

WATCHUNG COMMONS
US HIGHWAY ROUTE 22
WATCHUNG, NJ



Prime Retail Opportunity

Demographics	3 miles	5 miles	7 miles
Population	108,229	246,616	457,628
Households	36,636	85,415	162,881
Average HH Income	\$105,567	\$114,858	\$113,005
Median Age	36.2	37.7	38.4



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914.576.7500
FAX: 914.576.7596



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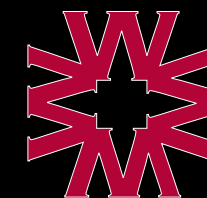
WATCHUNG, NJ
WATCHUNG COMMONS
US HIGHWAY ROUTE 22
ACROSS FROM BLUE STAR SHOPPING CENTER



PRIME SPACE
AVAILABLE
4,900 SF

Join Major Retail Chains on Route 22 including:
Target, Walmart, Borders, BJs Wholesale Club, Sears

FOR ADDITIONAL INFORMATION OR
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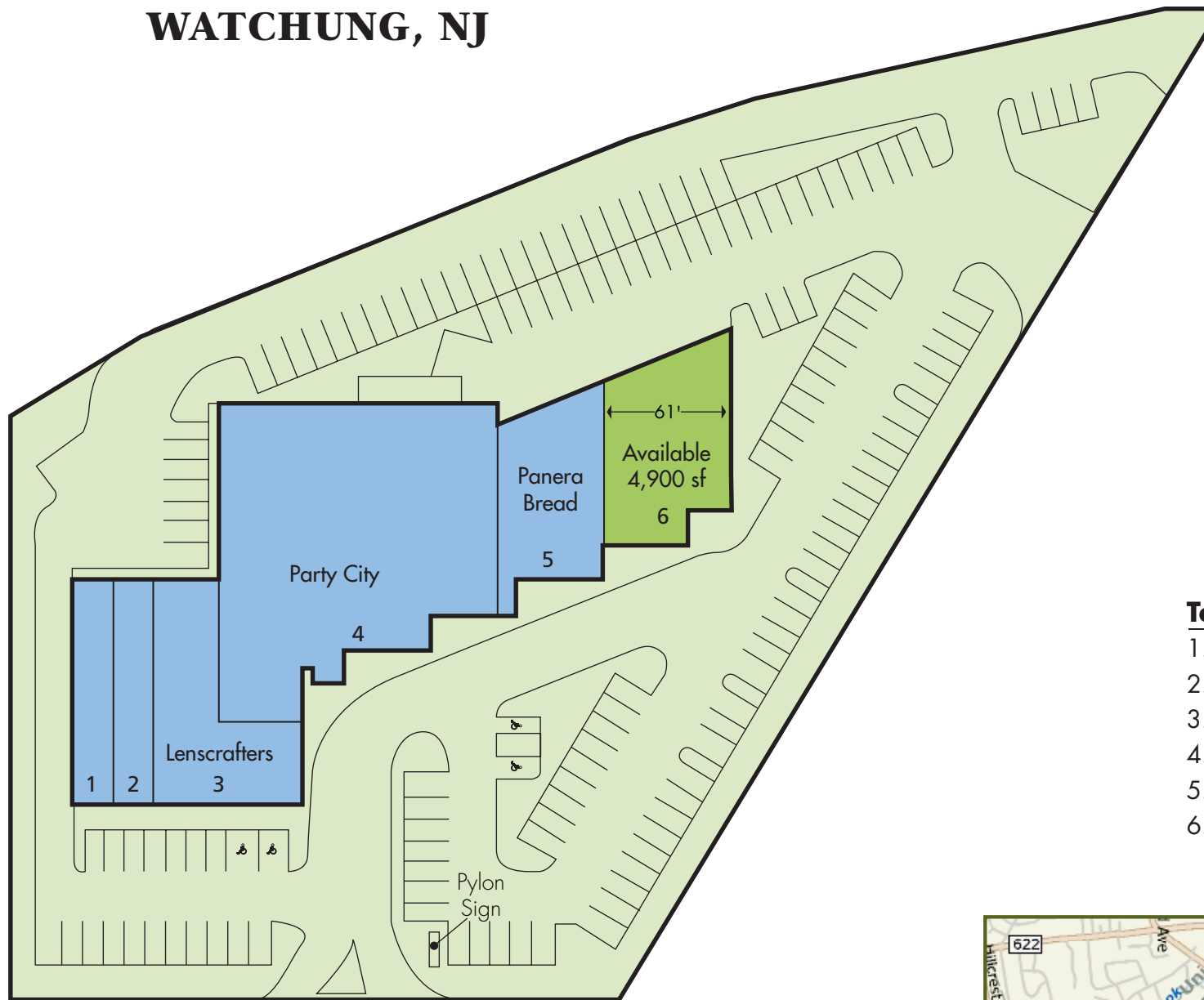


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US HIGHWAY ROUTE 22

WATCHUNG, NJ



This site plan is for location purposes only. Dimensions are approximate. Not to scale.

Route 22

04/11

Tenants

1. Supercuts	1,560 sf
2. Liberty Travel	2,192 sf
3. Lenscrafters	4,748 sf
4. Party City	15,325 sf
5. Panera Bread	4,175 sf
6. Available (will consider subdividing)	4,900 sf

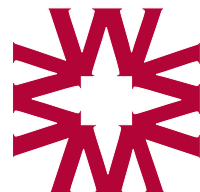


**Across From
Blue Star Shopping Center**

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- Cross easements with the Sears Crossroads complex at Route 22 and Terrill Road. The 180,000 sf Sears store and its 30,000 sf 30-Bay tire/battery/auto repair center report over \$60 million in annual sales.
- Route 22 is the major shopping corridor in Somerset and Union counties, drawing high disposable income residents from the primary 5 mile trade area.
- Chains which have a major presence in the tri-state metro region are represented on Route 22.
- Over 58,000 vehicles pass Watchung Plaza daily.
- Watchung is predominantly a homeowner community with more than 75% of housing units owner occupied and 63% of households own 2 or more vehicles.

Location

Route 22 East and Terrill Road
Watchung, Somerset County, New Jersey

Access

Route 22 and 28
I-78 and I-287
Garden State Parkway
New Jersey Turnpike

Type

Neighborhood Shopping Center

Parking

165 Spaces