



# The Village Shoppes at Hawk Pointe

ShopRite Anchored Center  
Retail/Office For Lease

5 Club House Drive, Washington Twp.  
Warren County NJ 07882

## PROPERTY DESCRIPTION

The Village Shoppes at Hawk Pointe is a 106,000 SF, Shop Rite anchored, 3 building complex offering prime mixed-use retail and office space for lease. Located in Washington New Jersey within the western portion of Warren County. Considered Warren County's largest mixed-use development, the site provides a truly integrated live, work and recreational community with many services and amenities. The ShopRite Supermarket anchored retail center is the dominant community shopping destination situated on State Route 31, a primary commuter highway, attracting shoppers from a retail trade area with a 10-mile radius.

## AVAILABLE OFFICE SPACE

### 1<sup>st</sup> Floor Retail

- Suite 5-6: +/- 3,907 SF (Divisible to 1,865 SF)

### 2<sup>nd</sup> Floor Office/Medical

- Suite 10: +/-2,140 SF

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

+/- \$10.37 PSF projected 2024

## TRAFFIC COUNTS

ADT 16,811 at intersection of State Route 31 and Clubhouse Drive

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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**Asst. VP – Retail Brokerage**

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# SILBERT

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# SITE PLAN

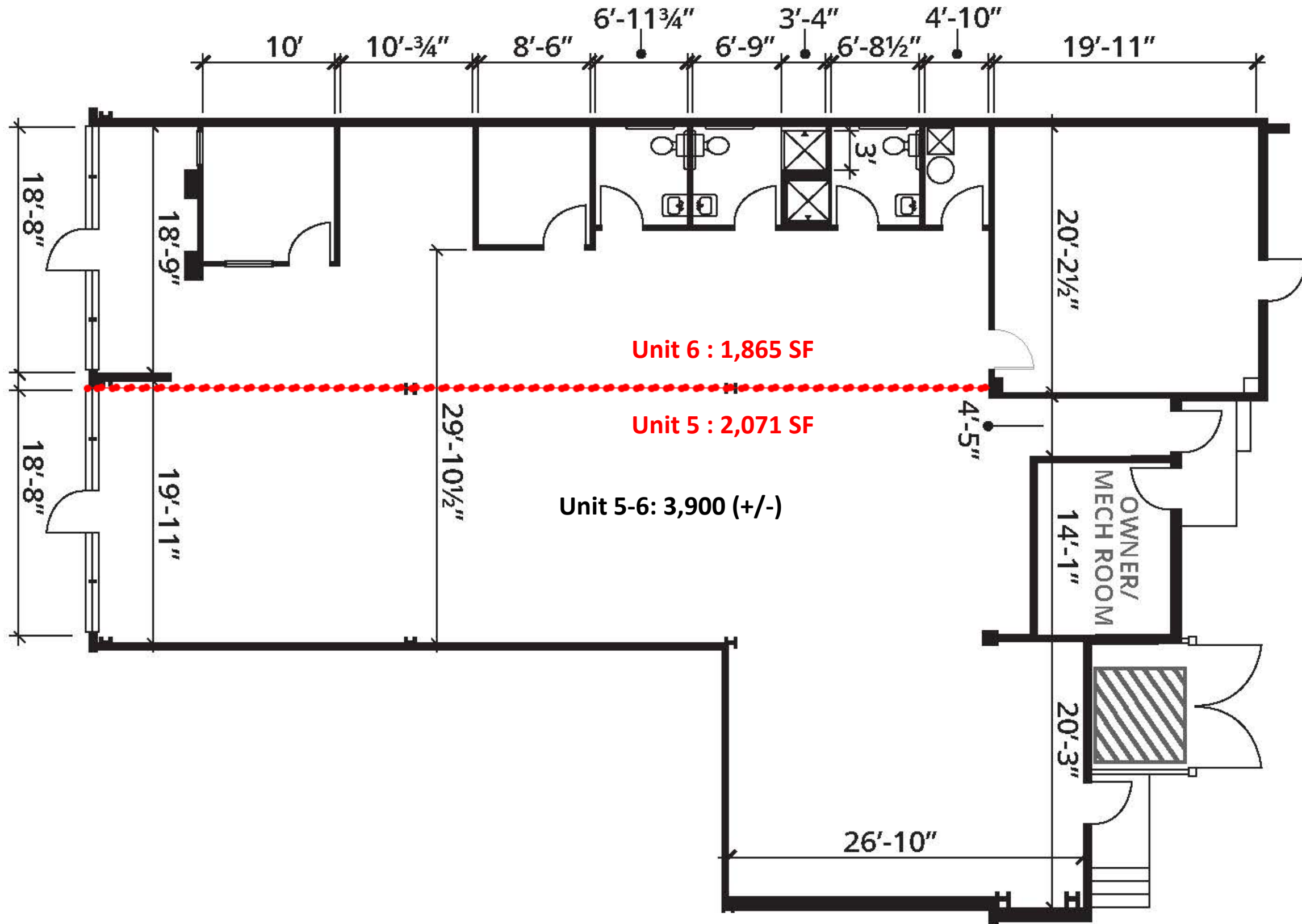


# MULTI-TENANT RETAIL FRONTAGE

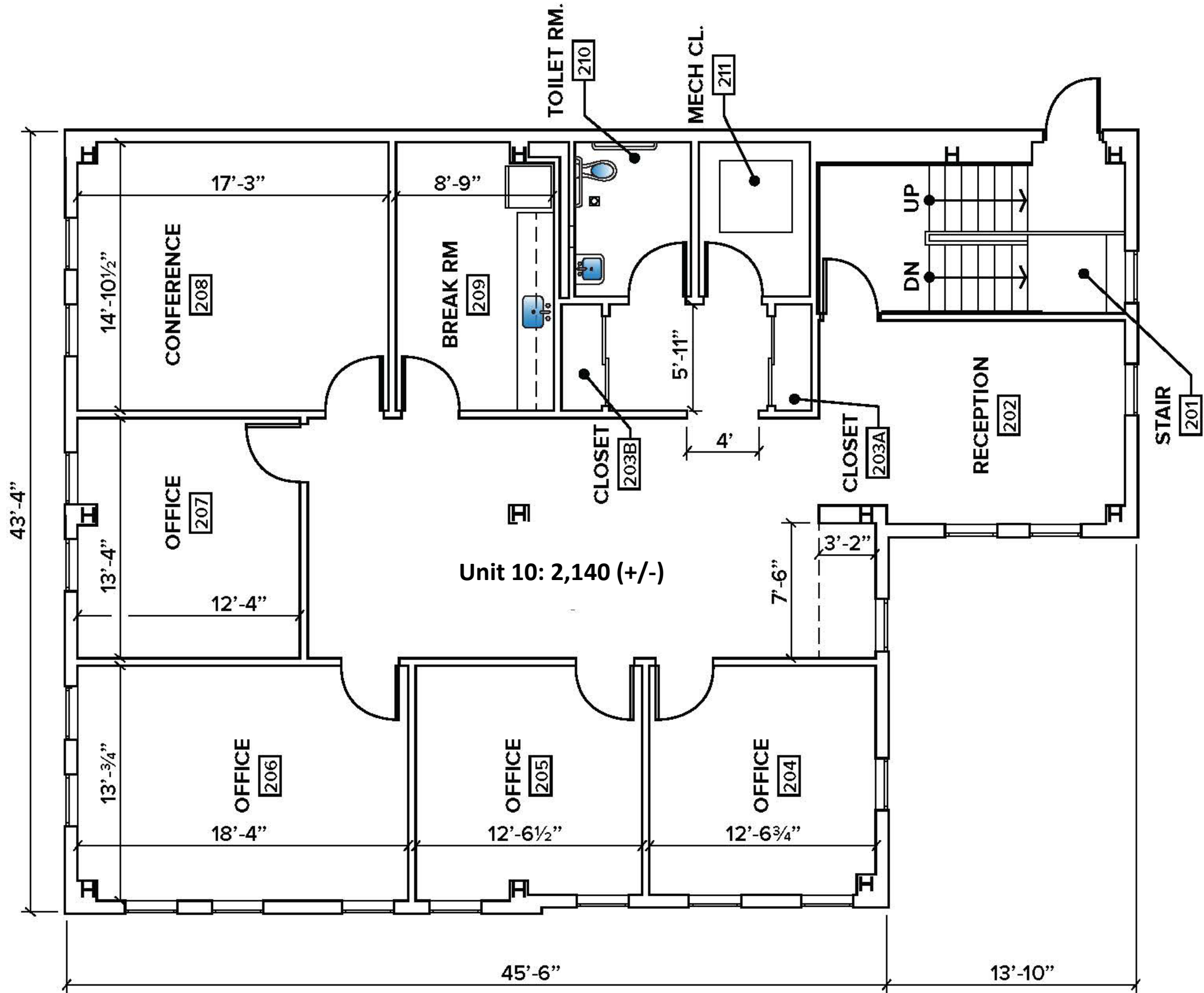


# UNIT 5-6 FLOOR PLAN

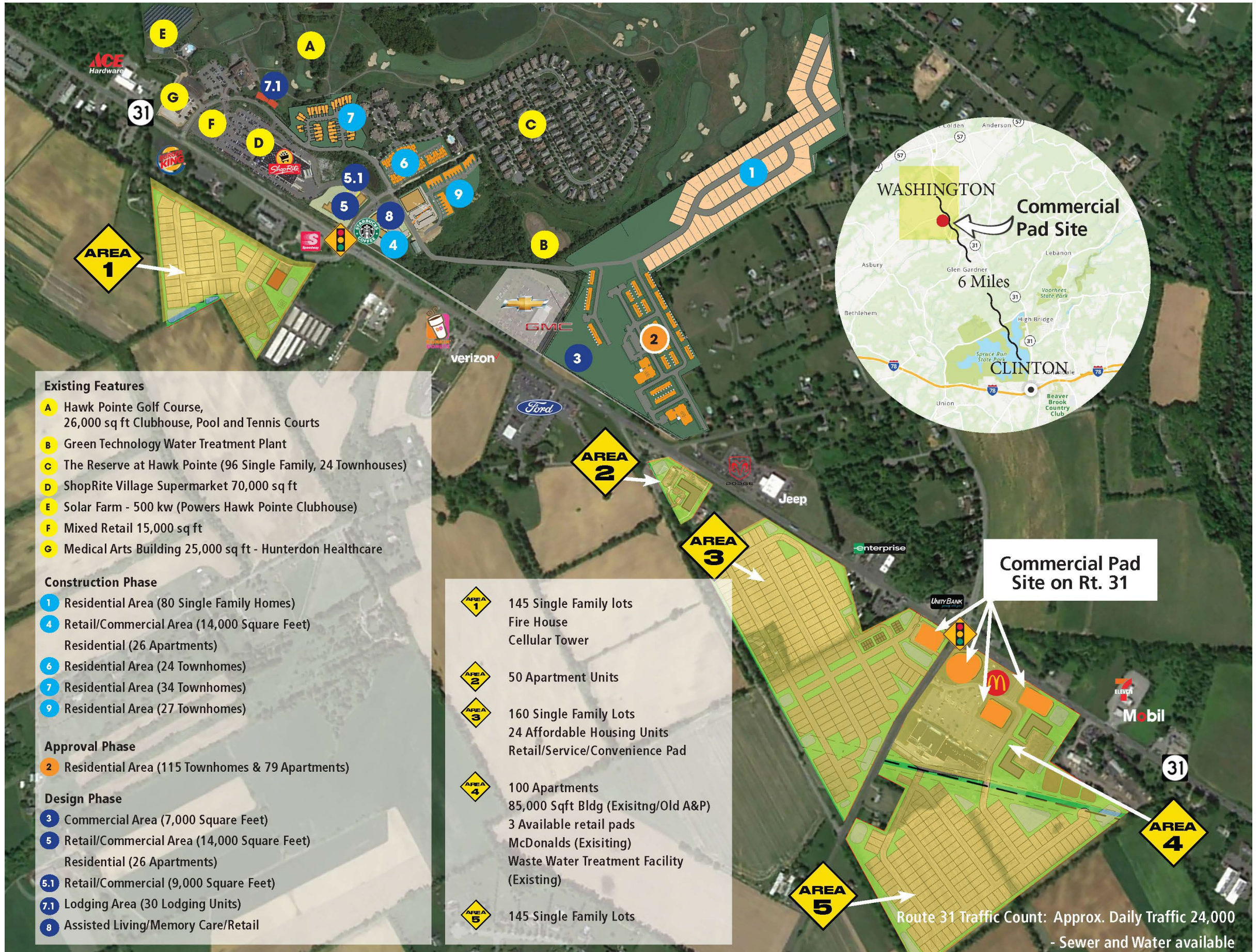
+/- 94'



# UNIT 10 FLOOR PLAN



# IMMEDIATE TRADE AREA AERIAL



# AREA DEMOGRAPHICS

## 3 Mile Radius

Population	17,234
Median HH Income	\$105,731
Average HH Income	\$88,041
Median Age	41.9
Total Households	6,864
Daytime Population	9,259

## 5 Mile Radius

Population	26,438
Median HH Income	\$113,145
Average HH Income	\$95,017
Median Age	43.1
Total Households	10,449
Daytime Population	14,081

## 10 Mile Radius

Population	98,840
Median HH Income	\$130,192
Average HH Income	\$109,554
Median Age	43.8
Total Households	37,647
Daytime Population	63,184

