

# WARREN VILLAGE SHOPPING CENTER - KINGS SUPERMARKET ANCHORED

Township of Warren, Somerset County, New Jersey

www.SilbertRealEstate.com

## LOCATION

Signalized intersection Mount Bethel Road and Mountain Boulevard, Township of Warren, NJ 07059

## AVAILABLE SPACE

Unit 1A: 3,200 SF  
Unit 10: 780 SF

## RENTAL RATES

Unit 1A: \$33.00 PSF, NNN  
Unit 10: \$37.00 PSF, NNN  
Real Estate Taxes & CAM for 2012 projected at ±\$8.40 PSF

## OCCUPANCY

Immediate

## PARKING

On site parking for 300 cars

## TRAFFIC COUNTS

14,449 cars per day on Mountain Boulevard  
18,746 cars per day on Mt. Bethel Road

## DEMOGRAPHICS 2010 PROJECTION

### 1 Mile Radius

Population	3,104
Median HH Income	\$145,237
Total Households	1,028
Median Age	42.7
Daytime Population	2,398

### 3 Mile Radius

Population	51,452
Median HH Income	\$88,246
Total Households	18,300
Median Age	40.3
Daytime Population	25,289

### 5 Mile Radius

Population	195,933
Median HH Income	\$77,607
Total Households	70,267
Median Age	38.6
Daytime Population	92,584

## PROPERTY DESCRIPTION

61,000 SF traditional design grocery anchored neighborhood village center, 95% occupied and the premier shopping center in affluent Warren. Renovation and expansion completed in 2008, Warren Village provides detailed finishings and a brick façade for national retailers with convenient pedestrian access and covered walkways. Pylon directory signage and beautifully maintained grounds with walking paths allow for a highly successful, strong tenant mix, affording shoppers a great retail environment.

## COMMENTS

- Affluent Warren with 58% higher education;
- Significant daytime population given major corporate presence including Chubb Insurance & Citigroup;
- Less than 3 miles South of I-78, Exit 36 and 2 miles North of State Highway Route 22 & Warrentown Rd;
- Suitable retail uses may include: health/vitamins, cosmetic/body care, entertainment, apparel, housewares, home furnishings, books/video/music, electronics, nutrition/diet center, computers/software, pet supplies, fitness, childcare/education/play, wine/liquor store



## For Additional Information or Inspection Contact:

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Developed By:  
The Klein Group &



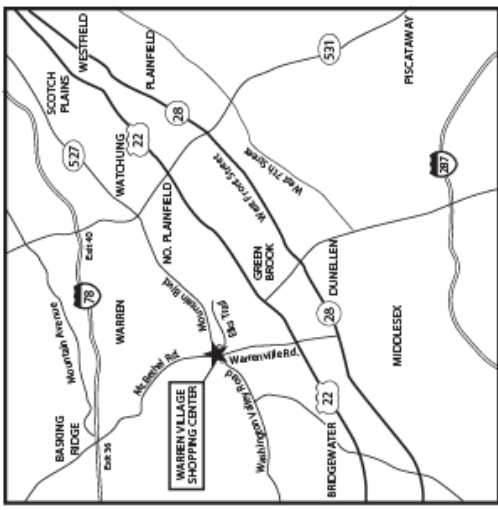
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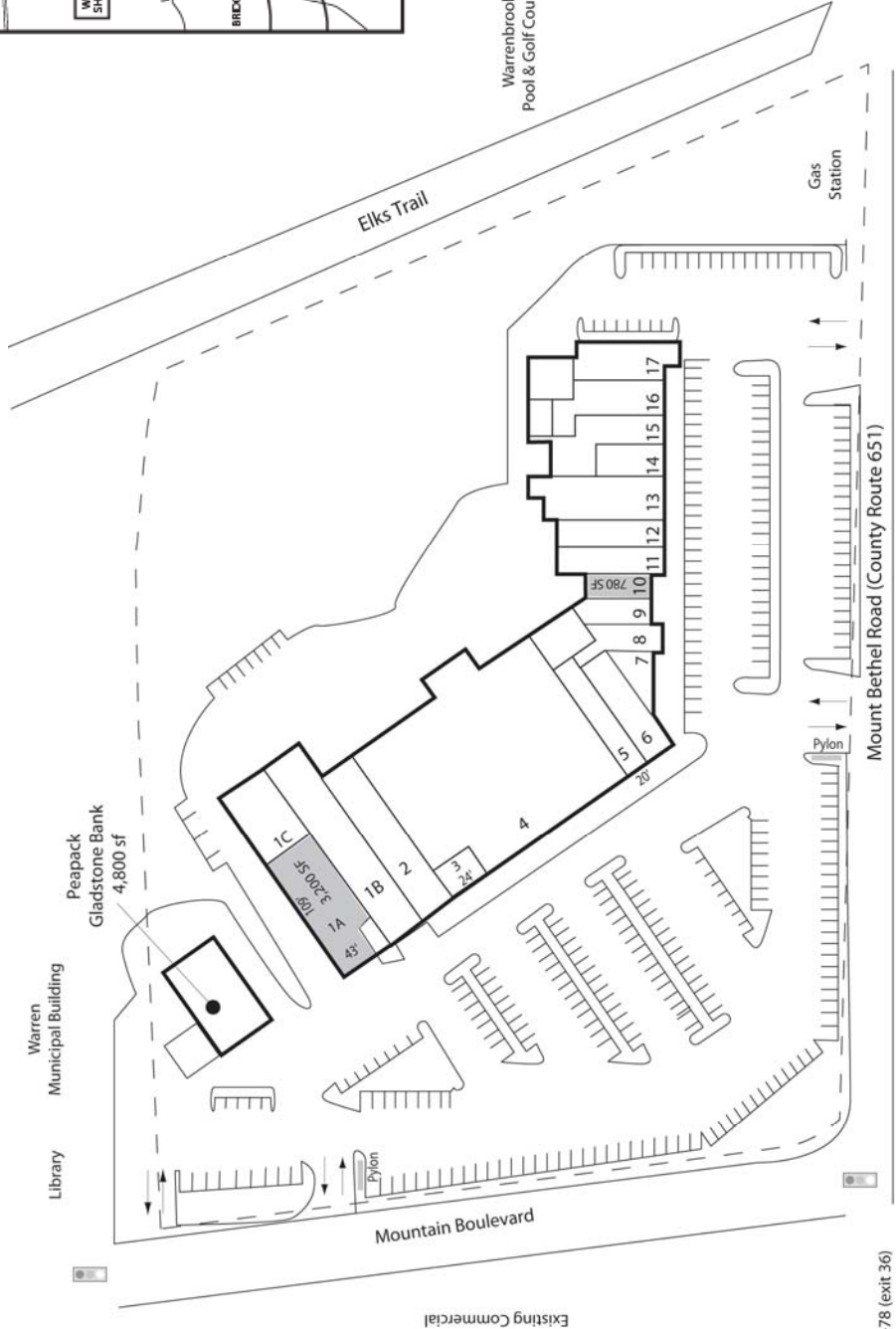
REALTY & MANAGEMENT COMPANY, INC.

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Opposite 78,000 sf A&P Pheasant Run Shopping Center

Existing Professional Offices & Retail

- 1A. **Available**
- 1B. Country Squire Restaurant
- 1C. Remax Realtors
- 2. Edgwood Pharmacy
- 3. Verizon Wireless
- 4. Kings Supermarket
- 5. Muscle Maker Grill
- 6/7. Pizza & Italian Restaurant
- 8. Warren Cleaners
- 9. Warren Eye Care
- 10. **Available**
- 11. UPS Store
- 12. Burgers/Fries
- 13. Massage Envy
- 14. Nail Salon
- 15. European Waxing
- 16. 16 Handles Yogurt
- 17. Starbucks Coffee
- 892 SF
- 780 SF**
- 1,880 SF
- 1,800 SF
- 3,466 SF
- 700 SF
- 1,960 SF
- 1,900 SF
- 2,150 SF
- 3,200 SF**
- 4,500 SF
- 3,418 SF
- 2,900 SF
- 459 SF
- 21,435 SF
- 1,910 SF
- 2,575 SF
- 855 SF

