

Corner Village at Warren

Office For Lease

9 Mount Bethel Road, Warren
Somerset County, New Jersey, 07059

PROPERTY DESCRIPTION

The Corner Village at Warren is a prominent two building development comprising 35,620 square feet, that offers consumers an inviting pedestrian and business friendly retail and commercial environment which exudes an affluent European village streetscape rather than a typical strip center. A gathering place where the horizontal line is broken by varying roof lines, gables, towers, turrets, striking window arrays and alcoves creating the appearance of a series of quaint, individual shops. The Corner Village at Warren affords multiple points of ingress and egress including reciprocal cross access with the other commercial properties and onsite parking for 177 cars. The 101,000 square foot Acme Supermarket anchored Pheasant Run Plaza adds The Corner Village at Warren's appeal through substantial customer draw.

AVAILABLE SPACE

2nd Floor:

Unit 203B : 2,837 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

\$10.18 psf projected 2024

PARKING

177 on-site parking spaces

TRAFFIC COUNT

ADT 14,577 along Mountain Blvd

ADT 5,785 along Mount Bethel Road



Visit Our Website: WWW.SilbertRealEstate.com

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Christian Harrington
Associate – Brokerage Dept.
908.604.6900 x 119

charrington@silbertrealestate.com

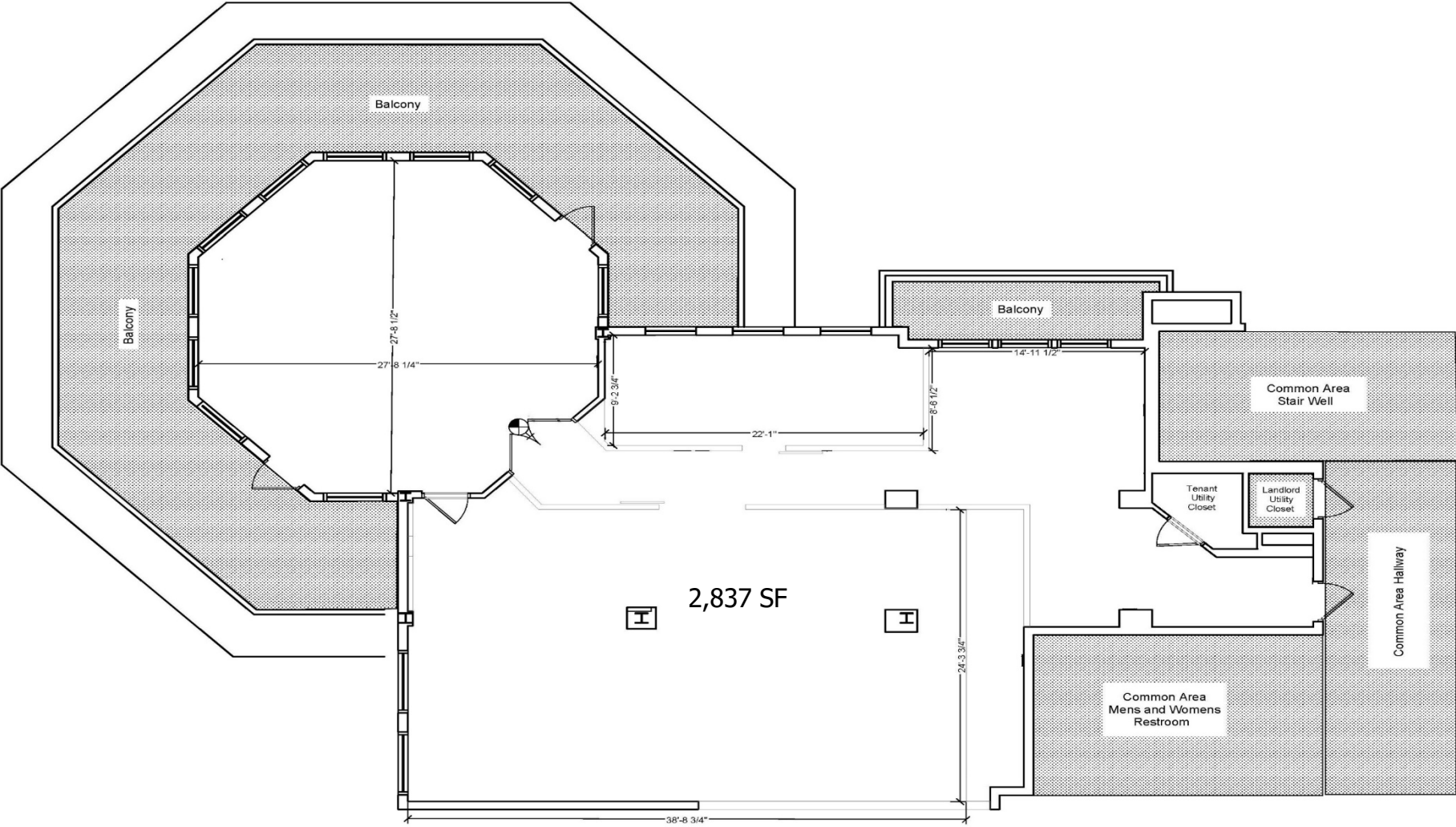
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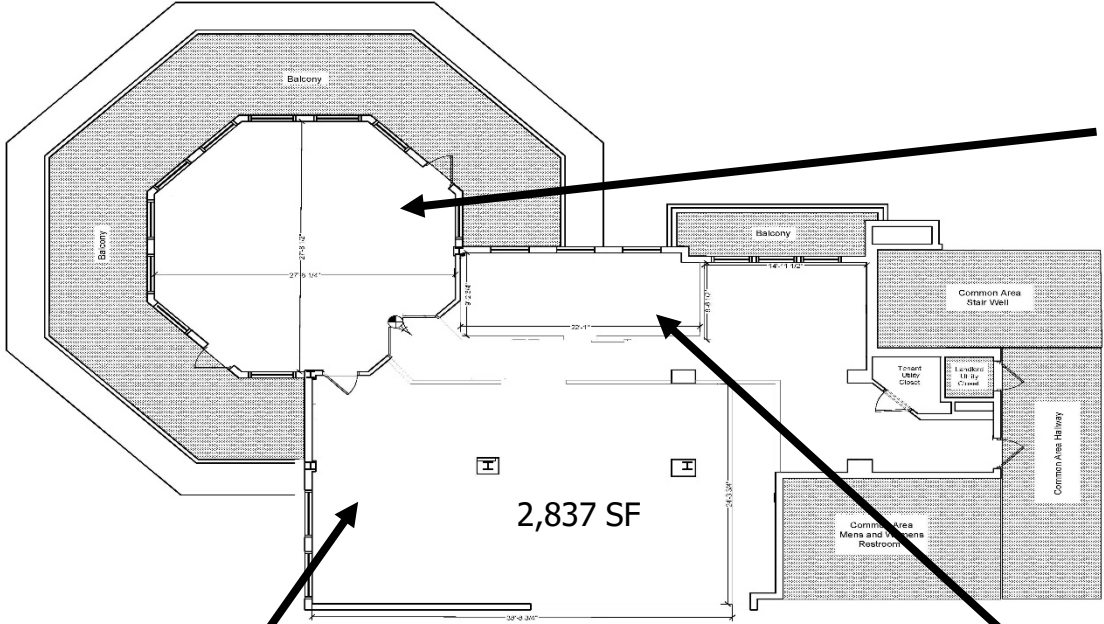
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Unit 203B Floor Plan



Unit 203B Floor Plan Cont.



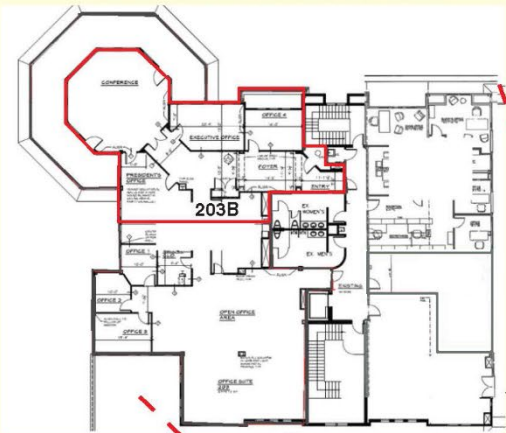
Leasing Plan

The Corner Village

at Warren

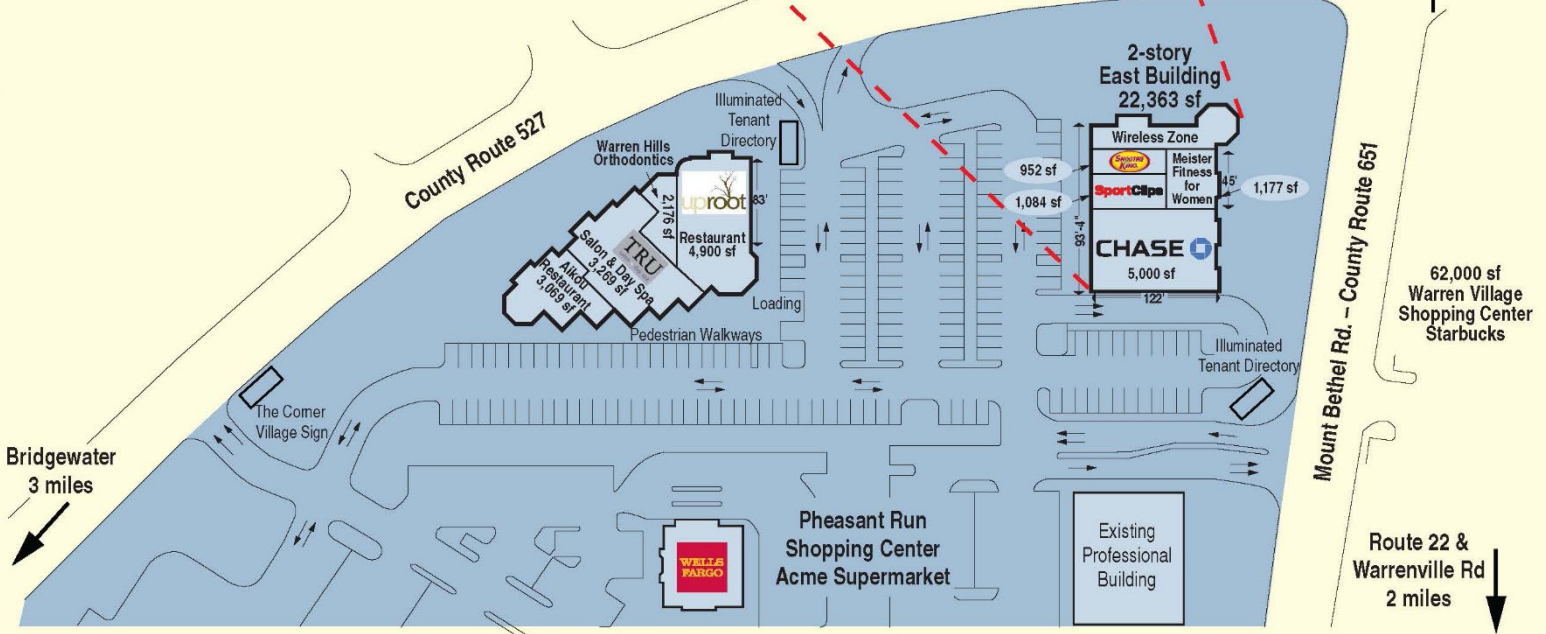
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Warren, NJ 07059

EAST BUILDING
AVAILABLE
SECOND FLOOR COMMERCIAL SPACE



Mountain Blvd. Extension

Exit 36 I-78
2.5 miles



Overhead Aerial



Overhead Aerial



Regional Trade Area



AREA DEMOGRAPHICS

2 Mile Radius

Population	16,395
Average HH Income	\$196,956
Median HH Income	\$139,393
Total Households	5,869
Median Age	42.9
Daytime Population	15,132

3 Mile Radius

Population	53,102
Average HH Income	\$155,787
Median HH Income	\$111,508
Total Households	18,738
Median Age	39.8
Daytime Population	34,644

5 Mile Radius

Population	198,803
Average HH Income	\$137,544
Median HH Income	\$102,020
Total Households	69,005
Median Age	37.9
Daytime Population	120,789

