



Mansfield Commons II

**Contiguous 271,979 SF Walmart and Kohl's
Anchored Community Shopping Center**

1855 Route 57, Mansfield/Hackettstown
Warren County, New Jersey

PROPERTY DESCRIPTION

Mansfield Commons Phase II spans 28,810 SF within four buildings and is strategically located on a 7.09-acre lot with reciprocal cross access to Mansfield Commons I, which is anchored by a 271,979 SF Super Walmart and Kohl's. Phase II affords shoppers full connectivity to Phase I, as well as the adjoining Quality Inn and Taco Bell site to the East. Noteworthy tenants within Phase II include Starbucks, Verizon Wireless, Aspen Dental, The Learning Experience, H&R Block, and various other regional retailers.

AVAILABLE SPACE

Building III- (Immediate Occupancy)

- 1,380 SF (End Cap new construction contiguous Aspen Dental)

Building II- (Immediate Occupancy)

- Unit 7 – 1,338 SF (End Cap with Possible Drive-Thru)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

+/- \$9.86 psf projected 2023

ZONING

(B-2) Business District

PARKING

202 on-site parking spaces

LinkedIn



Visit Our Website: WWW.SilbertRealEstate.com

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING & MANAGING AGENT

Christian Harrington
Associate – Brokerage Dept.
908.604.6900 Ext. 119
charrington@silbertrealestate.com

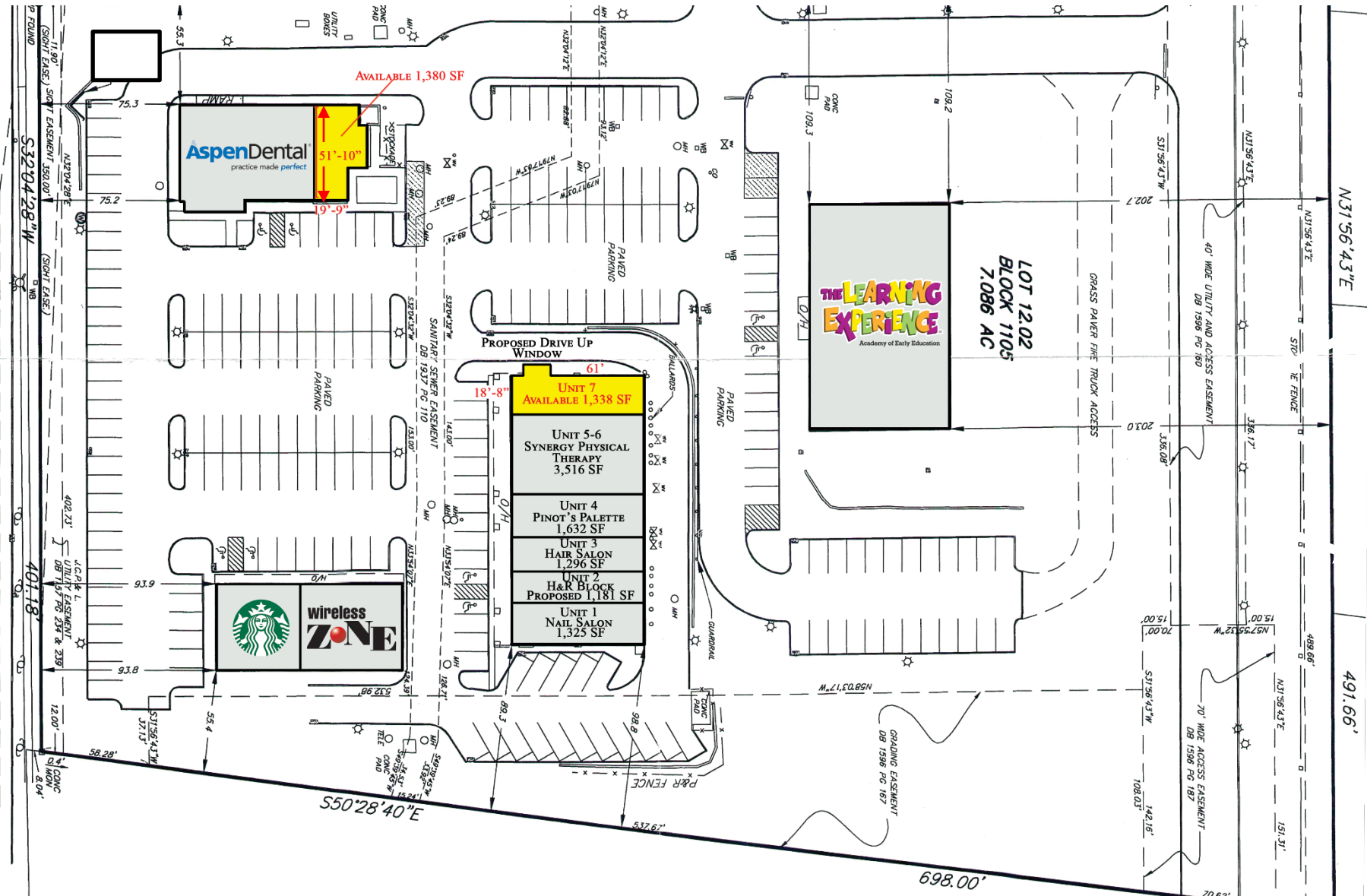
Joel Tomlinson
Asst. VP Retail Services
908.604.6900 Ext. 108
jtomlinson@silbertrealestate.com

SILBERT
REALTY & MANAGEMENT COMPANY, INC.

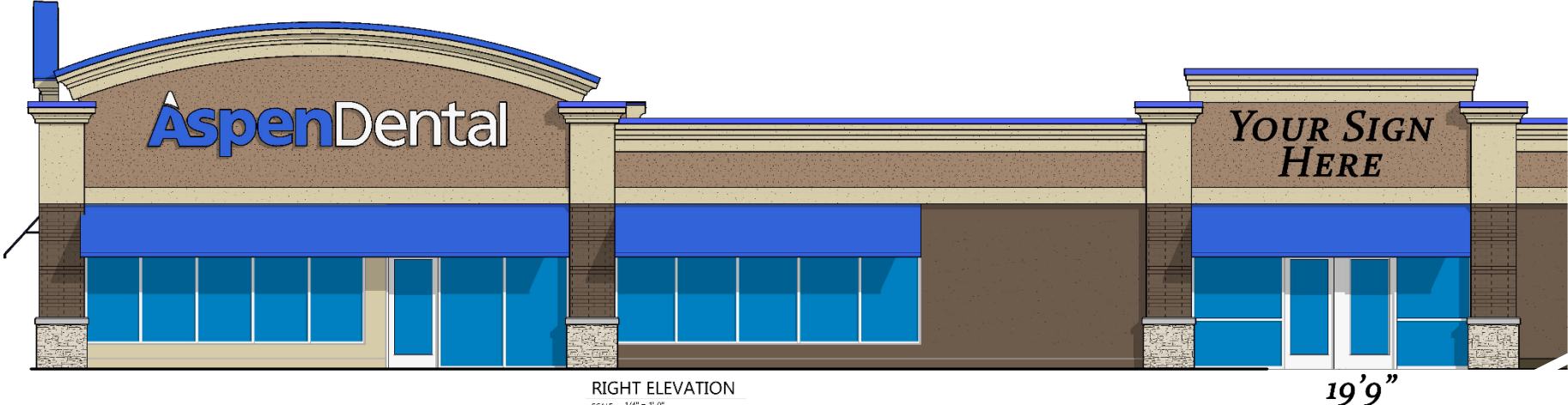
152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Leasing Plan

N.J. STATE HIGHWAY ROUTE NO. 57
(66' WIDE RIGHT OF WAY)

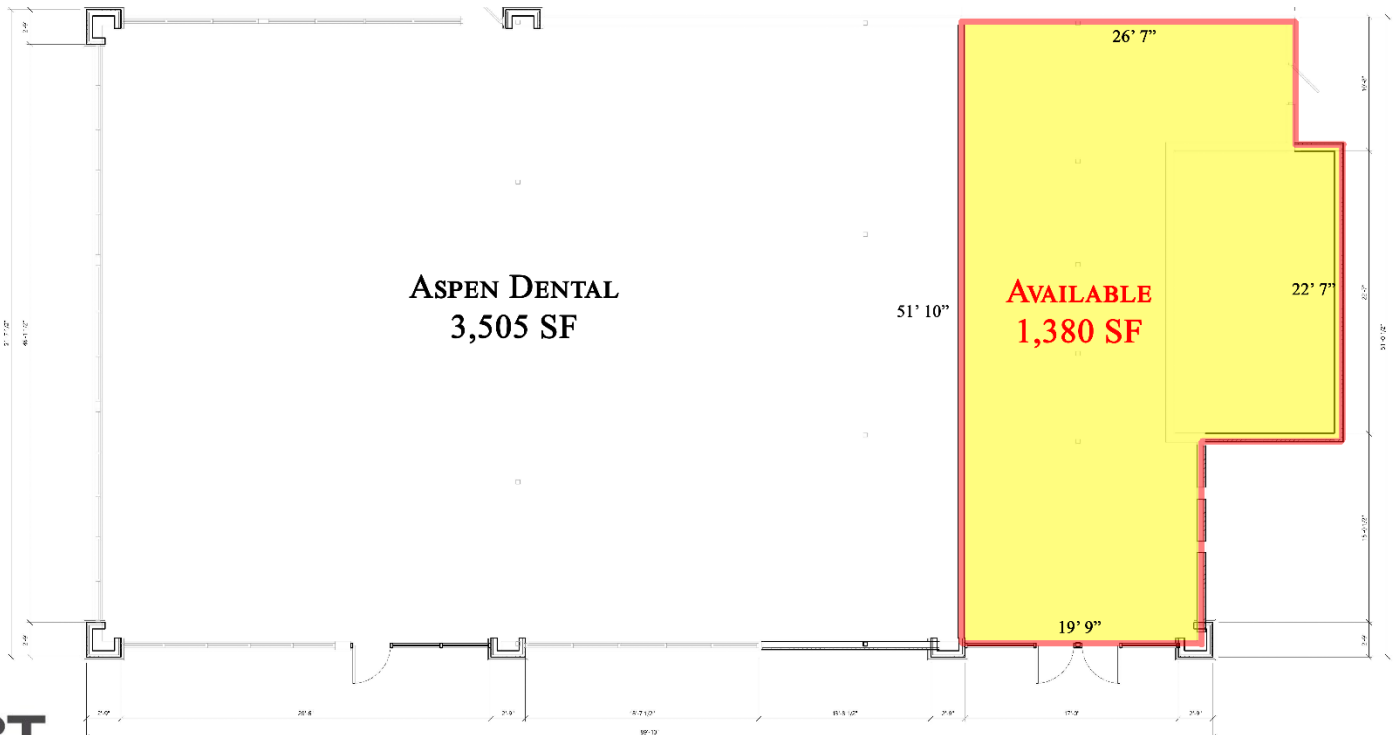


Free Standing Building Floor Plan and Elevation



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

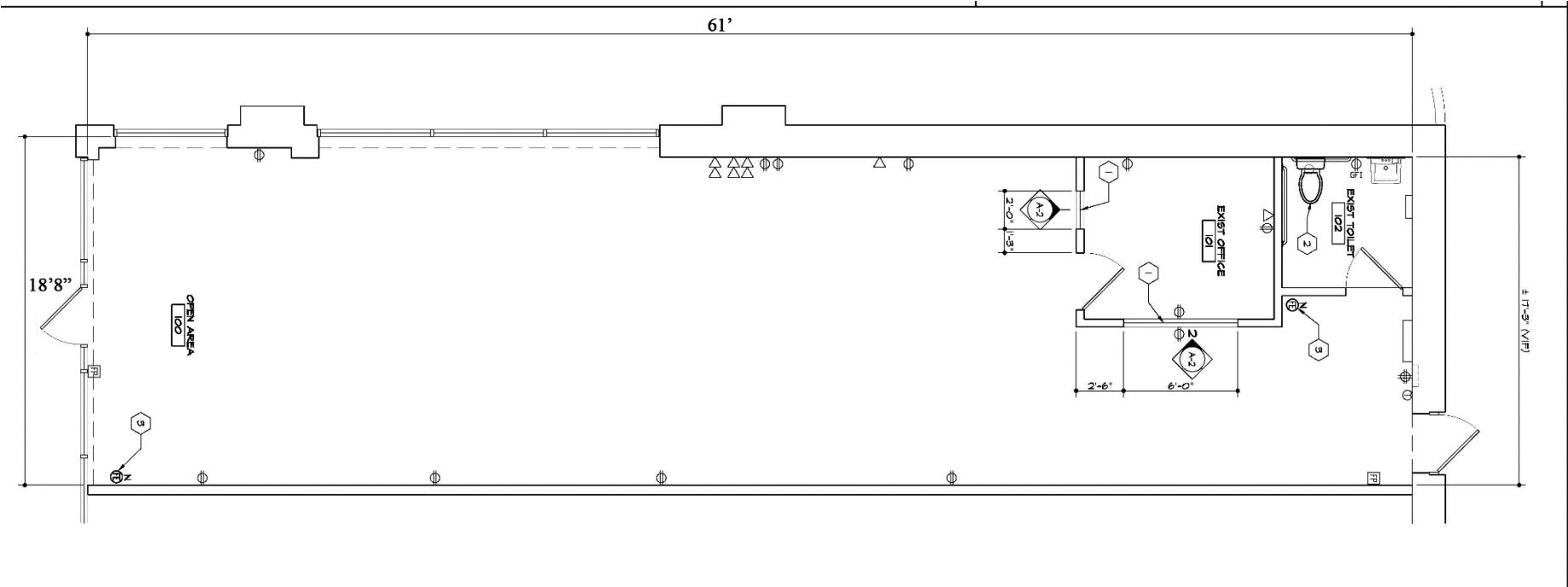
19'9"



ASPEN DENTAL
3,505 SF

AVAILABLE
1,380 SF

Building B Unit 7 Floor Plan



Immediate Aerial



AREA DEMOGRAPHICS

3 Mile Radius

Population	25,907
Median HH Income	\$119,256
Average HH Income	\$145,077
Median Age	39.9
Daytime Population	3,473

5 Mile Radius

Population	42,159
Median HH Income	\$128,328
Average HH Income	\$159,477
Median Age	40.9
Daytime Population	10,139

7 Mile Radius

Population	73,271
Median HH Income	\$132,537
Average HH Income	\$167,416
Median Age	41.4
Daytime Population	20,721

