

SHOPRITE ANCHORED CEDAR GLEN SHOPPING CENTER

3150 Route 22, Township of Branchburg, Somerset County

LOCATION

Situated on State Highway Route 22 & Readington Road and access from County Route 614 (Route 28), Twp of Branchburg, Somerset County, NJ.

AVAILABLE SPACE

Unit #16 – 3,000 sf - (46' x 80')

POSSESSION

Immediate

PARKING

202 cars (Phase II)

TRAFFIC COUNT

51,300 vehicles p/day on State Highway Route 22 & 14,900 vehicles on County Route 614

DEMOGRAPHICS 2010 PROJECTION

3 mile radius

Population	28,016
Average HH Income	\$132,659
Median HH Income	\$109,350
Median Age	40.4

5 mile radius

Population	74,497
Average HH Income	\$127,570
Median HH Income	\$98,149
Median Age	41.1

7 mile radius

Population	130,248
Average HH Income	\$134,950
Median HH Income	\$97,941
Median Age	41.1

PROJECT DESCRIPTION

A 40,852 sf community shopping center Ph. II (93% occupied) peripheral to an eight year old top producing world class 67,000 sf ShopRite Supermarket, with reciprocal cross access. Cedar Glen is the largest new shopping center within upper income Branchburg Township. Situated on six acres of land and visible from Route 22 & Route 28/CR 614 with pylon directory, construction comprises steel frame and masonry, with a traditional colonial architecture design of tan brick and split face block façade with an asphalt shingle roof containing a series of dormers connected to a standing seam aluminum towers with decorative balustrade railing. Storefronts affording from 11' to 15' high windows and 11' clear ceiling heights.

COMMENTS

- Upper middle income marketplace with strong residential base and limited retail competition; situated less than 4 miles West from Bridgewater Commons Mall and State Highway Routes 202/206, I-287
- Less than 2.5 miles from 4 way Interchange of Exit 26 of I-78
- Opposite 6,000 student Raritan Valley Community College
- Strong Daytime population includes major corporations such as; Johnson & Johnson, Ortho, MetLife, Merck & Vista among others
- Cedar Glen affords a significant customer base to retailers via easy ingress and egress to Route 22 and County 614 with its ShopRite anchor. Contiguous retail business include Kindercare Learning Center, Starbucks Coffee, PNC Bank, Wachovia & Wendy's among others. Cedar Glen Shopping Center serves Branchburg, adjacent communities Bridgewater and Bedminster to the East and Readington and Tewksbury to the West.

For Additional Information Contact

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Brokers are Protected



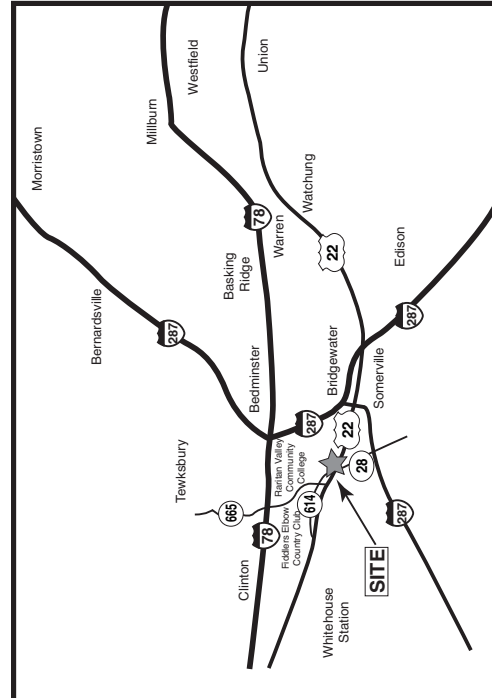
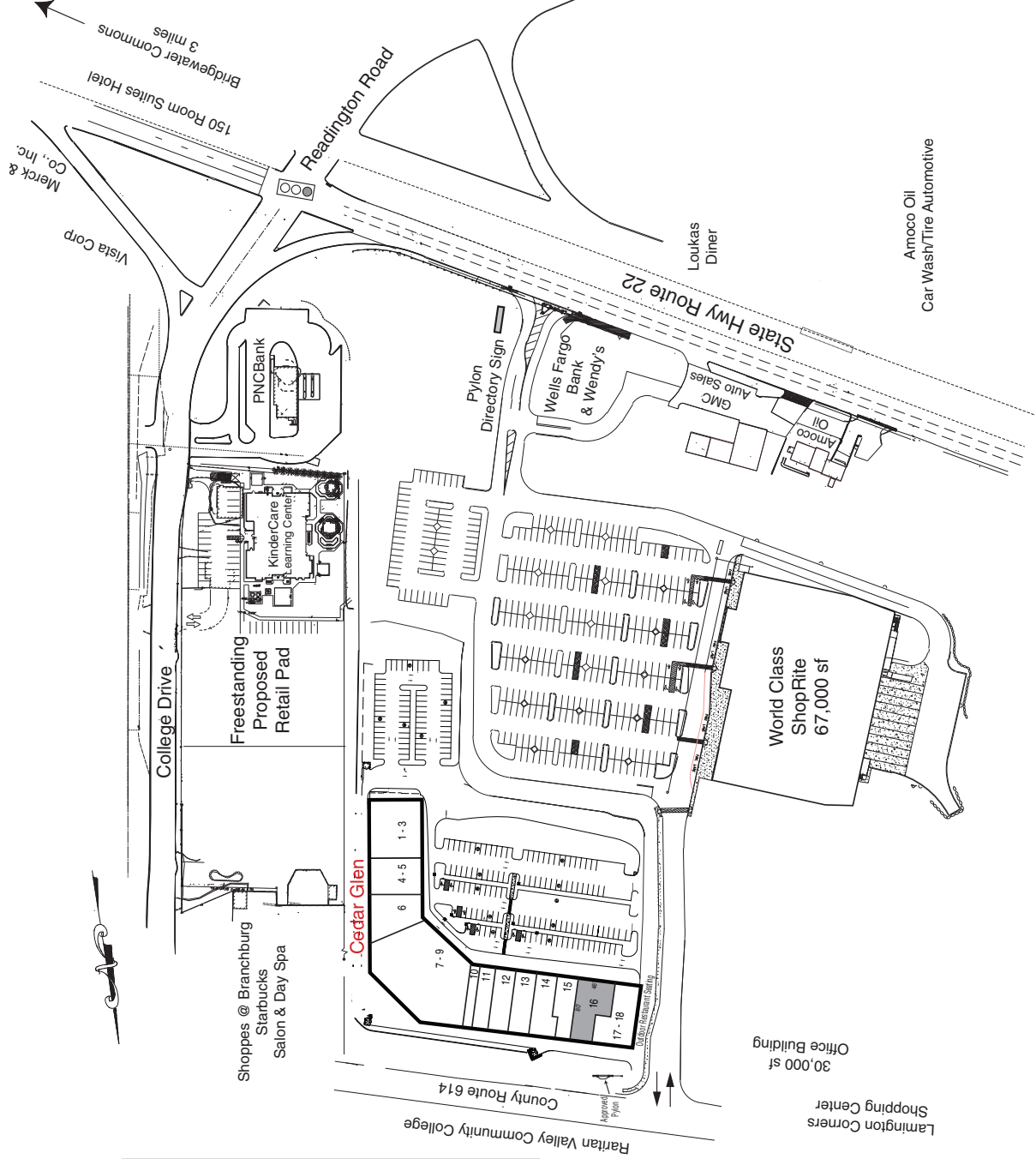
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Tenants

(West Wing)	Stefano's Pizzeria Restaurant	3,113 sf
Unit 17/18	Available	3,000 sf
Unit 16	Allstate Insurance	1,425 sf
Unit 15	Moe's Southwest Grill	2,575 sf
Unit 14	Kwon's Tae Kwan Do	2,000 sf
Unit 13	Dean of Chess	1,846 sf
Unit 12	Super Cuts	1,255 sf
Unit 11	Subway	1,379 sf
Unit 10	Dover Saddlery	11,552 sf
Unit 7/8/9		
(East Wing)	Massage Envy	3,641 sf
Unit 6	Hallmark Gold Crown	3,500 sf
Unit 4/5	Snap Fitness	5,349 sf
Unit 1-3		

For Additional Information Contact
 Brian S. Silbert, President

SILBERT

REALTY & MANAGEMENT COMPANY, INC.