

RETAIL SPACE

PILGRIM SHOPPING CENTER

265-345 POMPTON AVENUE (ROUTE 23)

VERONA | NEW JERSEY

**1,490 SF -
13,164 SF**
available



SPACE DETAILS

LOCATION

North bound side of Pompton Avenue (Route 23)

SIZE

Space A 13,164 SF
 Space B 1,490 SF
 Space C 2,883 SF

RENT

Upon Request

NNN

CAM charges: \$2.66 psf
 R/E Taxes; Verona: \$4.78 psf

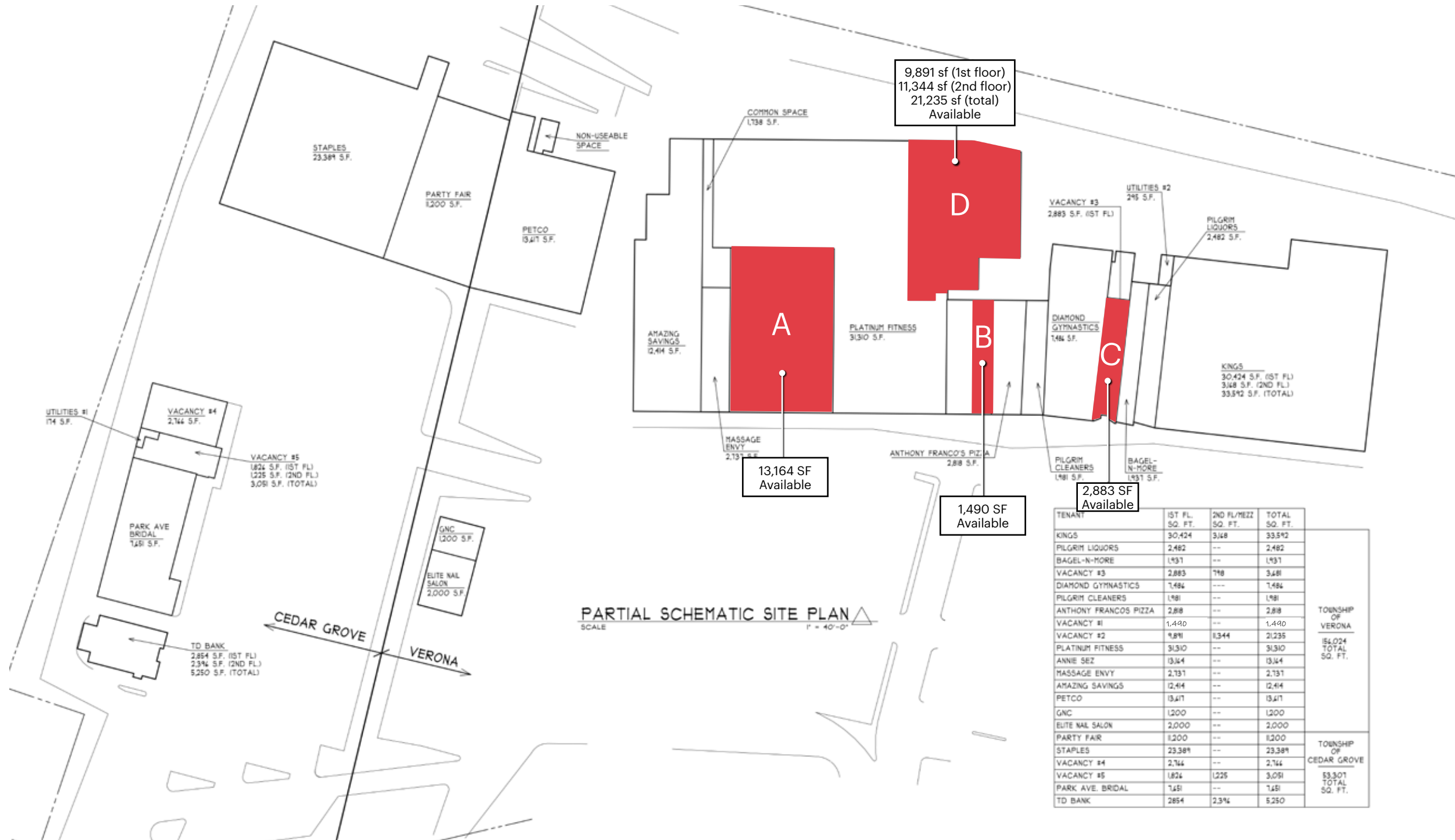
 Total Est. NNN: \$7.44 psf

NEIGHBORS

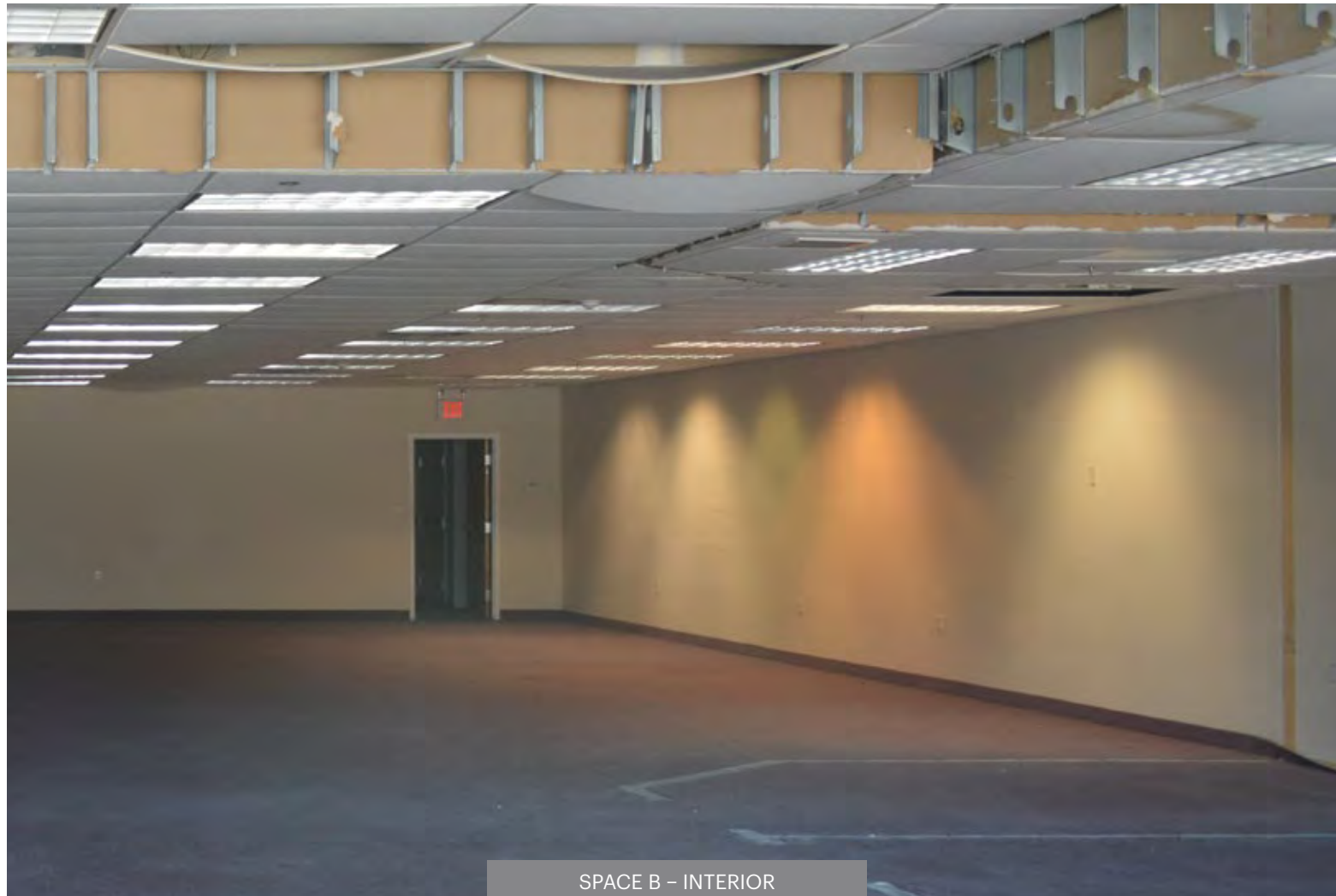
Kings, Staples, Party Fair, Petco, TD Bank, Massage Envy, GNC, Mandee, Amazing Savings

COMMENTS

High visibility with 24,390 VPD
 King's Supermarket anchored shopping center
 New construction in front of Staples



ADDITIONAL PHOTOS



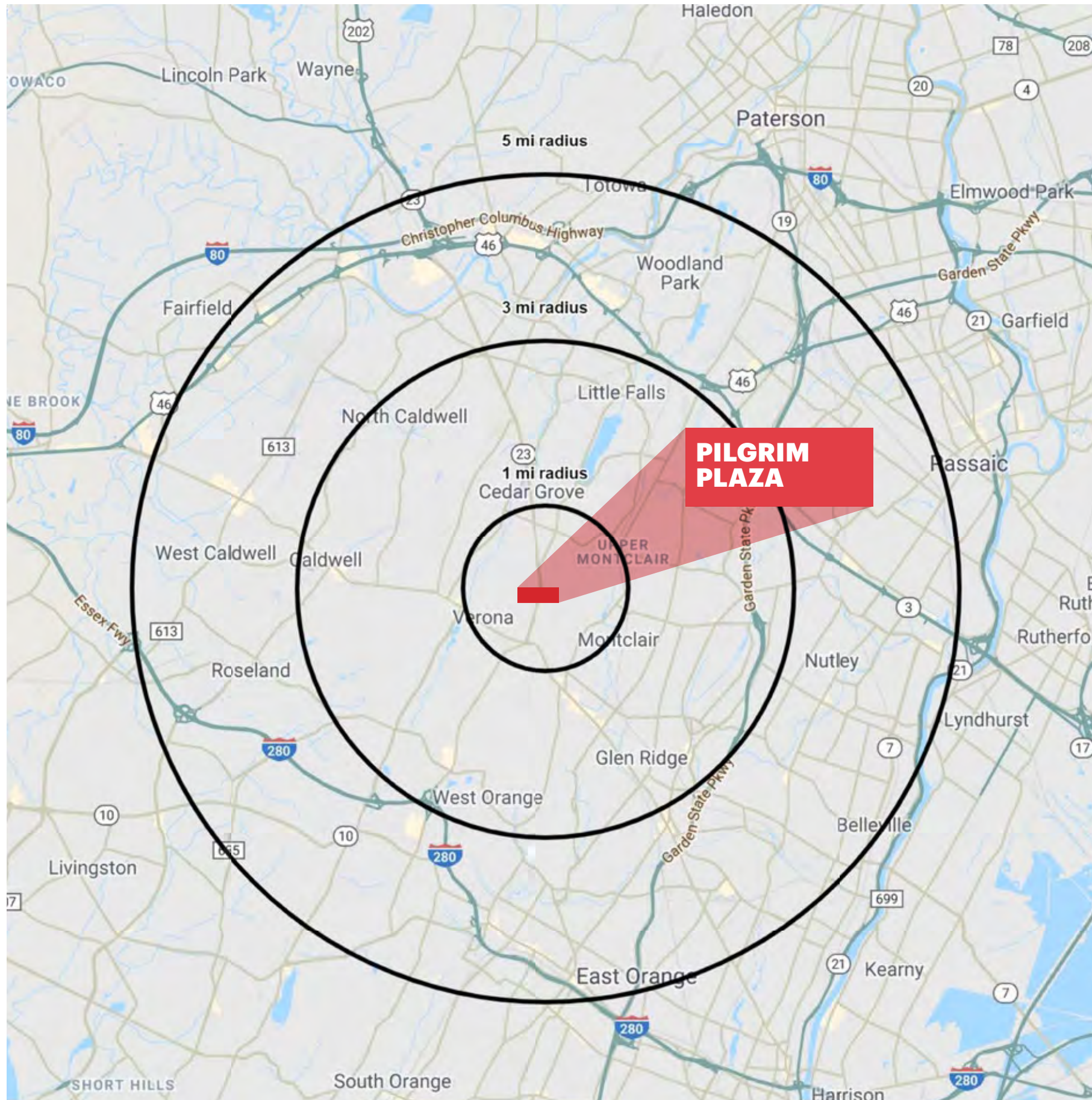
HIGH LEVEL AERIAL



LOW LEVEL AERIAL



AREA DEMOGRAPHICS



TOTAL POPULATION

1 mile	16,327
3 miles	138,318
5 miles	446,309

DAYTIME POPULATION

1 mile	15,055
3 miles	87,926
5 miles	319,367

AVERAGE HOUSEHOLD INCOME

1 mile	\$159,662
3 miles	\$161,515
5 miles	\$117,685

TOTAL HOUSEHOLDS

1 mile	6,971
3 miles	54,676
5 miles	174,376

TOTAL BUSINESSES

1 mile	785
3 miles	6,295
5 miles	20,969

NUMBER OF COLLEGE GRADUATES

1 mile	7,787
3 miles	56,849
5 miles	132,052

CONTACT EXCLUSIVE AGENTS

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