

FOR LEASE | RETAIL

GROCERY-ANCHORED SHOPPING CENTER



2080 W. County Line Road | Jackson, NJ 08527



PROPERTY SUMMARY

Available SF:	± 2,803 SF
Lease Rate:	\$21.00 SF/yr (NNN)
Lot Size:	± 8.59 Acres
Building Size:	± 77,751 SF
Cross Streets:	W. County Line and Brewer's Bridge Roads

PROPERTY OVERVIEW

Last unit remaining -- 2,803 SF corner unit with drive-thru. Well positioned neighborhood retail center located on the corner of W. County Line Road and Brewer's Bridge Road. Very visible signage above each unit as well as pylon signage located at each entrance. Well-lit parking lot with ample parking. A must see!!!

LOCATION OVERVIEW

Located at the intersection of W. County Line Road and Brewer's Bridge Road in Jackson. Easily accessible from Route 9 and I-195.

PROPERTY HIGHLIGHTS

- Co-tenants include NPGS, CKO Kickboxing, Bagel King, Jenny's Organic Cleaners, Safer Orthodontics, Jacquie Hair Colour Salon, Brenda's, Prim, Millennium Eye Care, and Esty's Besty's.
- Pylon signage in addition to signage over unit
- NNN charges are \$4.04 PSF

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

1481 Oak Tree Road
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit C-9, with drive-thru (80 x 35)	Neighborhood Center	\$21.00 SF/YR	NNN	± 2,803 SF	Negotiable	

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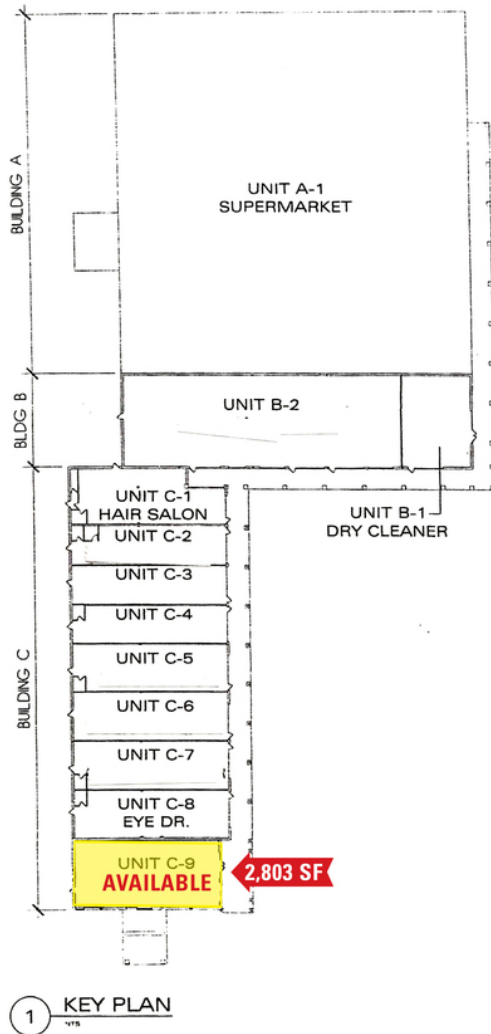
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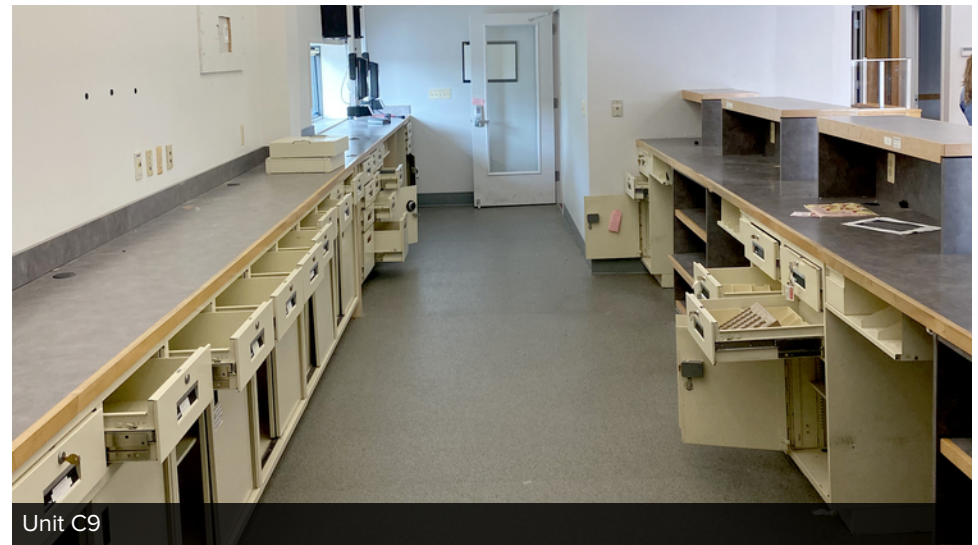
Unit C9 - Exterior with drive-thru



Unit C9



Unit C9



Unit C9

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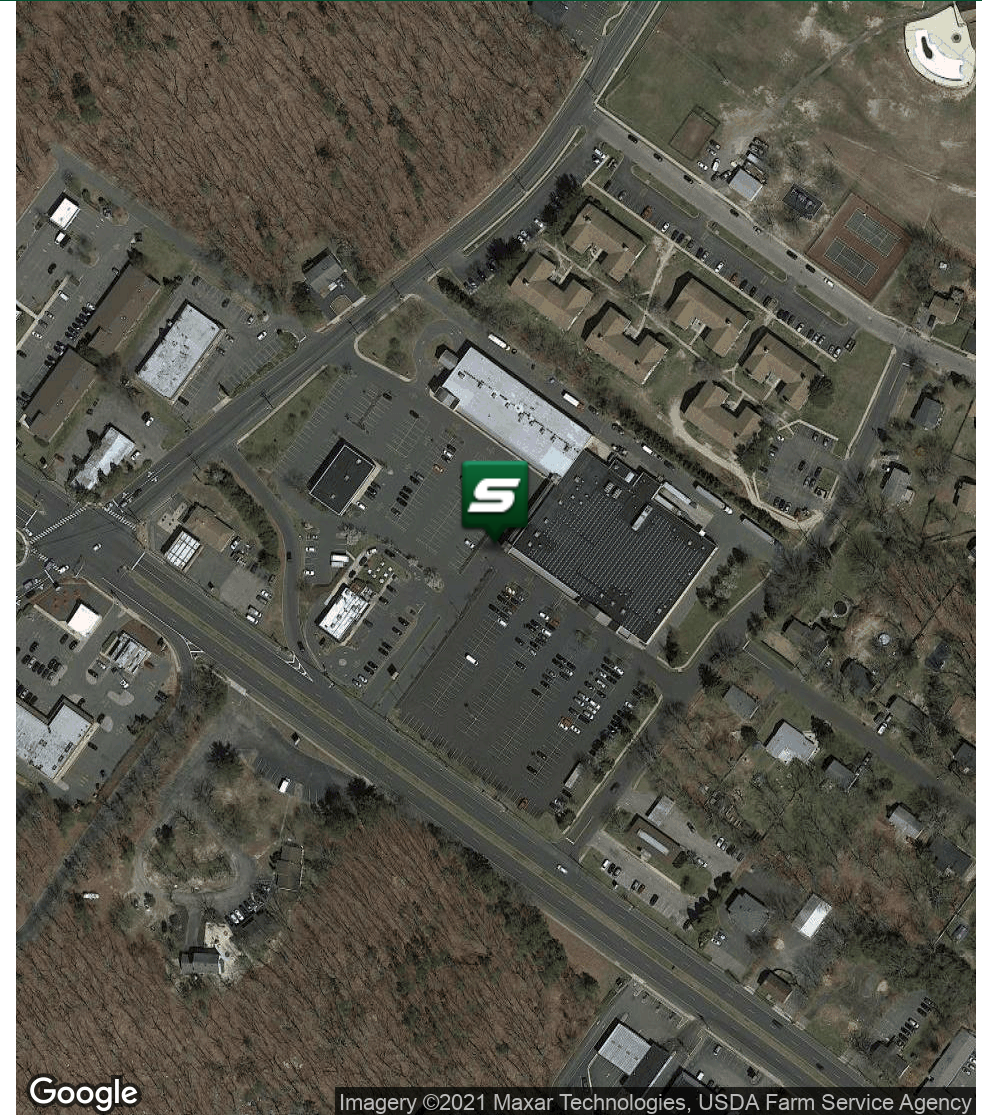
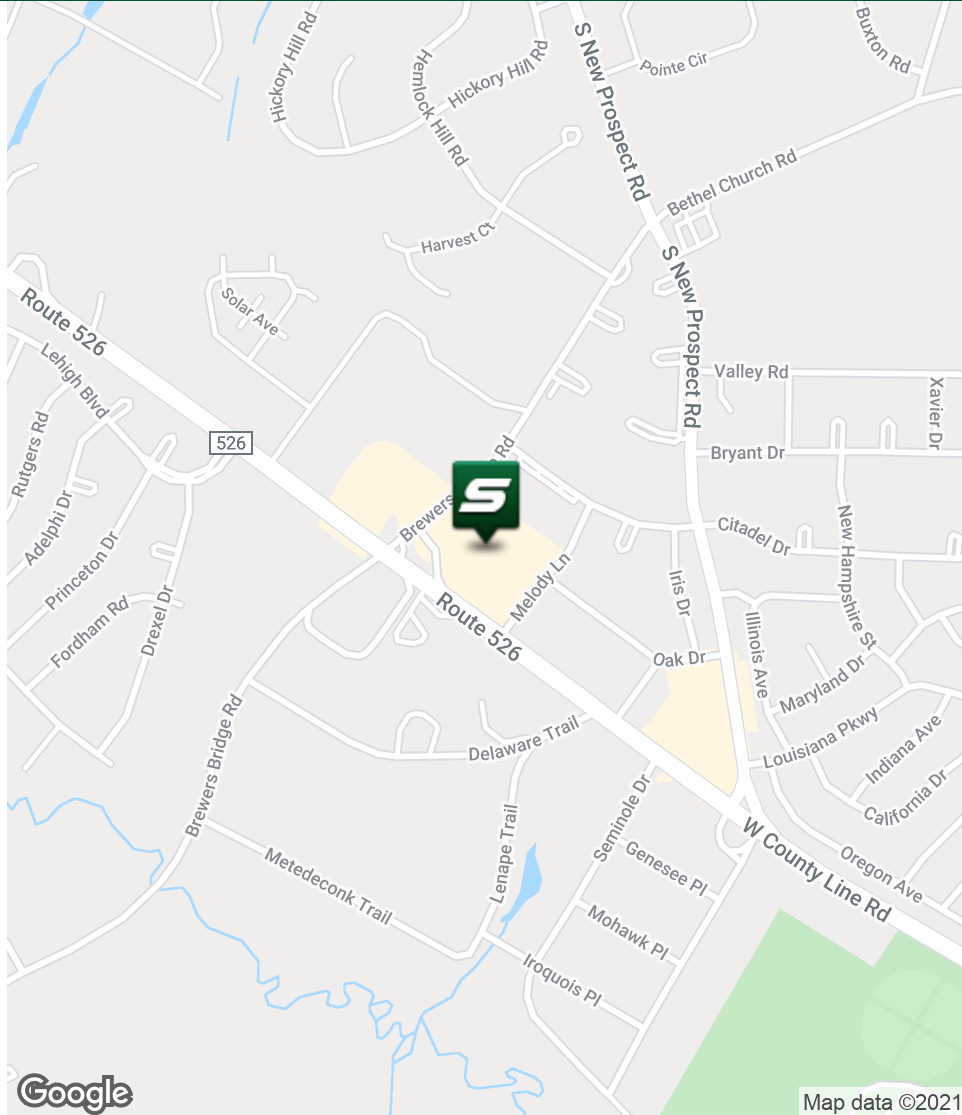
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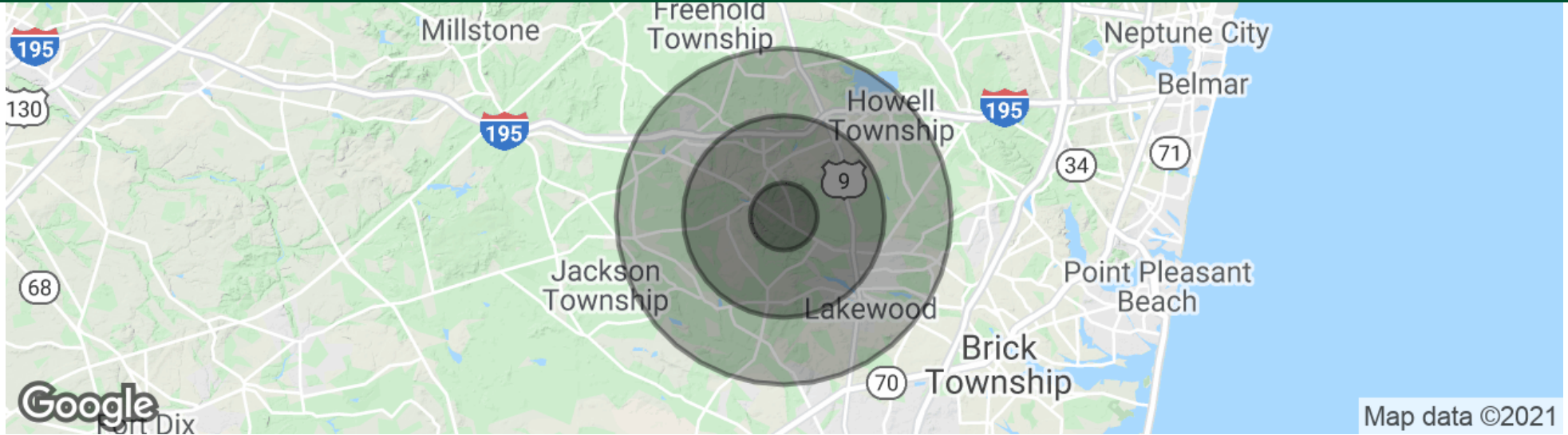
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POPULATION

Total Population
Average age
Average age (Male)
Average age (Female)

	1 MILE	3 MILES	5 MILES
Total Population	9,928	65,704	165,285
Average age	32.0	31.0	29.7
Average age (Male)	29.7	29.8	28.8
Average age (Female)	34.4	32.2	30.5

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

	1 MILE	3 MILES	5 MILES
Total households	3,239	19,539	47,592
# of persons per HH	3.1	3.4	3.5
Average HH income	\$84,112	\$89,926	\$81,632
Average house value	\$374,193	\$387,733	\$375,993

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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