

RETAIL AVAILABLE FOR LEASE Village Green East

415 Route 18 East
East Brunswick, Middlesex County
New Jersey 08816

PROPERTY DESCRIPTION

Village Green East is a 58,000 SF retail center, 97% leased and occupied anchored by Goodwill and Vitamin Shoppe. Shopping center renovated in 2014 including exterior building improvements and a new roof. Village Green East is adjacent to 24,000 SF Village Green West, anchored by Learning Experience and have reciprocal cross access. Immediate proximity to Dick's Sporting Goods, Lowe's and Best Buy. Village Green East is located 2 miles South of Exit 9 of the NJ Turnpike, 2½ miles South of State Route 1 and 1½ miles North of State Route 9.

AVAILABLE SPACE

Unit 15: 1,500 SF

RENTAL RATES

\$24.00 PSF

CAM & REAL ESTATE TAXES

+/- \$5.70 PSF Projected 2024

PARKING

350 On-Site Parking Spaces

TRAFFIC COUNTS

ADT 68,994 VPD along State Route 18

ZONING

HC2- General Highway Commercial



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Christian Harrington

Leasing Associate

908.604.6900 Ext. 1119

charrington@silbertrealestate.com

David Greenman

SR. VP. Retail Services

908.604.6900 Ext. 106

dgreenman@silbertrealestate.com

SILBERT

REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

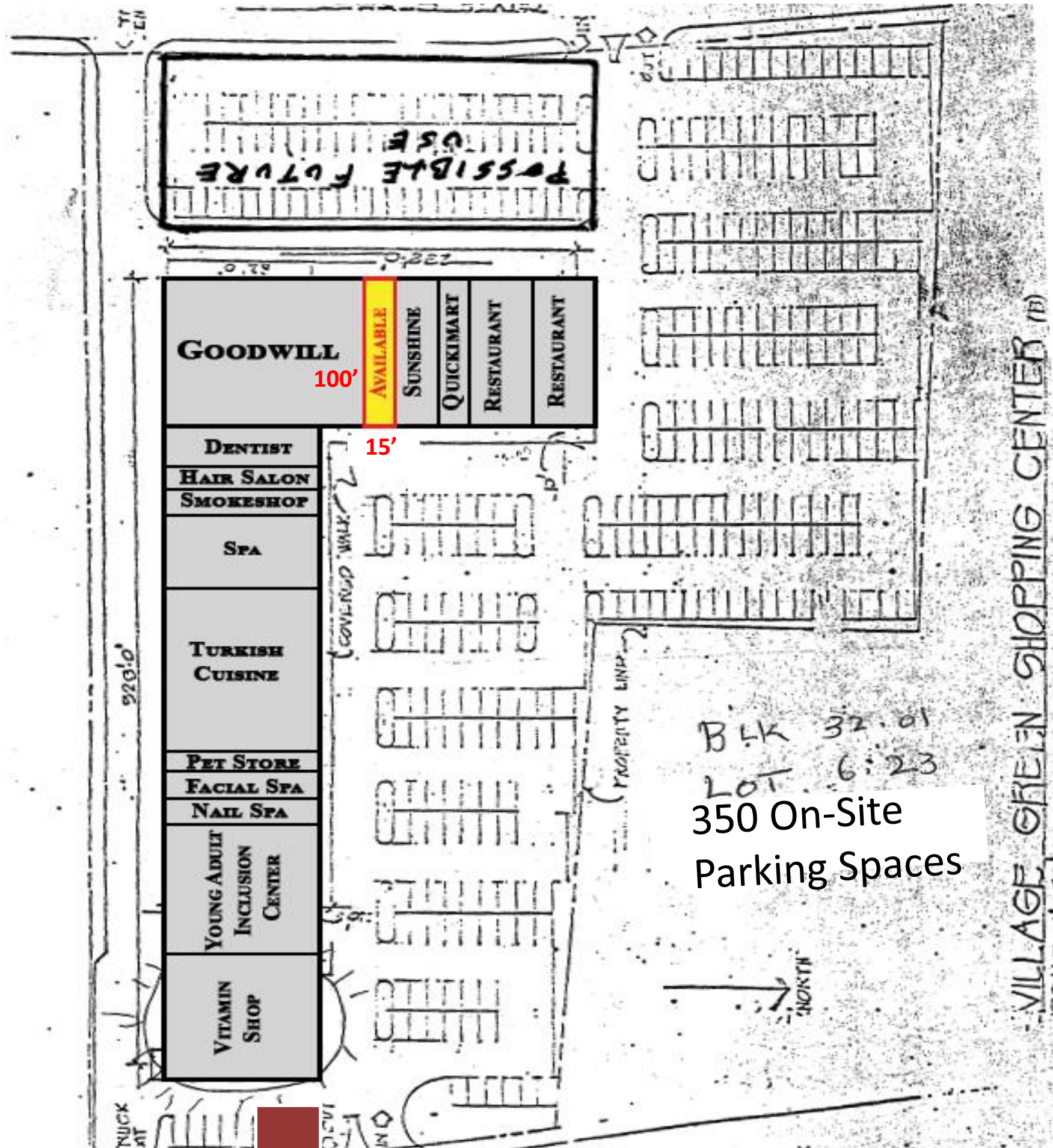


Visit Our Website: WWW.SilbertRealEstate.com

ADDITIONAL PHOTOS



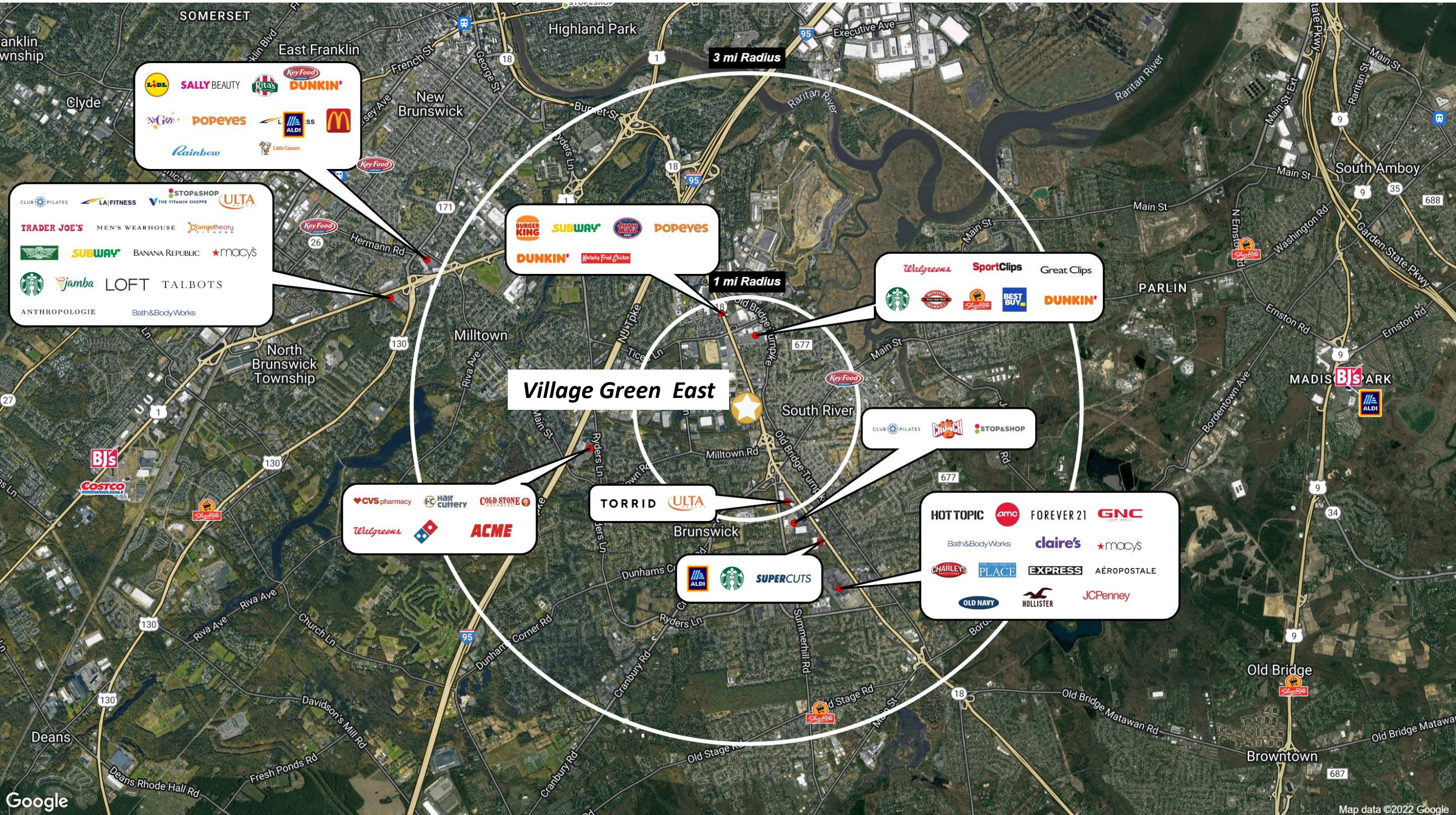
LEASING PLAN



Pylon Sign

Village Green East

REGIONAL TRADE AREA AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	13,679
Average HH Income	\$100,230
Median HH Income	\$80,053
Total Households	5,318
Median Age	38.1
Daytime Population	11,612

3 Mile Radius

Population	82,438
Average HH Income	\$126,911
Median HH Income	\$98,258
Total Households	30,525
Median Age	39.9
Daytime Population	58,793

5 Mile Radius

Population	249,117
Average HH Income	\$112,877
Median HH Income	\$86,422
Total Households	85,501
Median Age	36.9
Daytime Population	180,041

