

OUTSTANDING OPPORTUNITY IN WHOLE FOODS ANCHORED CENTER

319 CHIMNEY ROCK ROAD, BRIDGEWATER, NEW JERSEY 08807



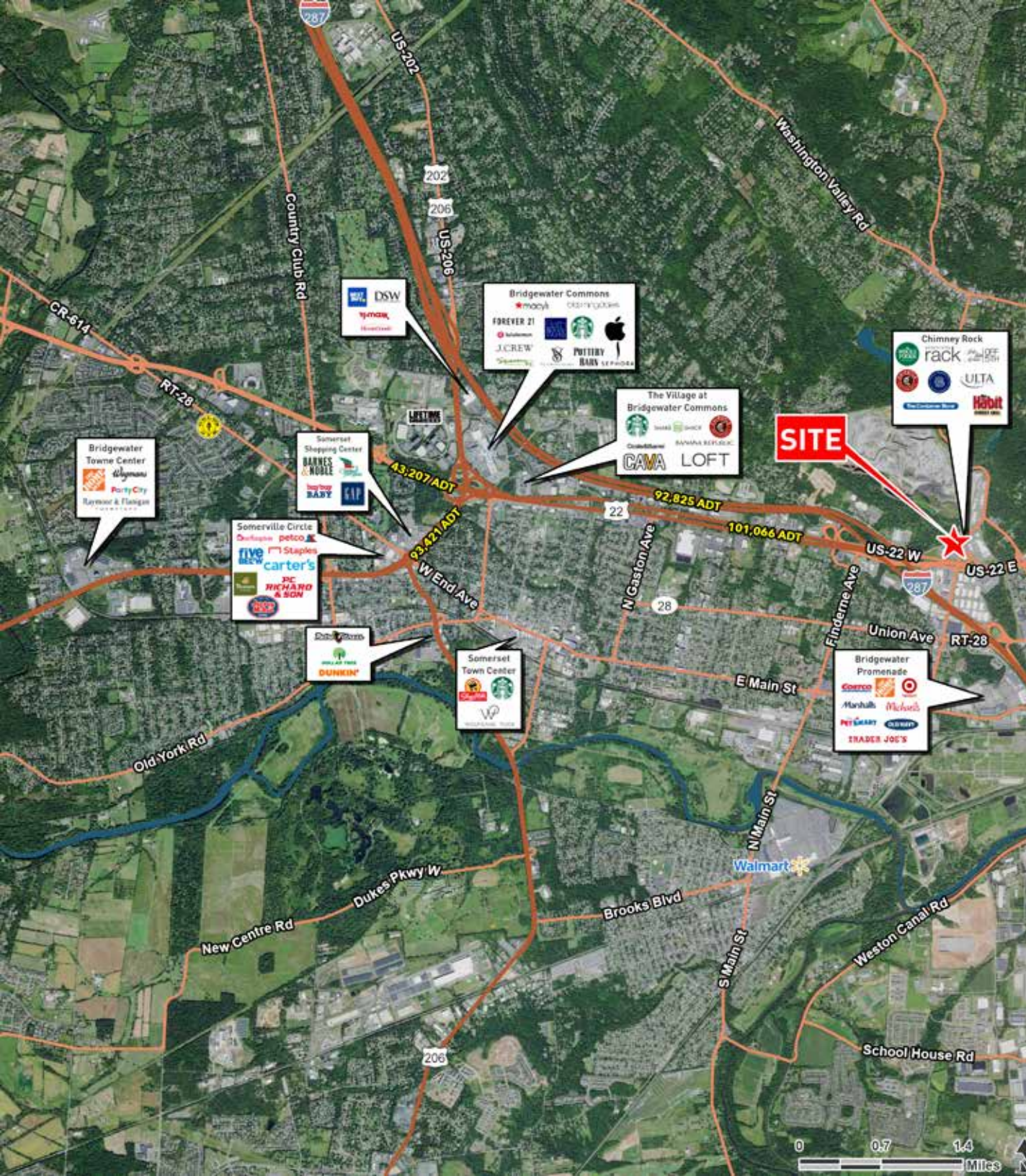
EXCLUSIVE LEASING PACKAGE

Jordan Cohn | JCohn@scg-retail.com | 646.765.0777
Clare Golz | Clare.Golz@tscg.com | 646.753.1082

*SUBLEASE
OPPORTUNITY*

PROPERTY OVERVIEW

- Available: 2,500 SF of prime space
- Rare opportunity to join a prominent shopping center in the heart of a bustling retail corridor
- Whole Foods / Container Store anchored center located within one of New Jersey's most affluent markets
- Excellent ease of access with two signalized points of entry
- Outstanding neighboring tenants with impressive national retailers including; Saks OFF 5th, Lands' End, Chipotle, Nordstrom Rack, The Habit Burger Grill, Club Pilates
- Pylon signage opportunity available
- Traffic count:
68,007 ADT (US-22 W)



BRIDGEWATER TRADE AREA

5-MILE RADIUS



2020 POPULATION

140,654



2020 DAYTIME POPULATION

155,894



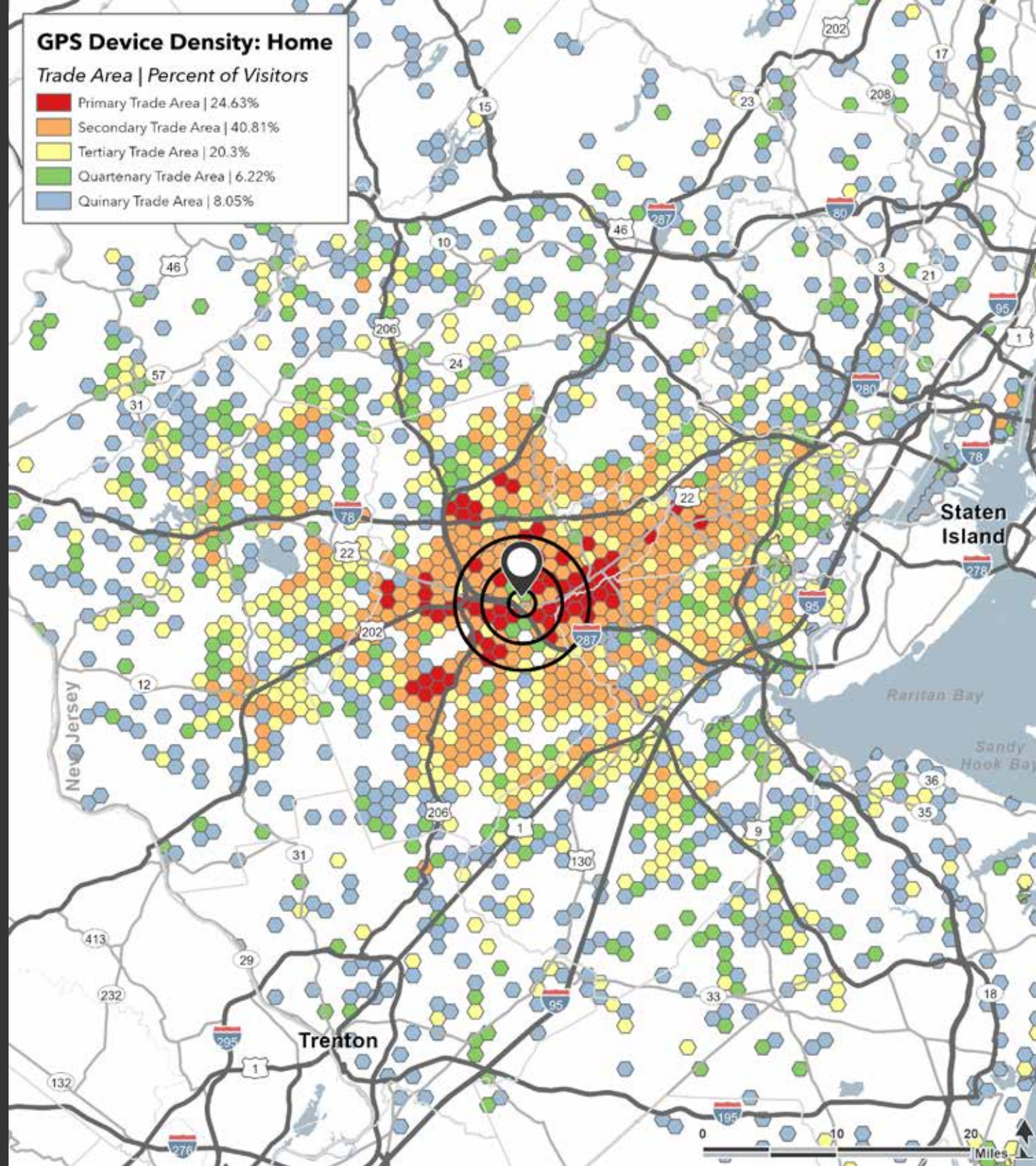
2020 AVERAGE HOUSEHOLD INCOME

\$130,169

GPS Device Density: Home

Trade Area | Percent of Visitors

- Primary Trade Area | 24.63%
- Secondary Trade Area | 40.81%
- Tertiary Trade Area | 20.3%
- Quaternary Trade Area | 6.22%
- Quinary Trade Area | 8.05%





SITE



Chimney Rock

- WHOLE FOODS MARKET
- ULTA
- WORLD MARKET
- CHIPOTLE
- Subway
- OFF 5TH rack
- Habit BURGER GRILL
- EUROPEAN DAY CENTER
- BLAZE PIZZA
- TALBOTS
- verizon
- The Container Store

US-22 E

US-22 W 68,007 ADT

Chimney Rock Rd

DUNKIN'

US-22

DUNKIN'

CVS pharmacy

TD Bank

Wawa

McDonald's **Applebee's**

ShopRite

BURGER KING

Bank of America

Auto Zone

CHASE

at&t

W

WELLS FARGO

DUNKIN'

Bridgewater Promenade

- COSTCO WHOLESALE
- PET SMART
- TRADER JOE'S
- Marshall's
- Michael's
- THE HOME DEPOT
- BED BATH & BEYOND
- BOB'S BATH & FURNITURE
- TARGET
- Starbucks
- OLD NAVY

Hilton Garden Inn

132,582 ADT

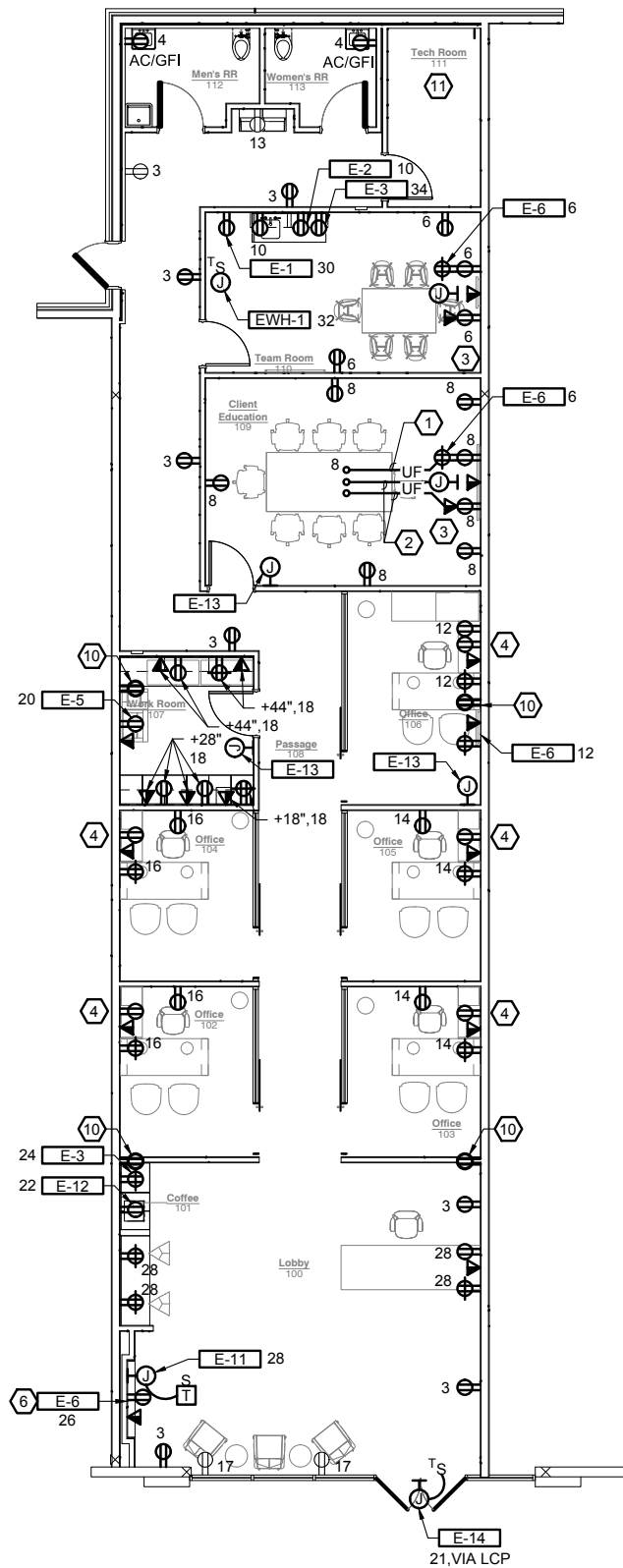
E Main St

16,977 ADT

Talmage Ave









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