

DEMOGRAPHICS 2010 PROJECTION

	3 MILE	5 MILE	7 MILE
Population	10,870	36,772	77,382
Median HH Income	\$120,552	\$107,688	\$93,855
Average HH Income	\$146,898	\$147,445	\$132,759
Total Households	3,726	13,196	29,229
Median Age	41.4	40.6	39.7

LOCATION

3.5 miles west of the intersection of State Route 24 and 206 (Chester) and between County Route 517 and County Route 625.

For Further Leasing Information Contact:

Brian S. Silbert – President

Joel Tomlinson – Retail Brokerage

www.silbertrealestate.com

Brokers are Protected



LONG VALLEY VILLAGE

Retail/Commercial

Traditional Design, Upscale Village Center Complex
WASHINGTON TOWNSHIP, MORRIS COUNTY, NEW JERSEY

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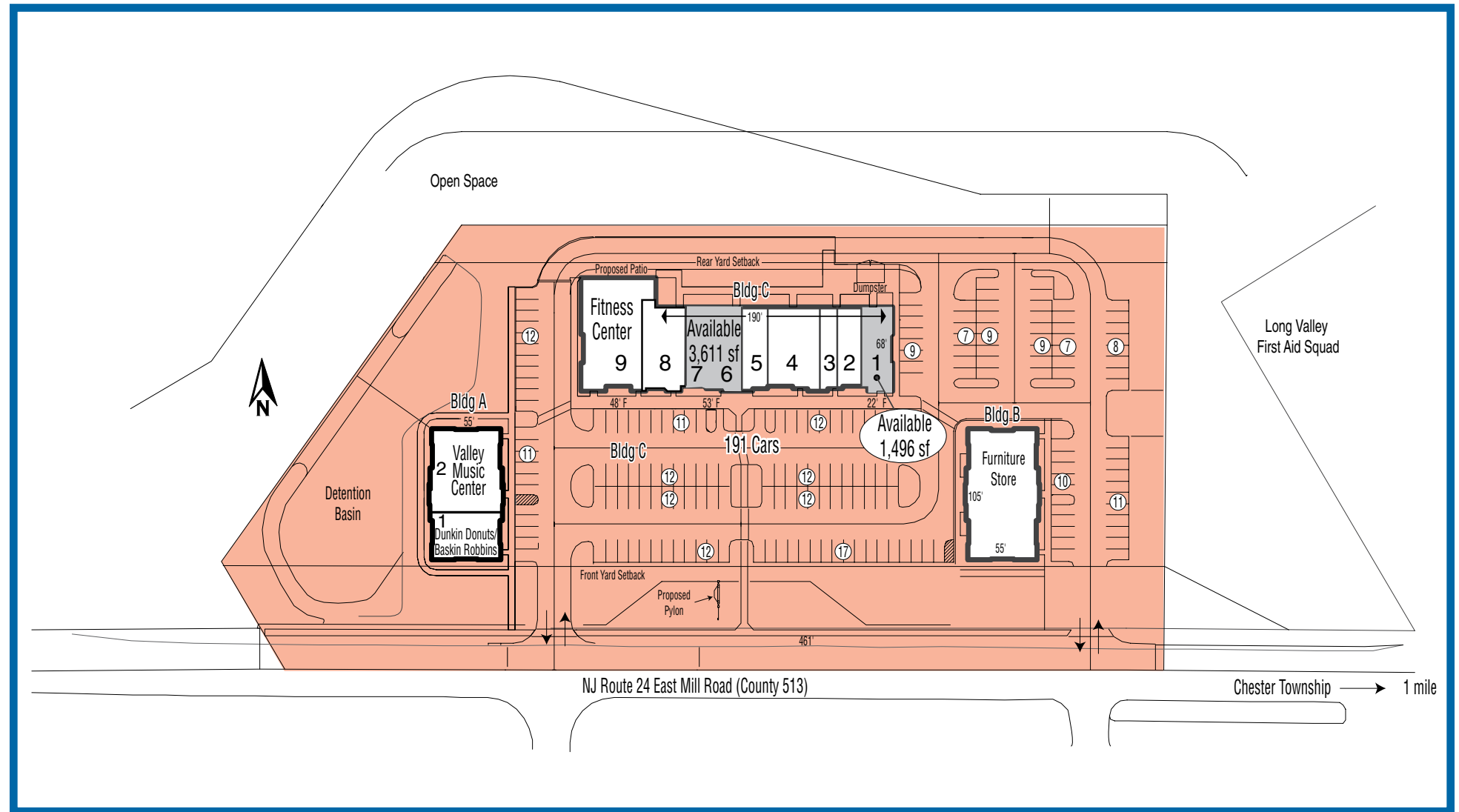
Long Valley Village situated on 5 acres of land with over 461' frontage is a three building, upscale village commercial environment developed within the Long Valley section of Washington Township along the major Morris County east-west corridor of State Highway Route 24 (County 513). Long Valley Village is approximately three miles west of affluent Chester Township and is surrounded by luxury single family housing and existing retail, commercial and medical facilities. This outstanding commercial development serves a strong customer base for both residents and busy commuter traffic through superior vehicular access and excellent visibility. Pedestrian walkways integrate the retailers and service providers within a compatible environment throughout this most unique property.

Washington Township's premier new commercial development, Long Valley Village comprises 29,600 s.f. of Minno-Wasko Architects custom designed commercial space, affording customers and employees with very ample on site parking for 191 cars and two separate points of access providing great ease of vehicular circulation within the center. Salient features such as lushly landscaped grounds, pedestrian walkways and brick pavers further enhance the property. A stone pylon directory along the property frontage in addition to illuminated facade signage for the occupants within Long Valley Village provide for customer awareness. This award winning project by highly regarded and well known Claremont Properties, Long Valley Village is constructed utilizing a colonial style architecture with stone and clapboard siding, standing seam copper accent roofs and detailed trim and dormers. Such fine design elements allow each tenant and its customer base a most inviting environment in which to enjoy dining, shopping and a variety of services from the businesses which will serve the region.

In providing goods and services that meet the needs of residents and businesses alike, suitable permitted uses to be considered for Long Valley Village may include:

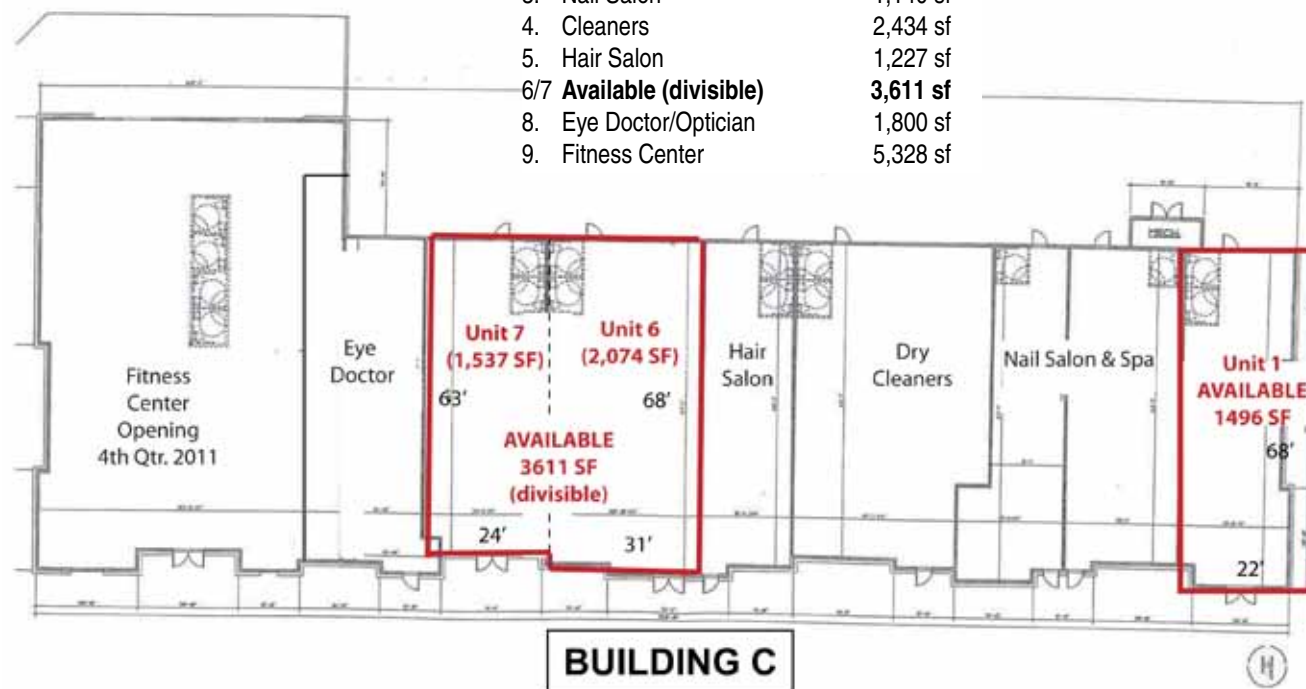
- ◆ specialty grocer
- ◆ financial/banking
- ◆ casual and formal dining
- ◆ health/vitamins
- ◆ florist
- ◆ print and copy center
- ◆ card/gift
- ◆ pet supplies
- ◆ service retail and
- ◆ medical/professional uses
- ◆ pharmacy
- ◆ childcare
- ◆ childrens recreation
- ◆ restaurant
- ◆ deli/subs

OVERALL LEASING PLAN OF LONG VALLEY VILLAGE



Building C

- | | |
|--------------------------------|----------|
| 1. Available (former Sub-Shop) | 1,496 sf |
| 2. Tanning & Massage | 1,487 sf |
| 3. Nail Salon | 1,140 sf |
| 4. Cleaners | 2,434 sf |
| 5. Hair Salon | 1,227 sf |
| 6/7 Available (divisible) | 3,611 sf |
| 8. Eye Doctor/Optician | 1,800 sf |
| 9. Fitness Center | 5,328 sf |



REMAINING AVAILABLE SPACE

BUILDING C	
UNIT 1	1,496 SF
UNIT 6/7	3,611 SF

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