



Neighborhood Shopping Center For Lease

456 Elizabeth Avenue, Franklin Township
Somerset County, New Jersey 08873

PROPERTY DESCRIPTION

Franklin Commons is a 60,100 SF mixed-use commercial development anchored by CVS Pharmacy and Chase Bank. The center is situated within the township's major PRD development aggregating over 2,500 new residential units, a portion of which are designated 55 and over. The area affords strong daytime population with over three million square feet of existing office and flex space within a 3-mile radius, plus Franklin Township High School 1 mile south. Adjacent to Somerset Run, a 755-unit community and approximately one mile from Canal Walk a 1,500-unit new housing development and 119,000 SF Crossroads at Somerset anchored by ShopRite.

AVAILABLE FOR LEASE

+/- 1,200 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

OCCUPANCY

Immediate

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENTS

Joel Tomlinson

Asst VP – Retail Services

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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

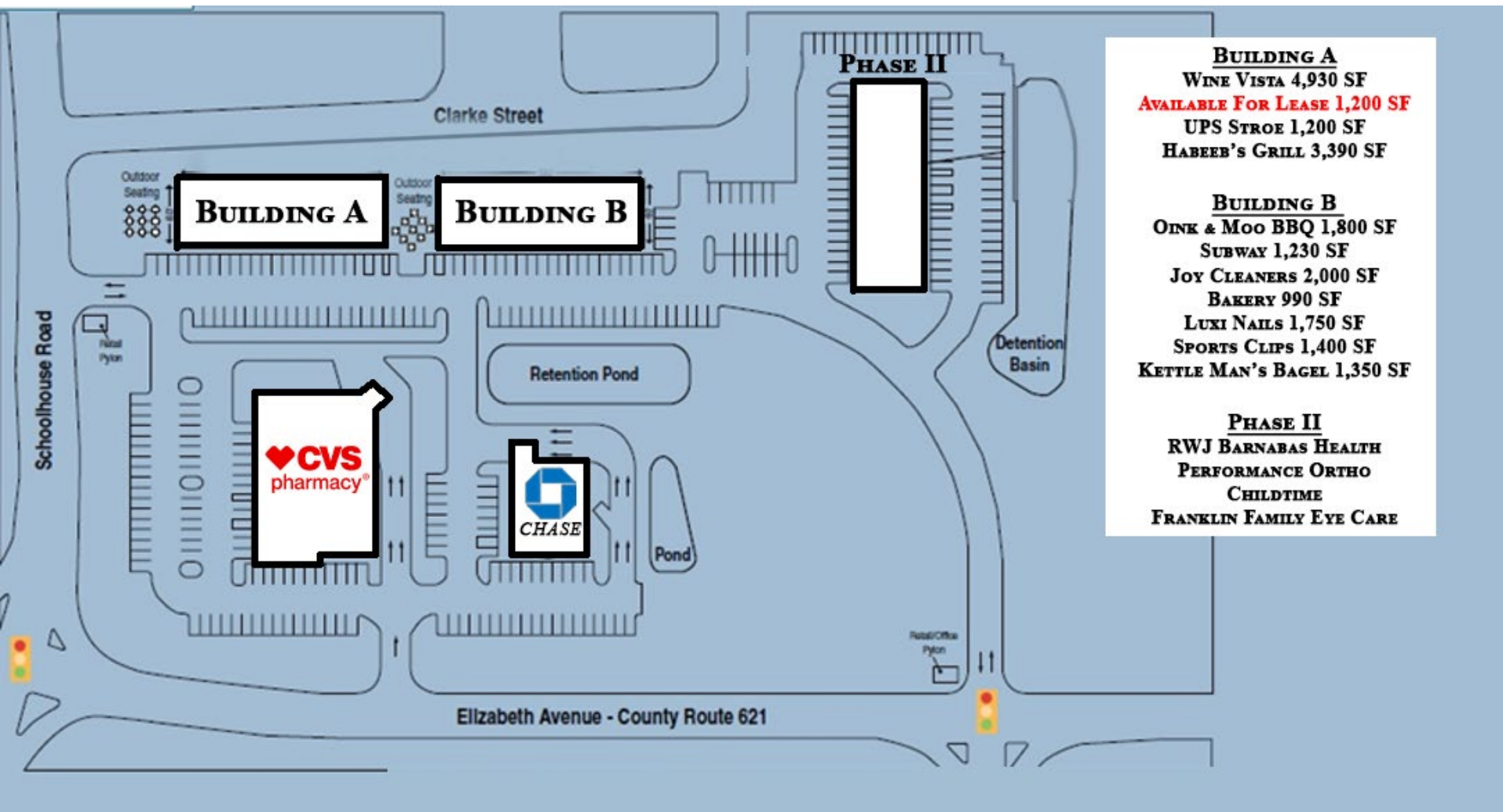
152 Liberty Corner Road
Suite 203
Warren, NJ 07059

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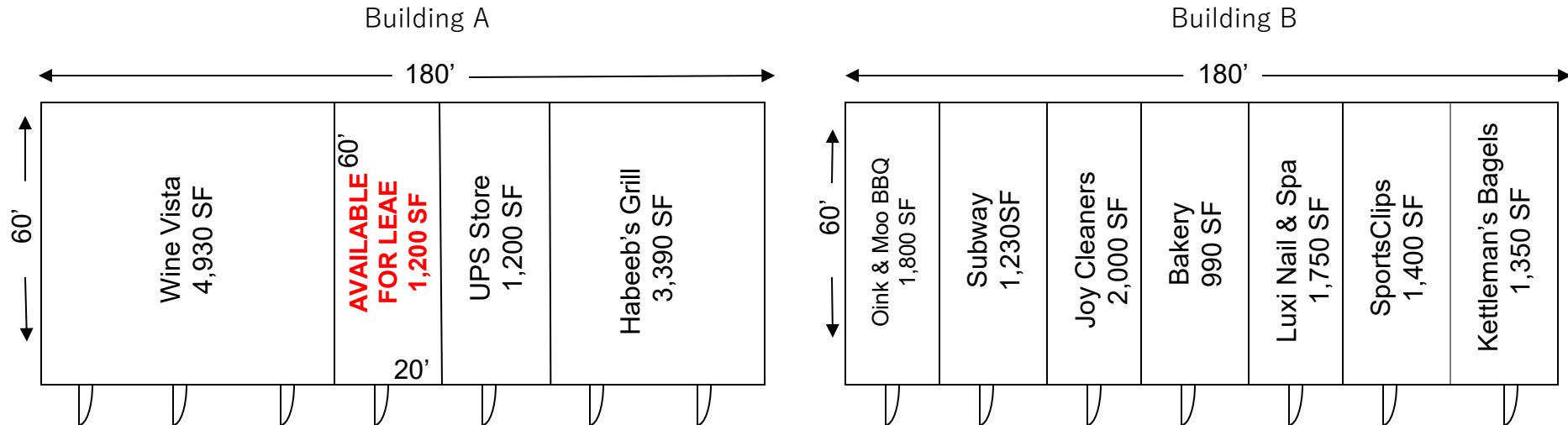


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OVERALL LEASING PLAN



LEASING PLAN



LOCAL AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	2,838
Average HH Income	\$183,301
Median HH Income	\$128,077
Total Households	1,405
Median Age	59.5
Daytime Population	19,306

3 Mile Radius

Population	61,810
Average HH Income	\$150,437
Median HH Income	\$121,293
Total Households	24,045
Median Age	42.0
Daytime Population	62,706

5 Mile Radius

Population	171,008
Average HH Income	\$159,177
Median HH Income	\$128,669
Total Households	61,149
Median Age	39.0
Daytime Population	159,097

