



Roxbury Commons

Neighborhood Shopping Center

180 Howard Blvd /CR615
Mount Arlington, NJ 07856

PROPERTY DESCRIPTION

Roxbury Commons situated north of Seasons Drive and opposite Mt. Arlington Plaza is a 23,200 SF neighborhood shopping center anchored by outparcels Cracker Barrel Restaurant and Holiday Inn Express. Roxbury Commons affords strong daytime population, immediate access to Exit 30 Interstate 80, Routes 46 and 10 and adjacent to existing and brand-new residential developments.

AVAILABLE SPACE

Unit 16: +/- 1,800 SF

RENTAL RATES

\$17.00 psf NNN

CAM, RE TAXES & INS

\$8.25 psf NNN projected 2024

TRAFFIC COUNT

ADT 12,960 Howard Blvd /CR615

COMMENTS

- Located less than 1/2 mile north from the new Mt. Arlington rail and bus station at Howard Boulevard and Exit 30 of I-80;
- Over 1,400 multi and single-family residential developments recently completed, under construction or approved in Roxbury trade area;
- Neighboring retailers and businesses include PNC Bank, KinderCare, QuickChek, Marriott Courtyard;

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Joel Tomlinson

Asst. VP – Brokerage Department

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908-604-6900 x106

SILBERT

REALTY & MANAGEMENT COMPANY, INC.

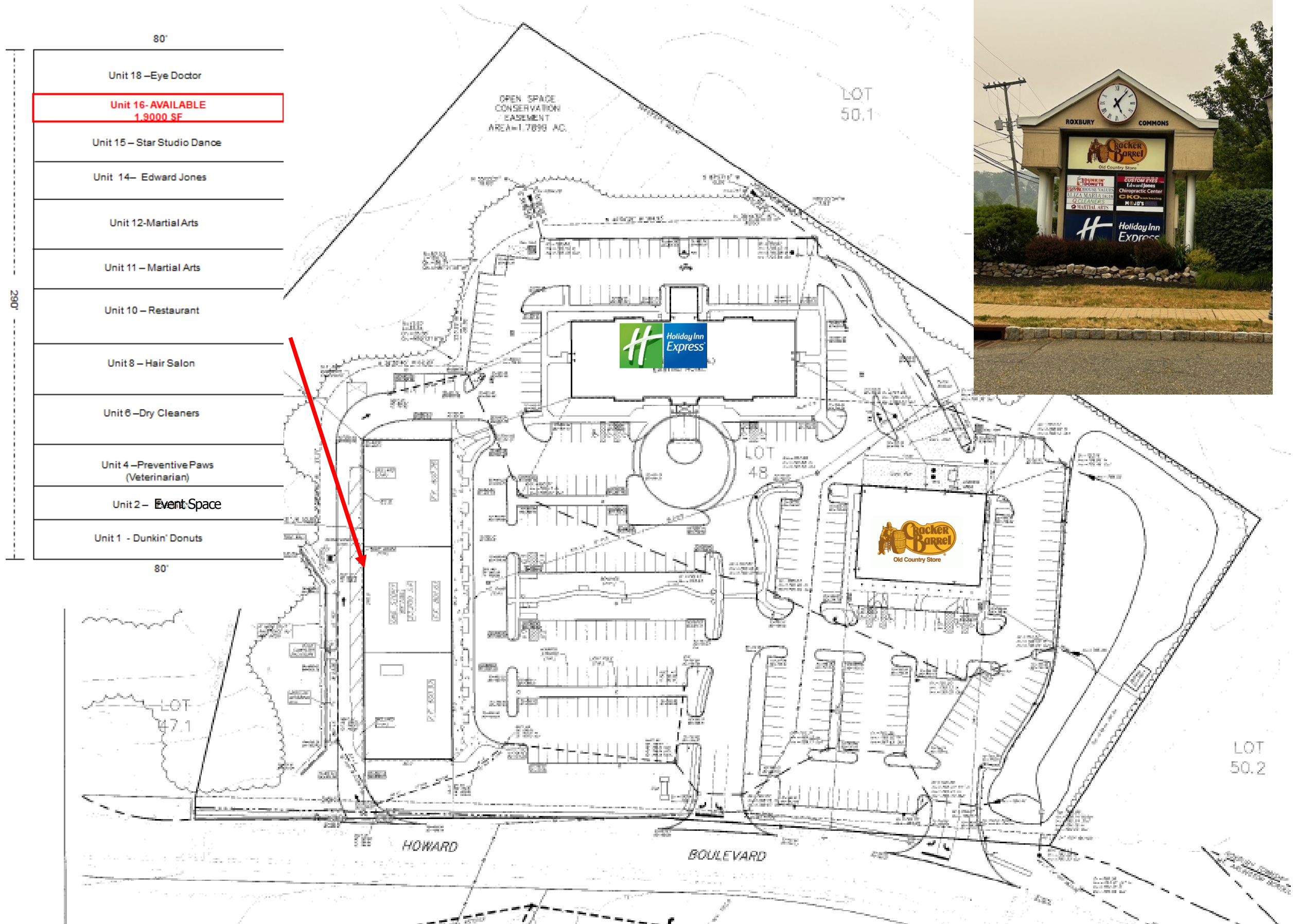
152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Linked in



Visit Our Website: WWW.SilbertRealEstate.com

Site Plan



Trade Area Aerial



AREA DEMOGRAPHICS

2 Mile Radius

Population	13,558
Average HH Income	\$103,799
Median HH Income	\$90,346
Total Households	5,572
Median Age	42.1
Daytime Population	9,888

3 Mile Radius

Population	38,697
Average HH Income	\$114,494
Median HH Income	\$92,565
Total Households	15,496
Median Age	41.4
Daytime Population	26,146

5 Mile Radius

Population	114,368
Average HH Income	\$121,847
Median Household Income	\$97,424
Total Households	44,415
Median Age	40.8
Daytime Population	81,803

