

Under Construction Village Shoppes at Hawk Pointe
SHOPRITE ANCHORED COMMUNITY SHOPPING CENTER
St. Hwy. Route 31, Washington Township, Warren County, New Jersey

www.SilbertRealEstate.com

LOCATION

Signalized two way intersection, Route 31 North and South Lincoln Drive, Washington Township, Warren County, New Jersey

AVAILABLE SPACE

Phase I – Multi Tenant:

Unit 3: 1,968 SF (20' x 96')

Unit 4: 1,790 SF (20' x 89.5')

Unit 5: 1,530 SF (20' x 83')

(units may be combined to form 5,288 SF)

PROJECTED DELIVERY

Multi-Tenant Retail - July 2012

PARKING

5 spaces per 1,000 SF

TRAFFIC COUNT

18,860 vehicles per day on State Highway Route 31

DEMOGRAPHICS 2010 PROJECTION

2 Mile Radius

Population	9,844
Total Households	4,045
Median HH Income	\$70,860
Median Age	37.9

3 Mile Radius

Population	15,476
Total Households	6,309
Median HH Income	\$71,419
Median Age	38.7

5 Mile Radius

Population	25,496
Total Households	10,161
Median HH Income	\$74,709
Median Age	40.2

PROPERTY DESCRIPTION

ShopRite Supermarket anchored retail center is the dominant community shopping center in Washington Township. **Phase I** is comprised of a 70,000 SF ShopRite (opened Feb. 2010), a 14,454 SF freestanding multi-tenant village retail center plus a 2 acre commercial pad approved for 25,000 SF. **Phase II** will consist of two separate freestanding retail buildings (17,250 SF & 16,100 SF) on two acre pad sites and a 7,000 SF liquor based restaurant. **Phase III** will be a 4 acre expansion located directly across from the Village Shoppes at Hawk Pointe at the new signalized intersection of State Highway Route 31 and South Lincoln Drive. Construction will be steel and block construction with an exterior of cedar shake and green metal trim, which facade will be uniform throughout the entire upscale development. The village appearance will create a pedestrian friendly atmosphere with walkways for easy access to the various stores which will remain consistent with the adjacent private membership Hawk Pointe Country Club and the luxury housing.

COMMENTS

- Adjacent to 120 unit Age Restricted Single Family Residential and Condominiums with an additional 75 unit approved Luxury Townhome Development;
- Village Shoppes at Hawk Pointe affords outstanding visibility, over 1,000' highway frontage and great access from State Highway Route 31;
- Situated 1.5 miles South of Route 57 and 10 miles North of the 4-way interchange of Exit 17 I-78;
- ½ mile North of A&P anchored shopping center;
- Potentially suitable retail uses for Village Shoppes at Hawk Pointe: fast casual food, beer/wine/liquor, coffee/juice, full service beauty salon/day spa, home décor/interior design, cell phone/electronics and other service retail uses.

For Additional Information or Inspection Contact:

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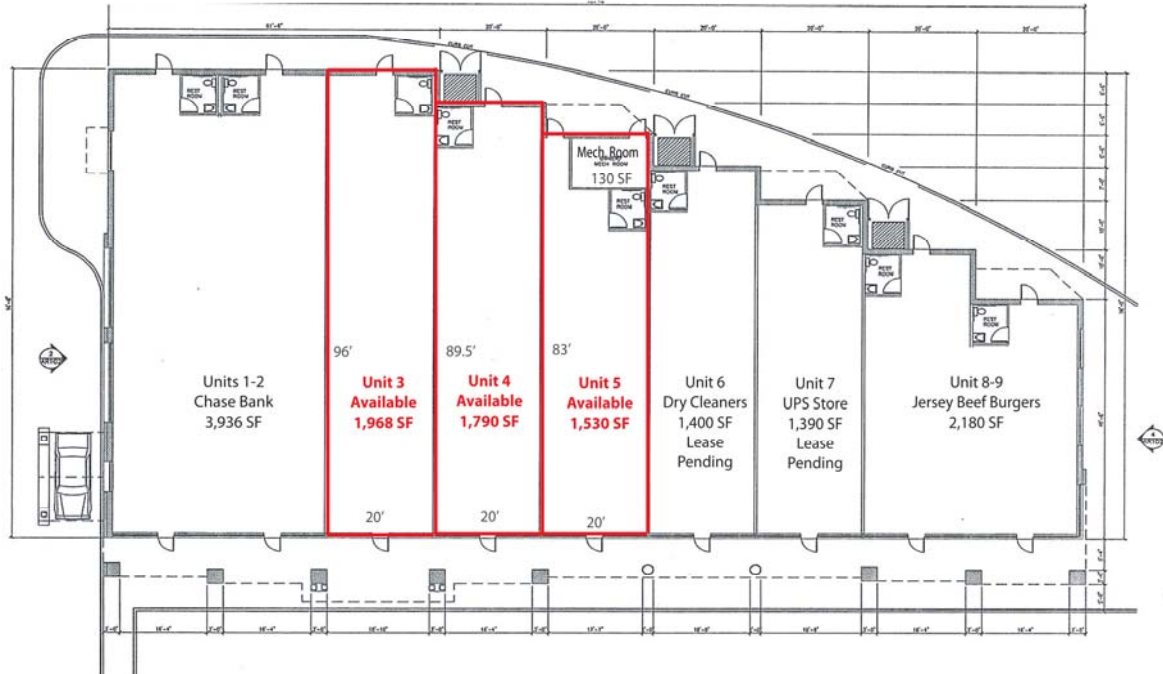
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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

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