

# WATCHUNG COMMONS - US Hwy Rt. 22

# WATCHUNG, NJ WATCHUNG COMMONS



US HIGHWAY ROUTE 22  
ACROSS FROM BLUE STAR SHOPPING CENTER



**AVAILABLE: 15,325 S.F.**



## Prime Retail Opportunity

Demographics	3 miles	5 miles	7 miles
Population	115,373	265,496	484,899
Households	39,000	91,563	170,860
Average HH Income	\$189,856	\$206,255	\$203,673
Median Age	39.6	40.5	40.8

Join Major Retail Chains on Route 22 including:  
Target, Walmart, BJ's Wholesale Club, Sierra Trading, HomeSense, Michael's, PetsMart, Ulta Beauty, DSW & Old Navy to name a few.

**AVAILABLE: UP TO 15,325 s.f.**

**SPACES 7 & 8 CAN BE COMBINED FOR A  
TOTAL OF 3,000 S.F.**



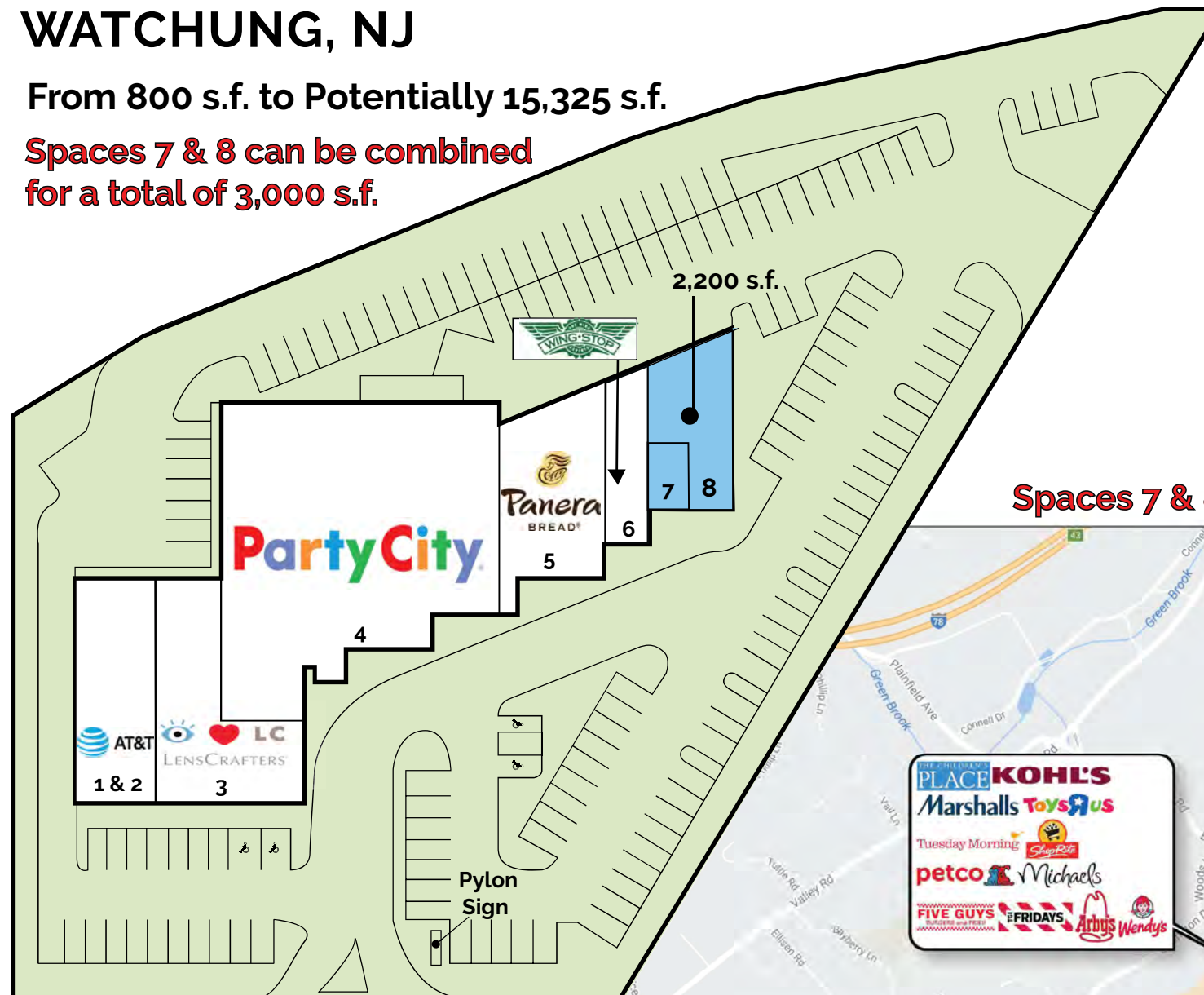
WELCO REALTY, INC. . 2525 Palmer Avenue, New Rochelle, NY 10801 . T (914) 576-7500 . www.welcorealty.com

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# WATCHUNG COMMONS, US HIGHWAY ROUTE 22 WATCHUNG, NJ

From 800 s.f. to Potentially 15,325 s.f.

Spaces 7 & 8 can be combined for a total of 3,000 s.f.



Route 22

## Across From Blue Star Shopping Center

TENANTS		
1 & 2	AT & T	3,752 s.f.
3	Lenscrafters	4,798 s.f.
4	Party City	15,325 s.f.
5	Panera Bread	4,175 s.f.
6	Wing Stop	1,680 s.f.
7	AVAILABLE	800 s.f.
8	Mexico Grill - AVAILABLE	2,200 s.f.

Spaces 7 & 8 can be combined for a total of 3,000 s.f.



- Cross easements with The Shoppes at Watchung complex at Route 22 and Terrill Road. Tenants include Cinemark Theatre, Sierra Trading, Home Sense, David's Bridal, City MD, Sport Clips & Ulta.
- 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 Commons daily.
- Watchung is predominantly a homeowner community with more that 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

145 Spaces