenue



- Brand new Wing Stop
- Neighborhood strip center located at the intersection of NJ Route 35 and Cliffwood Ave right off the Garden State Parkway
- 42,000 VPD on Route 35
- Available: 22,710 SF; 3,000 SF endcap; 3,000 SF pad site
- Burgeoning growth area within 3/4 mile of Aberdeen Plaza features
  - 615 new residential rental units (nearly 100% leased)
  - 250 new single-family homes (recently built and sold)
- New LA Fitness Signature Club now open

TOTAL GLA:	74,941 SF		
DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	10,316	64,849	157,887
Average HH Income	\$85,233	\$91,815	\$100,153

Aberdeen NJ