



Blacksmith Commons Neighborhood Shopping Center

1918 Washington Valley Road/CR525
Martinsville, NJ 08836

PROPERTY DESCRIPTION

Blacksmith Commons a 1 1/2 story (ground & lower level) 10,800 SF retail/office center anchored by Dunkin' Donuts is located at a signalized intersection near the center of Martinsville. Additional ingress and egress through reciprocal cross access with adjacent commercial property. Units are separately metered. Building is fiber optic ready for high-speed internet connections, up to T-1. Available signage on the prominent pylon sign facing Washington Valley Road.

AVAILABLE SPACE

Unit 3: 1,440 SF (18' x 80')
Units 6-8: 2,700 SF (68' x 40')

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM, RE TAXES & INS

\$10.00 psf NNN projected 2024

PARKING

52 car parking (4.8 spaces per 1,000 SF)

TRAFFIC COUNTS

ADT 12,942 Washington Valley Road/CR616
ADT 7,737 Mt. Horeb Road/CR525

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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SILBERT

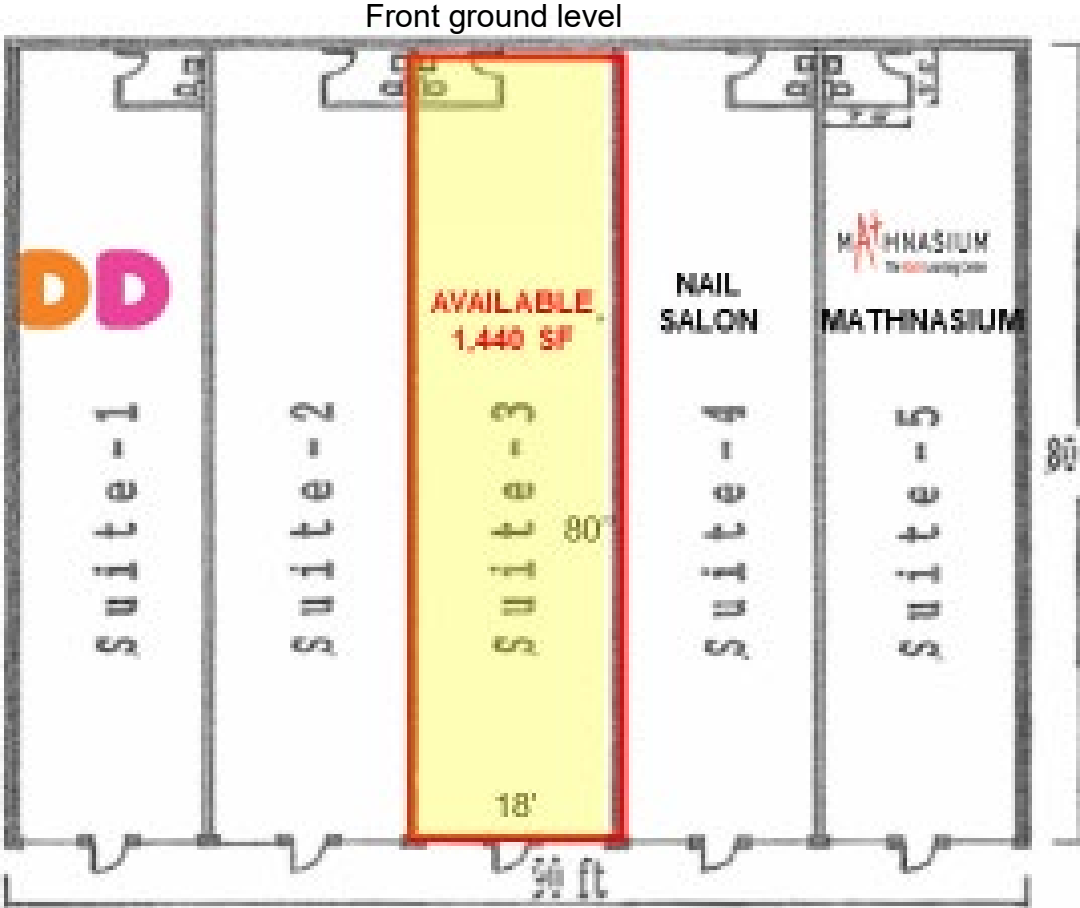
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

LEASING PLAN

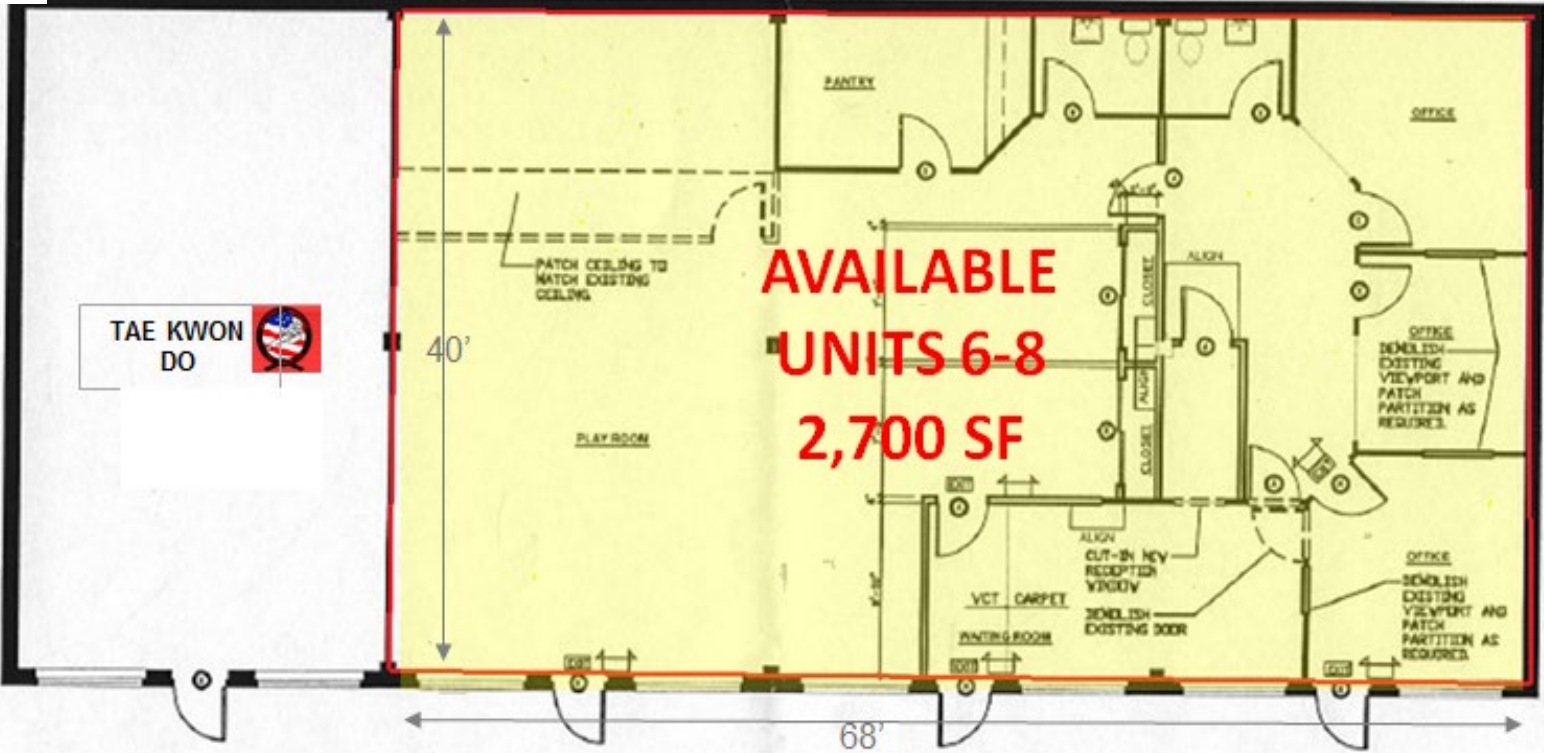


Five Suites @ 1,440 sf.

Floor Plan (front)



Rear level



FIRST FLOOR PLAN

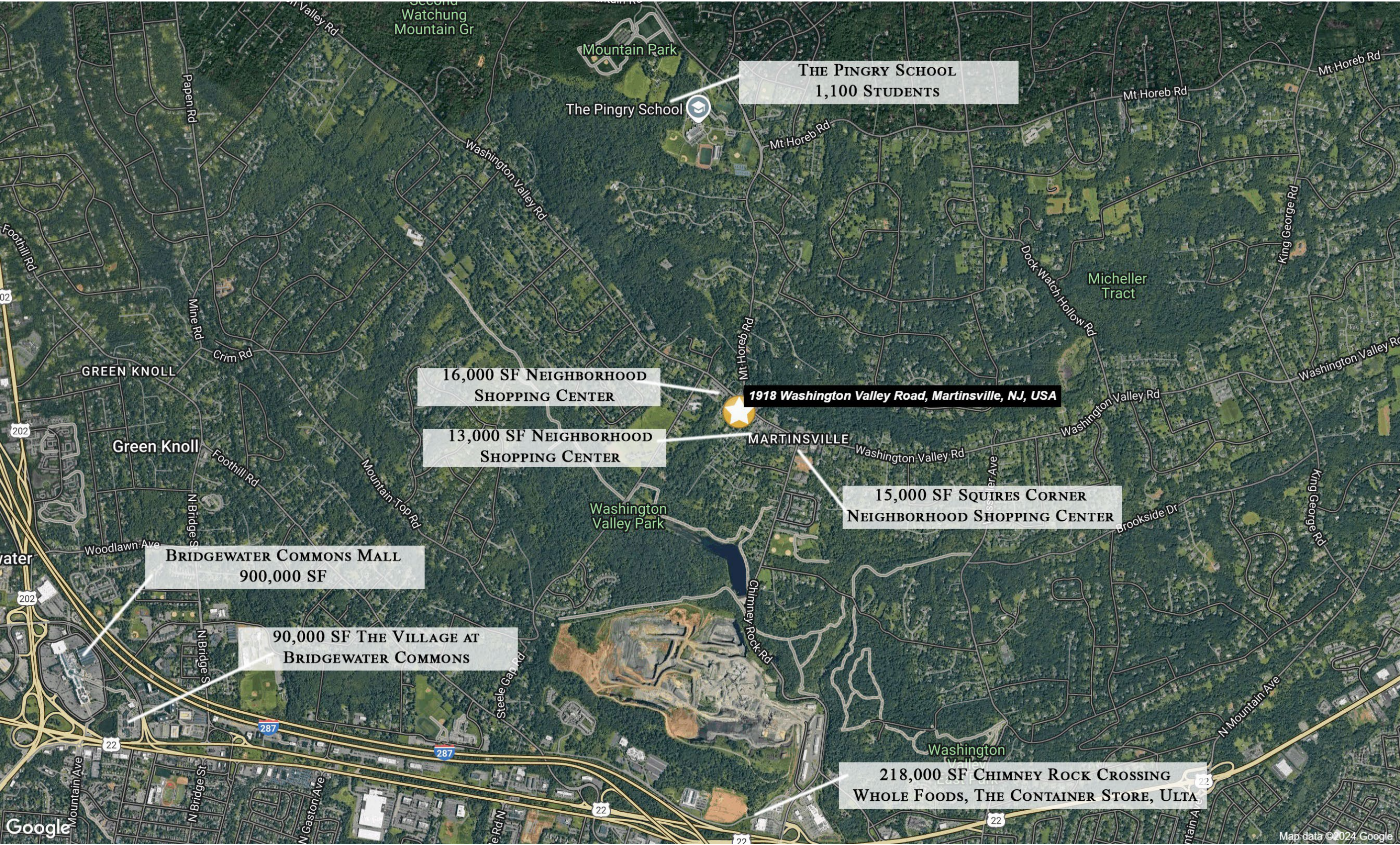
SCALE: 1/4" = 1'-0"

Blacksmith Commons

IMMEDIATE TRADE AREA AERIAL



EXTENDED AERIAL



AREA DEMOGRAPHICS

2 Mile Radius

Population	10,826
Median HH Income	\$209,500
Average HH Income	\$271,577
Median Age	47.6
Total Households	3,495
Daytime Population	7,402

3 Mile Radius

Population	40,149
Median HH Income	\$140,906
Average HH Income	\$184,275
Median Age	44.4
Total Households	13,972
Daytime Population	39,660

5 Mile Radius

Population	142,101
Median HH Income	\$125,239
Average HH Income	\$150,333
Median Age	42.6
Total Households	51,202
Daytime Population	142,770

