

**RETAIL SPACE**

# KENDALL PARK (SOUTH BRUNSWICK TWP), NJ

## TOWN PLACE SHOPPING CENTER

3570 Route 27



**SIZE**

103	11,205 SF	} Can be combined	<b>NNN</b> \$5.96 psf (approx)
112	2,500 SF		
117 (Former Restaurant)	2,000 SF		
123	2,500 SF		
126-128	7,500 SF*		
129 (Former Restaurant)	2,500 SF*		

**ASKING RENT**

Upon Request

**CO-TENANTS**

CVS Pharmacy, 27 Farmers Market, Glendale Liquors, Coldstone Creamery, The UPS Store, Benjamin Moore, Massage Luxe, Board and Brush, M&T Bank, Better Home Appliances, Innovative Physical Therapy, Li Li Chinese, Fit Kicks Martial Arts, Nail Spa, American Dentistry, Town Cleaners

**COMMENTS**

Former sushi restaurant in pristine condition, easy conversion for restaurateurs  
Strong tenant mix - Pharmacy, Farmers Market, Bank, Physical Therapy, Dental Practice  
Highly visible from Route 27 (24,000 cars per day)  
Former dance studio ideal set up for fitness concepts (Cycle, Yoga, Pilates)

### CONTACT EXCLUSIVE AGENTS

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**Please visit us at ripconj.com for more information**

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# MARKET AERIAL



**MID-LEVEL AERIAL**



BEACON HILL AT SOMERSET CONDO  
474 UNITS

WYNNEFIELD AT SOMERSET  
402 UNITS

GREEN HILL LUXURY RENTALS  
480 UNITS

**TOWN PLACE SHOPPING CENTER**

- CVS
- COLD STONE CREAMERY
- ups
- Benjamin Moore Paints
- M&T Bank
- Board & Brush creative studios
- MASSAGE LUXE

- CHASE
- SONIC
- STOP & SHOP

- Club Metro USA
- Ocean State JOB LOT

27

24,331 AADT

- WELLS FARGO
- EXXON

SOUTH BRUNSWICK SENIOR HOUSING  
84 UNITS

BARRETT COUNTRY CLUB  
180 UNITS

CAMBRIDGE ELEMENTARY SCHOOL

CONSTABLE ELEMENTARY SCHOOL



# LOW LEVEL AERIAL



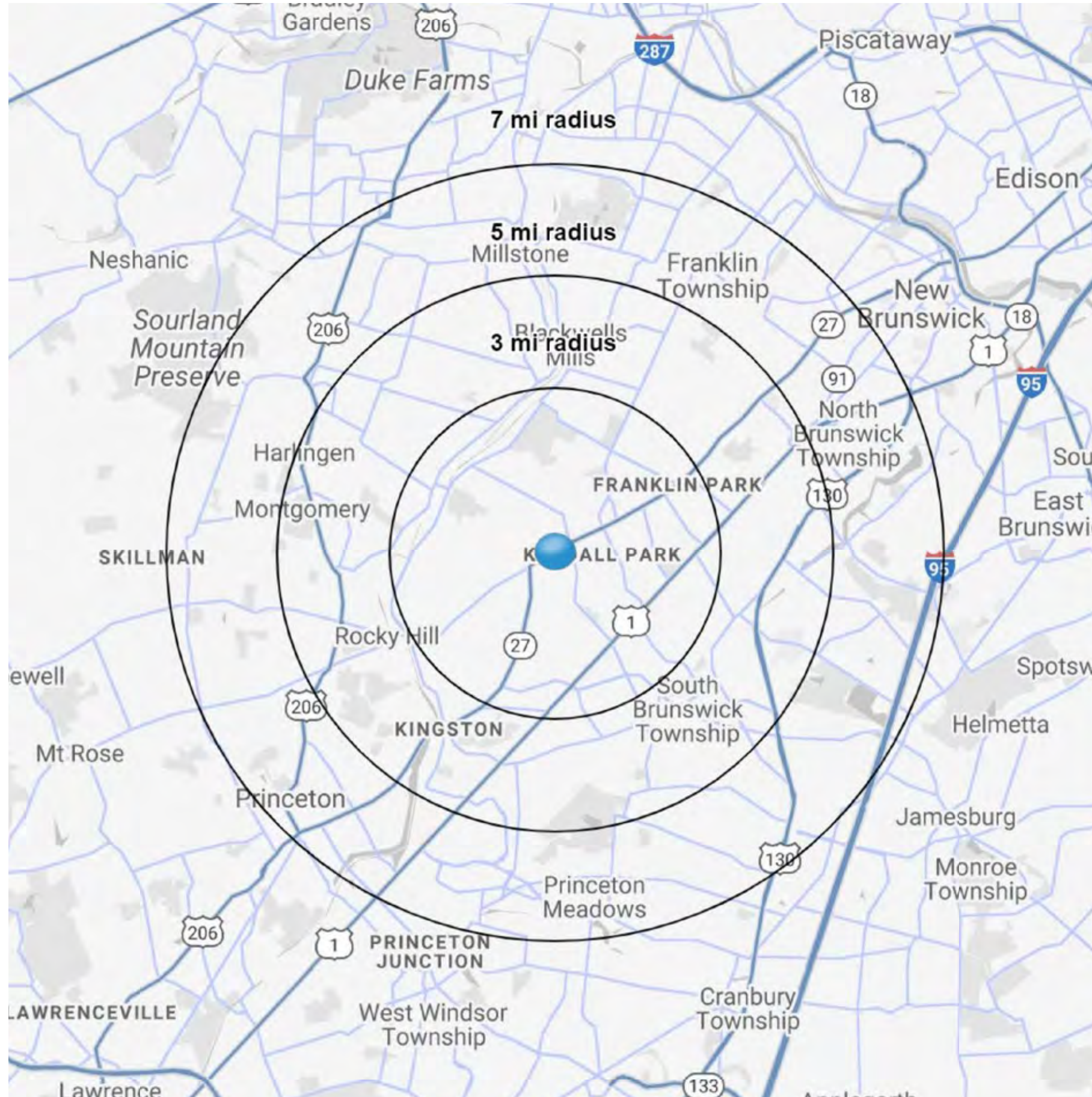
**ADDITIONAL PHOTOS**



**FORMER RESTAURANT SPACE 117 - 2,000 SF**



## AREA DEMOGRAPHICS



### 3 MILE RADIUS

#### **POPULATION**

42,257

#### **HOUSEHOLDS**

15,919

#### **MEDIAN AGE**

38.7

#### **COLLEGE GRADUATES (Bachelor's +)**

19,467 - 65.4%

#### **TOTAL BUSINESSES**

965

#### **TOTAL EMPLOYEES**

8,016

#### **AVERAGE HOUSEHOLD INCOME**

\$150,747

#### **DAYTIME POPULATION (w/ 16 yr +)**

18,425

### 5 MILE RADIUS

#### **POPULATION**

110,626

#### **HOUSEHOLDS**

40,402

#### **MEDIAN AGE**

39.3

#### **COLLEGE GRADUATES (Bachelor's +)**

51,894 - 67.5%

#### **TOTAL BUSINESSES**

3,362

#### **TOTAL EMPLOYEES**

36,088

#### **AVERAGE HOUSEHOLD INCOME**

\$169,314

#### **DAYTIME POPULATION (w/ 16 yr +)**

64,130

### 7 MILE RADIUS

#### **POPULATION**

206,235

#### **HOUSEHOLDS**

75,910

#### **MEDIAN AGE**

38.9

#### **COLLEGE GRADUATES (Bachelor's +)**

92,310 - 65.1%

#### **TOTAL BUSINESSES**

8,385

#### **TOTAL EMPLOYEES**

101,909

#### **AVERAGE HOUSEHOLD INCOME**

\$163,827

#### **DAYTIME POPULATION (w/ 16 yr +)**

156,997

## SITE PLAN



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