

Riverwalk Village Center

Retail & Office Space For Lease

665 Martinsville Road/CR 525

Basking Ridge, Somerset County, NJ 07920

PROPERTY DESCRIPTION

Riverwalk Village Center is the premier mixed-use retail complex located within Northern Somerset County and comprising a two story 50,000 square foot lifestyle center and free-standing Kearny Bank. Extensive interior and exterior improvements were completed in 2021. Currently, 94% leased and occupied, Riverwalk Village affords customers outstanding synergy of retailers, fitness and restaurants including second floor corporate and medical tenants within the highly desirable Basking Ridge. Situated within ¼ mile of exit 33 of I-78. The development serves a significant affluent consumer and corporate demand.

AVAILABLE RETAIL

1st Floor Retail

- Unit 8: 3,091 SF (Occupancy 2-1-24)

2nd Floor Office/Medical

- Unit 19a: 2,279 SF
- Unit 18: 1,760 SF (built-out medical)
- Unit 21: 1,984 SF
- Unit 22b: 725 SF

RENTAL RATES

- Unit 8: Upon Request
- Unit 19a: \$18.00 NNN PSF
- Unit 18: \$18.00 NNN PSF
- Unit 21: \$25.00 NNN PSF
- Unit 22b: Fixed Monthly Rate + Janitorial and TE

CAM & REAL ESTATE TAXES

+/- \$10.16 PSF projected 2023 plus sewer consumption and garbage



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING & MANAGING AGENT

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President & CEO

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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

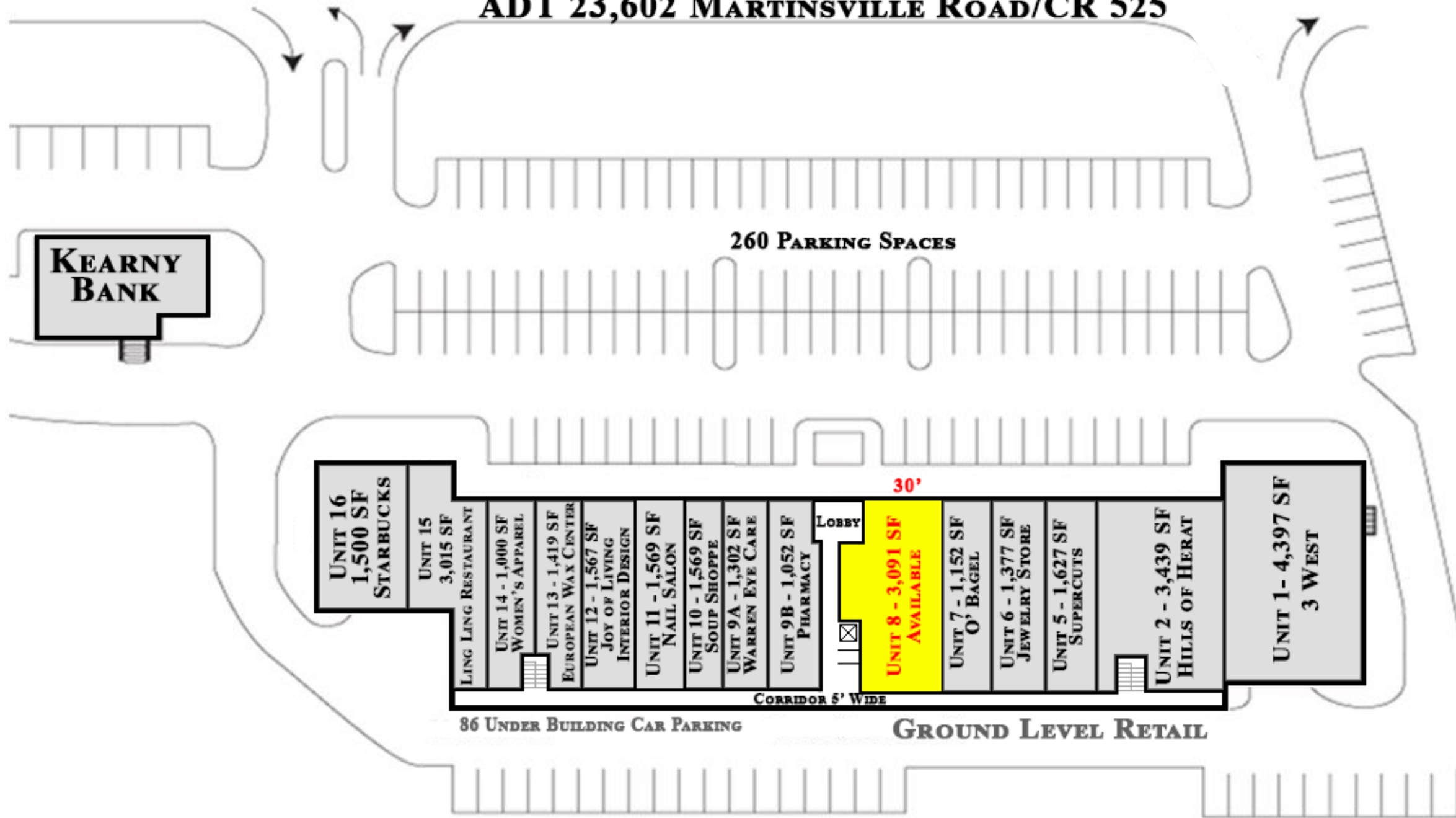
152 Liberty Corner Road
Suite 203
Warren, NJ 07059



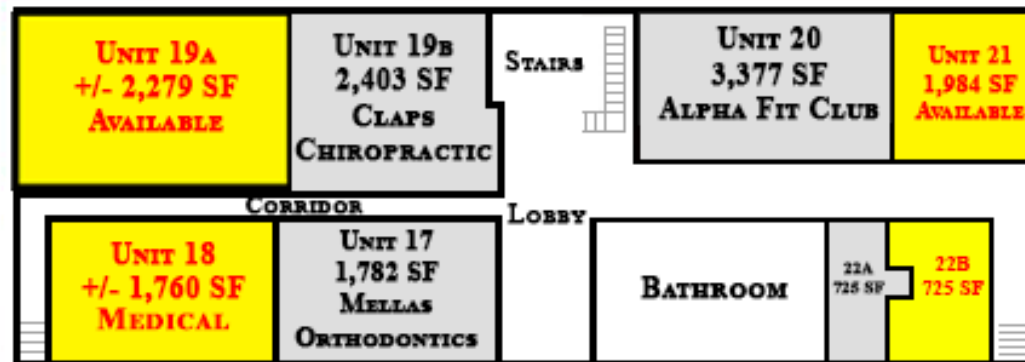
Visit Our Website: WWW.SilbertRealEstate.com

LEASING PLAN

ADT 23,602 MARTINSVILLE ROAD/CR 525

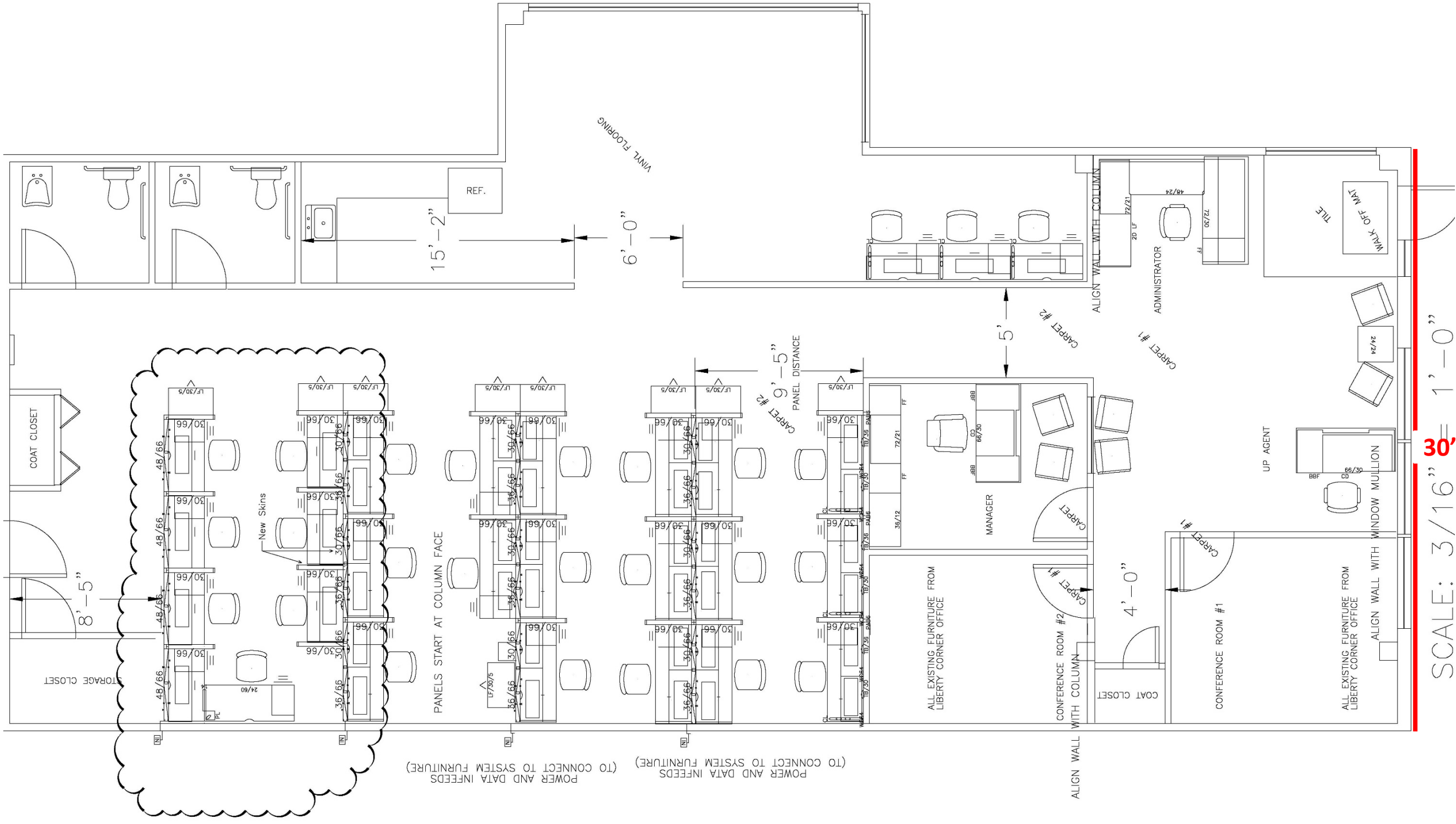


2ND FLOOR

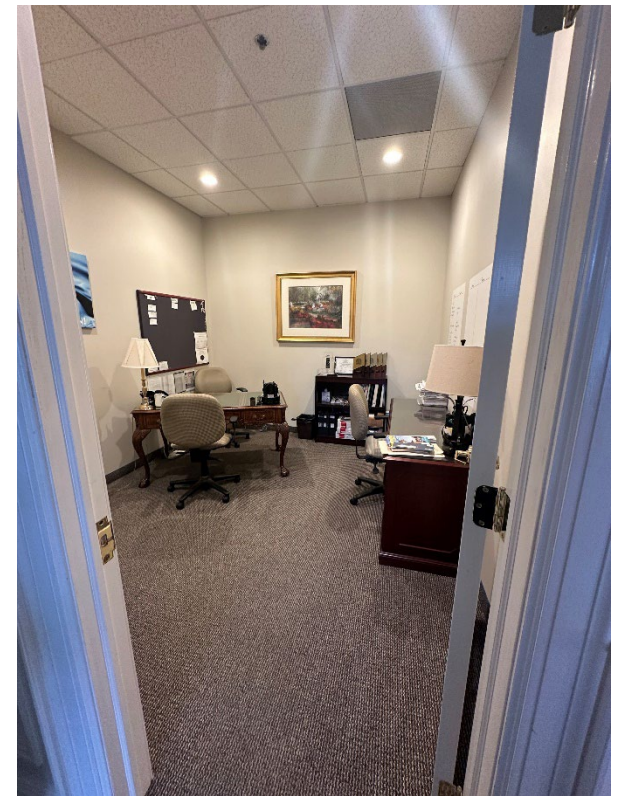


SECOND FLOOR OFFICE / PROFESSIONAL

UNIT 8 FLOOR PLAN – 3,091 SF



UNIT 8 PHOTOS – FORMER REAL ESTATE OFFICE



RIVERWALK VILLAGE CENTER FEATURES



Comments

- Located ¼ mile North of 4-way interchange I-78 Exit 33;
- Surrounded by luxury housing within Bernards Township and including 455 apartments under construction. Significant daytime population and three million square feet of Class "A", corporate office including three major hotels within walking distance;
- Riverwalk Village Center co-tenants include 3 West, Hills of Herat, Ling Ling Restaurants, Kearny Bank, Starbucks, European Wax Center and Alpha Fit Club among other retailers and medical/professional.

RIVERWALK VILLAGE CENTER PHOTOS



IMMEDIATE TRADE AREA AERIAL



AREA DEMOGRAPHICS

2 Mile Radius

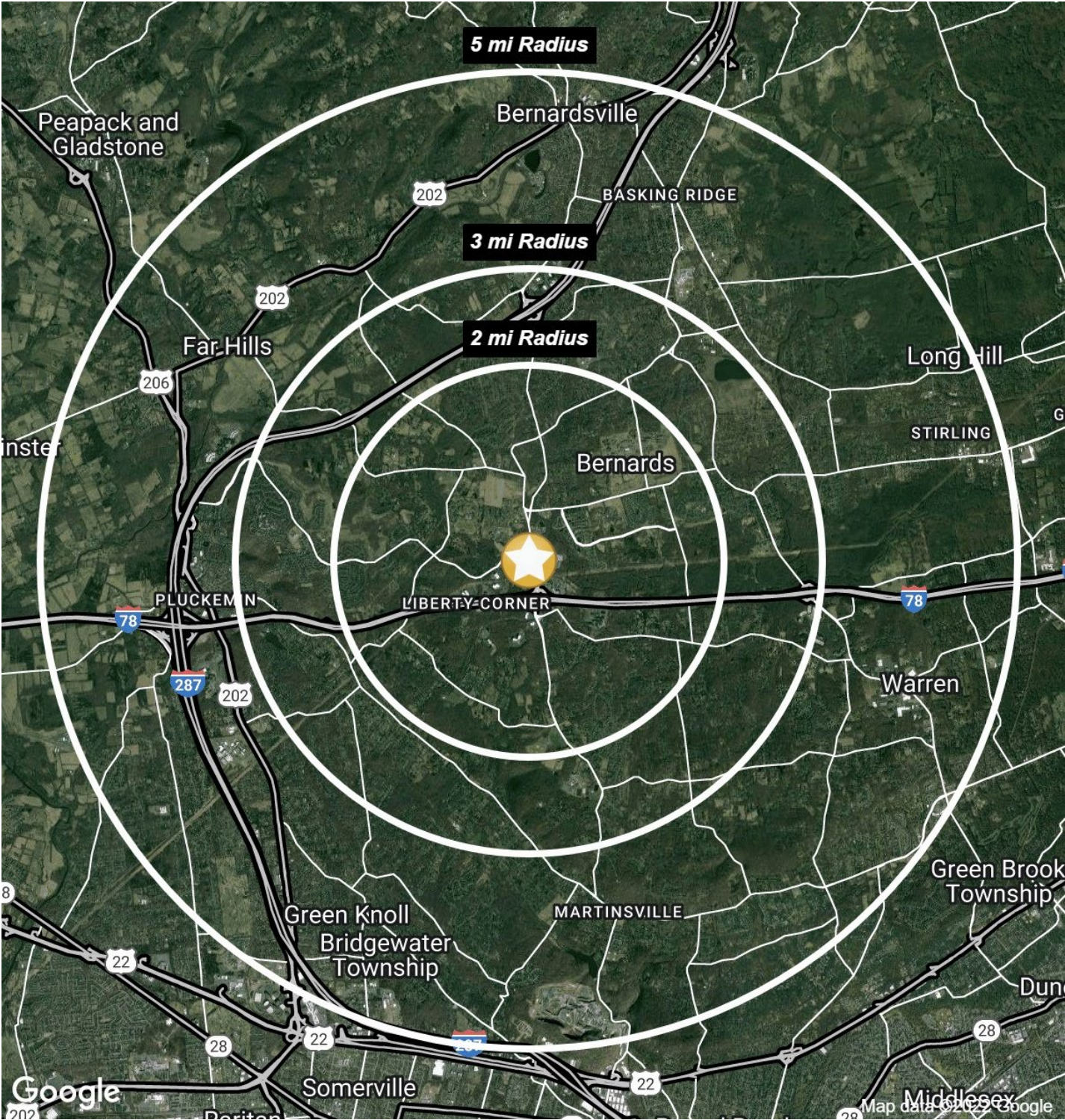
Population	13,738
Median HH Income	\$176,198
Average HH Income	\$217,025
Median Age	44.6
Total Households	4,910
Daytime Population	10,384

3 Mile Radius

Population	21,983
Median HH Income	\$177,299
Average HH Income	\$226,762
Median Age	45.4
Total Households	11,965
Daytime Population	25,975

5 Mile Radius

Population	78,003
Median HH Income	\$164,704
Average HH Income	\$218,695
Median Age	45.9
Total Households	28,616
Daytime Population	69,501



AREA DEMOGRAPHICS

