

# Cooks Landing at Jackson

331-339 NORTH COUNTY LINE ROAD

**Prime Retail or Medical Opportunity in Jackson, NJ**



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Colliers

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## RETAIL OR MEDICAL SPACE AVAILABLE FOR LEASE

Join us at Cooks Landing at Jackson, a premier retail development opportunity located in a thriving commercial market. This 38,524-square-foot shopping center sits on 6.9 acres at the prominent corner of County Line Road and North Cooks Bridge Road in Jackson, NJ.

With 19,000 vehicles passing through the intersection daily, the property offers outstanding visibility and accessibility. The surrounding retail landscape is strengthened by a ShopRite-anchored center just ¼ mile east and a Stop & Shop-anchored center less than a mile away, helping to drive strong consumer traffic throughout the corridor.

## JOIN GREAT TENANTS INCLUDING



## PROPERTY FEATURES

- 3,000 SF of available retail space
- 450 ft of shopping center frontage on North County Line Road
- 600 ft of shopping center frontage on North Cooks Bridge Road
- 320 ft of shopping center frontage on Kingston Drive
- Located in the main residential and business corridor in Jackson
- Easy accessibility to U.S. Route 9 and Interstate 195
- Major retail tenants in the surrounding area



View of Shopping Center



*Cooks Landing*  
—at Jackson—

# Nearby Residential Development

# Cooks Landing Tenants

5 | 331-339 NORTH COUNTY LINE ROAD



1

Bubbakoos  
Burritos

3

Keller  
Williams

4

Space  
For  
Lease

5

Wok N Roll  
Asian  
Fusion

6

Mona  
Lisa  
Pizza

8

Butterflies  
Salon/  
Day Spa

10

Giggy City

2

NY Style Deli

7

Innovate  
Martial  
Arts

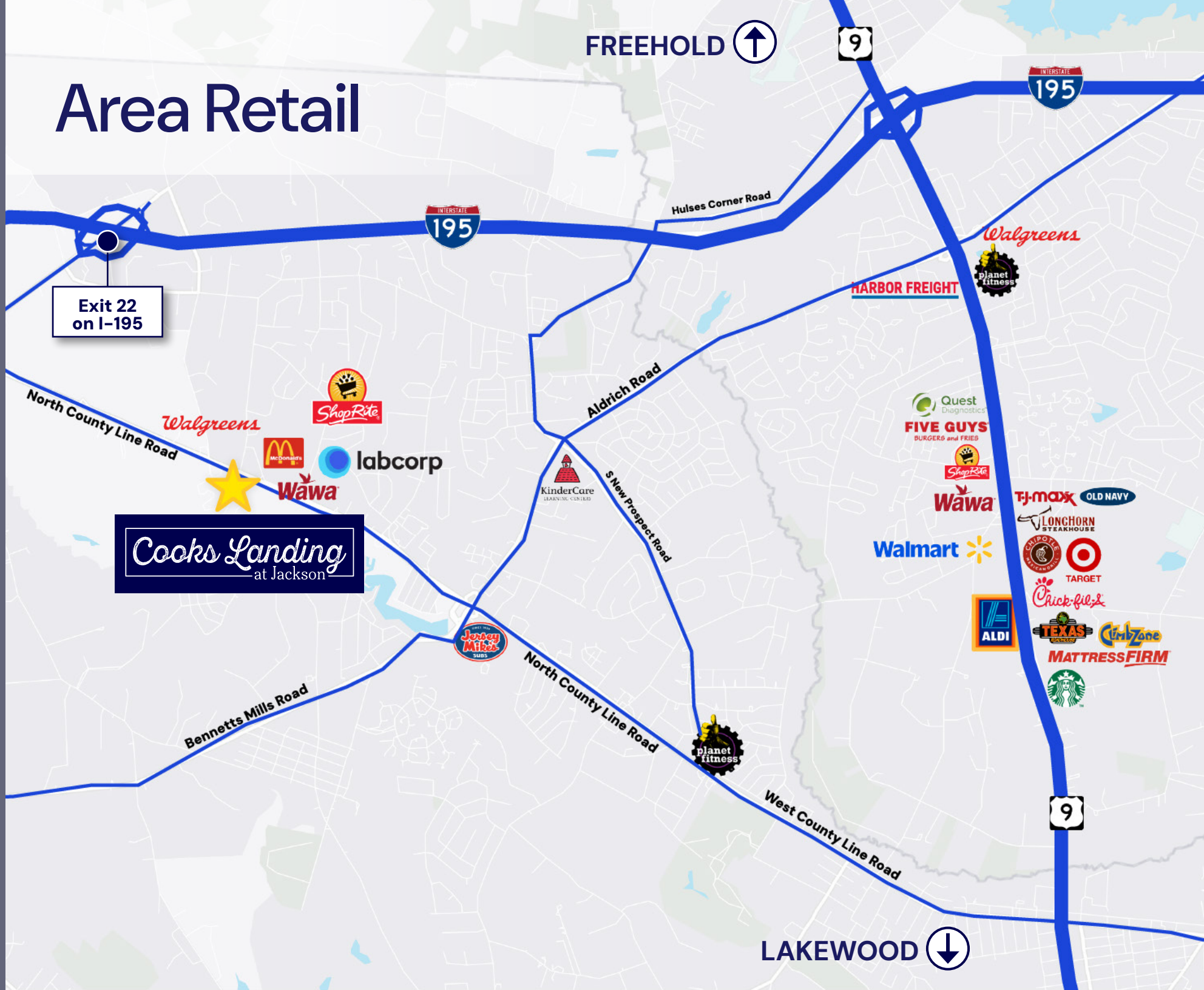
9

Bagel  
Run

11

Ivy Rehab  
Physical  
Therapy

# Area Retail



Exit 22  
on I-195

FREEHOLD



9

INTERSTATE  
195

Hulsers Corner Road

Walgreens



HARBOR FREIGHT

North County Line Road

Walgreens



Wawa

Cocks Landing  
at Jackson

KinderCare  
LEARNING CENTER

Aldrich Road

S New Prospect Road



North County Line Road



Bennetts Mills Road

Quest  
Diagnostics

FIVE GUYS  
BURGERS and FRIES



Wawa

Walmart

TJ-maxx

OLD NAVY

LONGHORN  
STEAKHOUSE



TARGET

Chick-fil-A

TEXAS  
ROADHOUSE

CarZone

MATTRESSFIRM

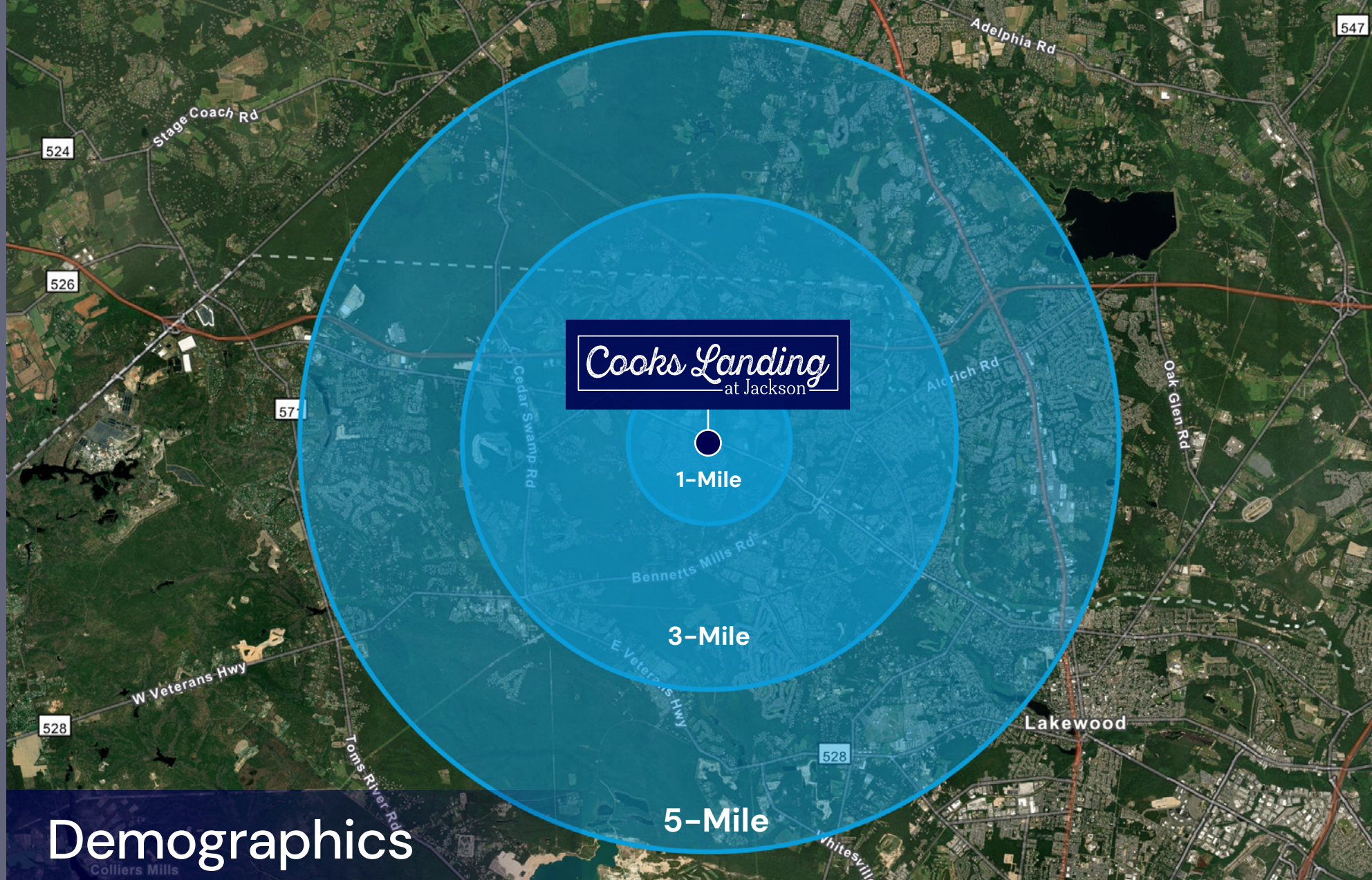


LAKWOOD



9

Ground Floor | 3,000 SF



## Demographics

|                                   | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|-----------------------------------|---------------|---------------|---------------|
| <b>2026 Estimated Population</b>  | 5,971         | 42,224        | 102,424       |
| <b>2026 Avg. Household Income</b> | \$156,456     | \$134,866     | \$145,227     |
| <b>Households</b>                 | 2,269         | 15,990        | 33,426        |
| <b>Daytime Population</b>         | 5,223         | 29,797        | 79,364        |
| <b>Number of Employees (16+)</b>  | 2,982         | 21,460        | 49,933        |
| <b>Average Household Size</b>     | 2.6           | 2.69          | 3.03          |

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