

The Streets of Chester

Unique Shopping Experience in a Street-Like Setting Chester

Borough, Morris County, New Jersey

PROPERTY DESCRIPTION

The Streets of Chester is the premier shopping destination in New Jersey's affluent Morris County. Situated on State Route 206 the primary north-south commuter road and ¼ south of State Route 24, this lifestyle center has a GLA of 104,682 SF with a variety of national retailers commonly found in major malls yet offering its shoppers a unique open-air, shopping experience in a street-like setting. Surrounded by luxury homes and opposite ShopRite Supermarket. National tenants include, Starbucks, Banana Republic, Ann Taylor, White House|Black Market, Talbots, GAP, Athleta, Atlantic Health, among others, all located a short walk from Chester's historic Main Street with over 100 unique shops and restaurants. Morris County consistently ranks as one of the nation's top five most affluent counties. Substantial on-site parking for 522 vehicles (5/per 1000 sf).

AVAILABLE SPACE

Unit A116: ±3,300 sf

Unit A120: ±1,325 sf

Unit A130: ±5,015 sf

Unit A150: ±2,160 sf

Unit A180: ±4,000 sf

Unit B170: 4,763 sf

Unit B200: 5,767 sf

RENTAL RATES

Subject to use and creditworthiness
and condition of delivery

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

David A. Greenman

VP Retail Services Group

908.604.6900 x 106

dgreenman@silbertrealestate.com

Brian S. Silbert,

President & CEO

908.604.6900 x 116

info@silbertrealestate.com

SILBERT

REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203

Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

Leasing Plan

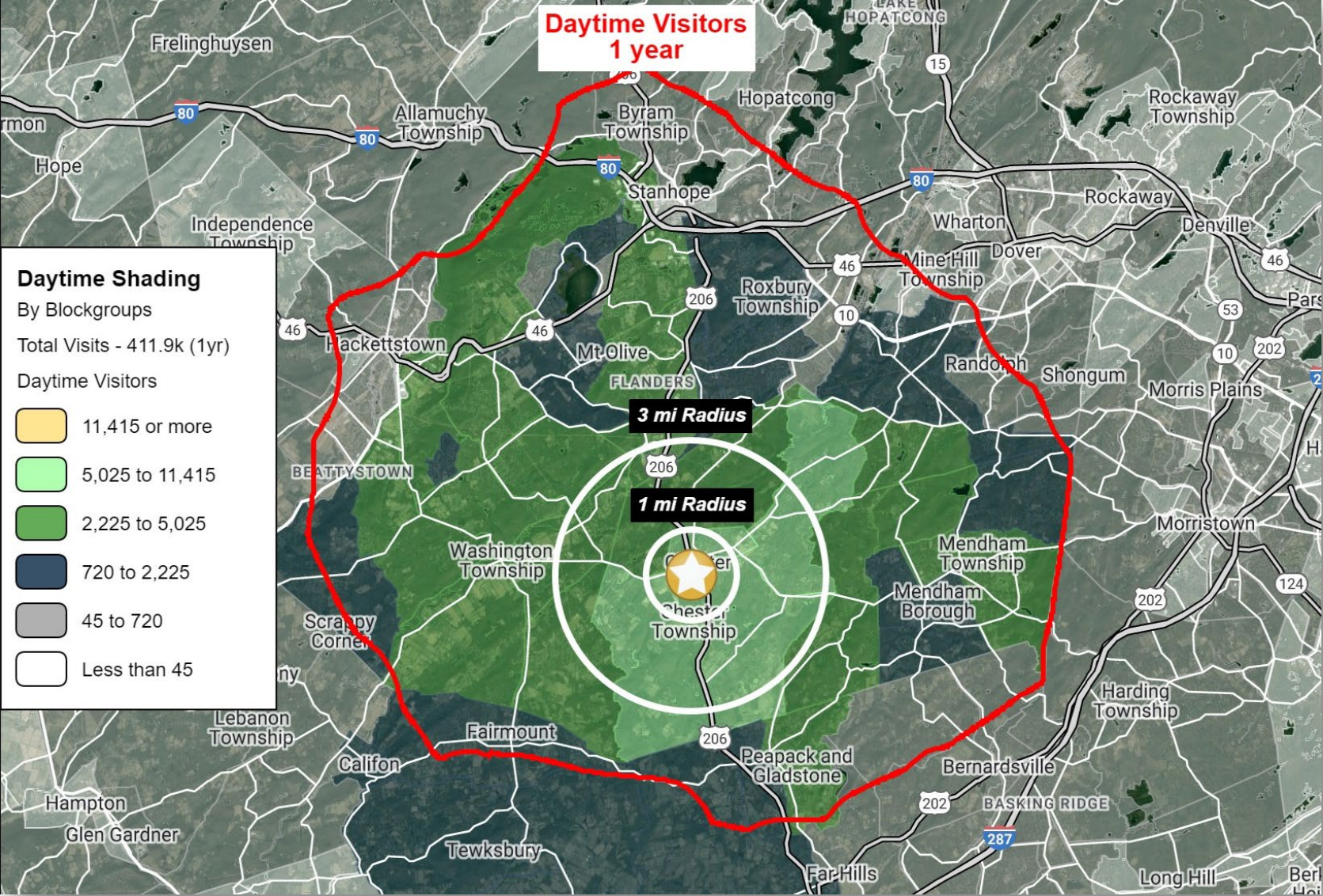


UNIT #	STORE NAME	SF
A110	Starbucks	3,400
A112	White House/Black Market	3,100
A114	Trinity Rehab	2,700
A116	AVAILABLE	3,300
A120	AVAILABLE	1,325
A130	AVAILABLE	5,015
A140	Iris Tree	2,160
A142	Jersey Mikes	1,440
A150	AVAILABLE	2,160
A160	Gamechanger Fitness	1,440
A180	AVAILABLE	4,000
A182	Fast Frame	1,600
A190	Taste of Thai	2,470
B110	Gap/Gap Body	10,259
B120	Athleta	3,796
B130	Ann Taylor	5,005
B140	Atlantic Health	6,066
B150	Green's Natural Foods	5,809
B160	T-Mobile	1,900
B170	AVAILABLE	4,763
B182	Yoga Six	2,263
B190	Peak Performance Fitness Center	3,525
B195	Woof Gangs Bakery	1,419
B200	AVAILABLE	5,767
B210	Elements Therapeutic Massage	2,500
B220	Talbots	8,700
B250	Banana Republic	8,800

Property Photos



Trade Area Demographics



Demographics

2 Mile Radius

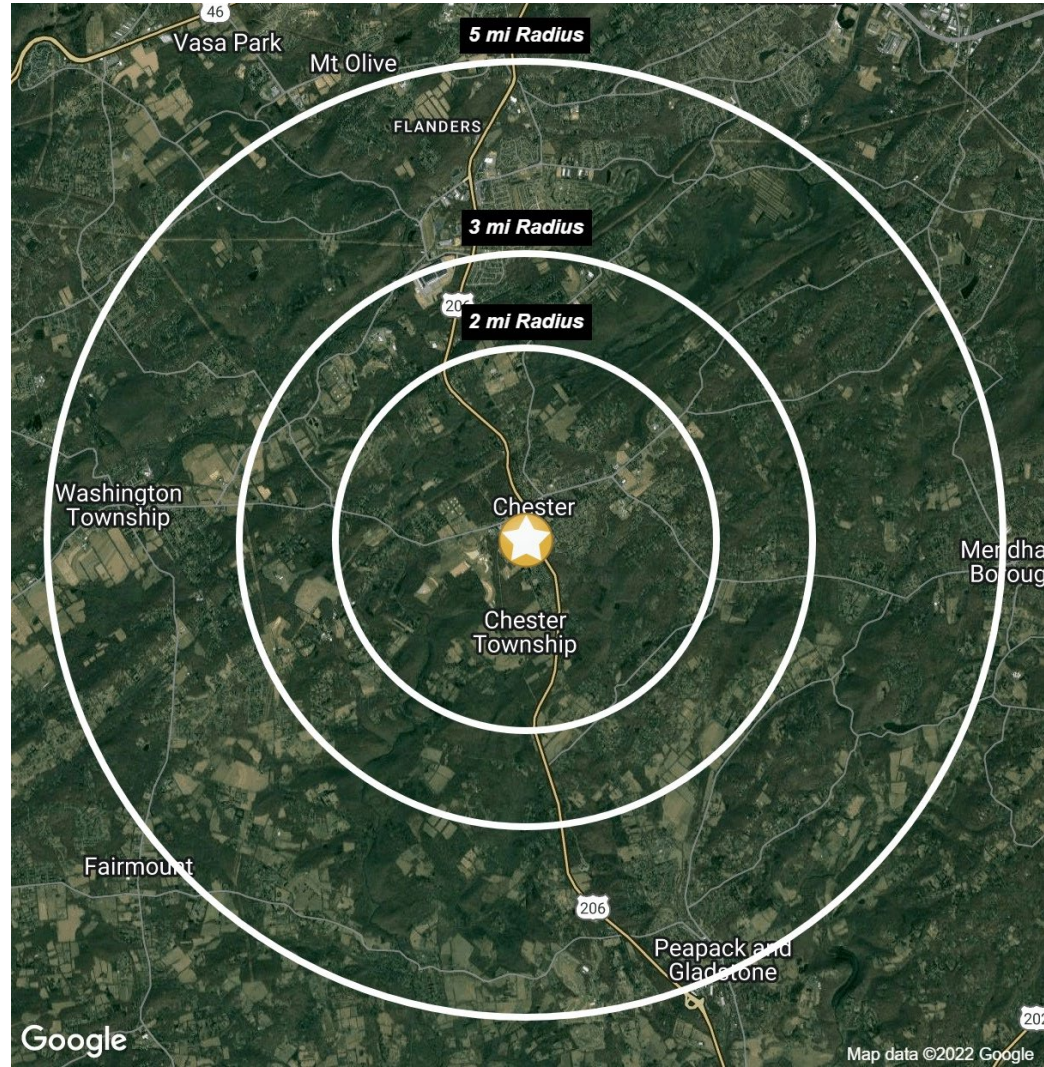
Population	5,197
Median HH Income	\$199,492
Average HH Income	\$162,900
Median Age	45.2
Total Households	1,819
Daytime Population	5,608

3 Mile Radius

Population	10,378
Median HH Income	\$155,823
Average HH Income	\$198,417
Median Age	44.4
Total Households	3,616
Daytime Population	8,255

5 Mile Radius

Population	32,037
Median HH Income	\$158,694
Average HH Income	\$208,887
Median Age	43.8
Total Households	11,026
Daytime Population	24,156



Regional Aerial

