



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, 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 premier multi-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

1st Floor Retail

- Suite 3: +/- 1,301 SF
- Suite 5-6: +/- 3,907 SF (Divisible to 1,865 SF)

2nd Floor Office/Medical

- Suite 10: +/-2,140 SF (Available 7-1-23)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

+/- \$10.28 PSF projected 2023

TRAFFIC COUNTS

ADT 16,811 along State Route 31



Visit Our Website: WWW.SilbertRealEstate.com

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Joel Tomlinson

Asst. VP – Retail Brokerage

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SILBERT

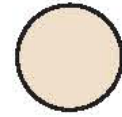
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

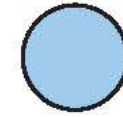
LEASING PLANS



LEASE OUT



LEASED



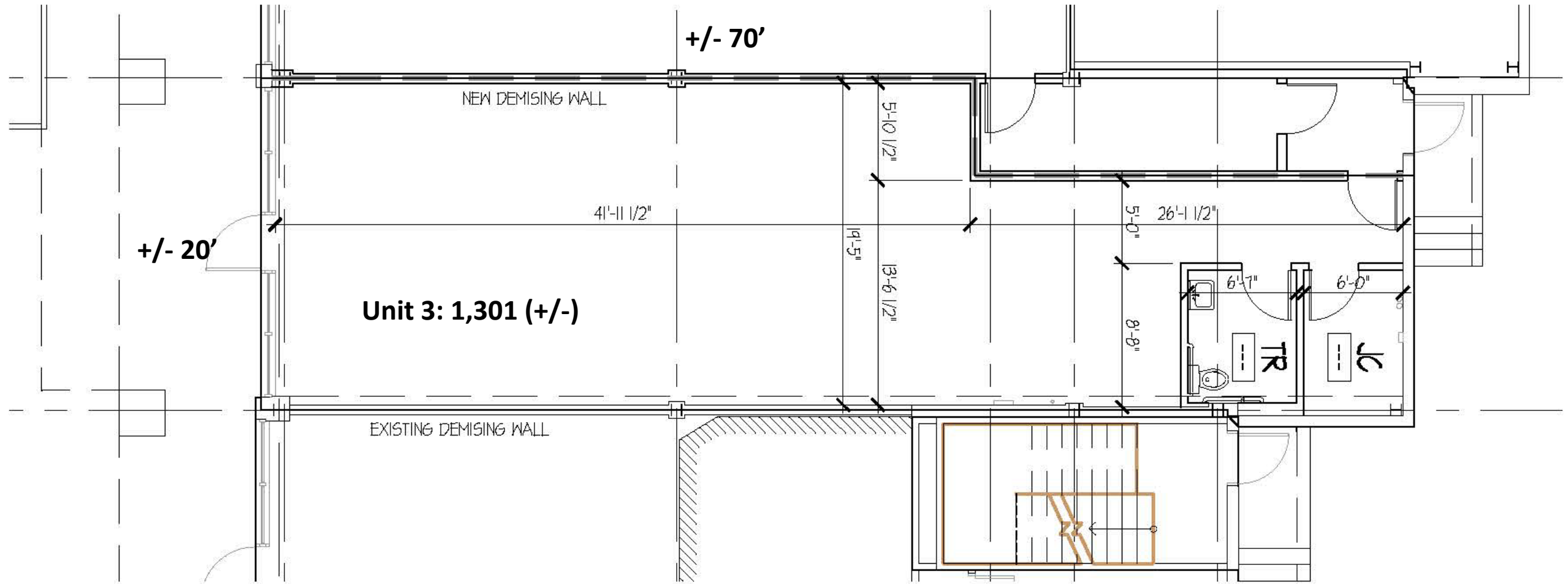
AVAILABLE



MULTI-TENANT RETAIL FRONTAGE

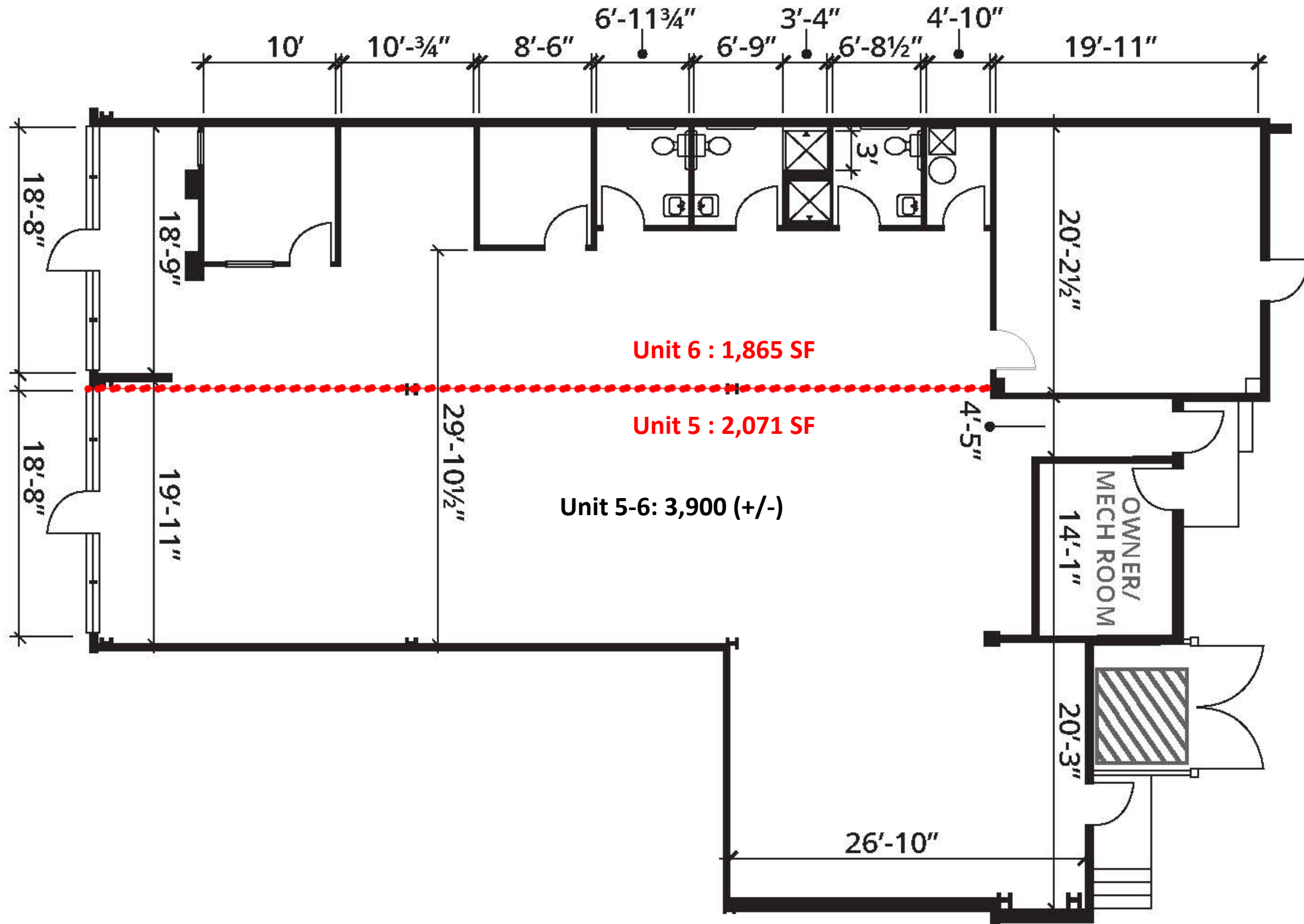


UNIT 3 FLOOR PLAN

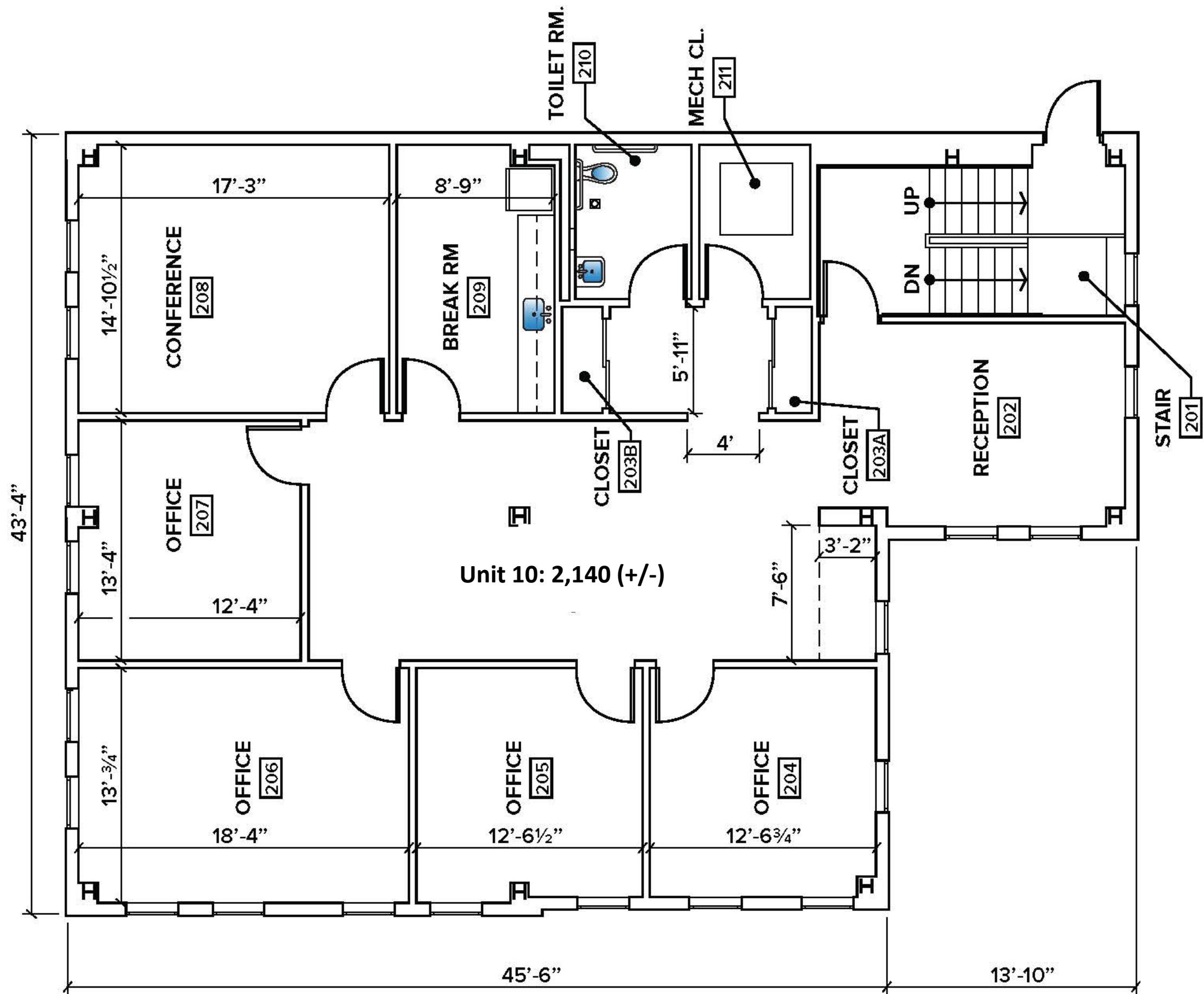


UNIT 5-6 FLOOR PLAN

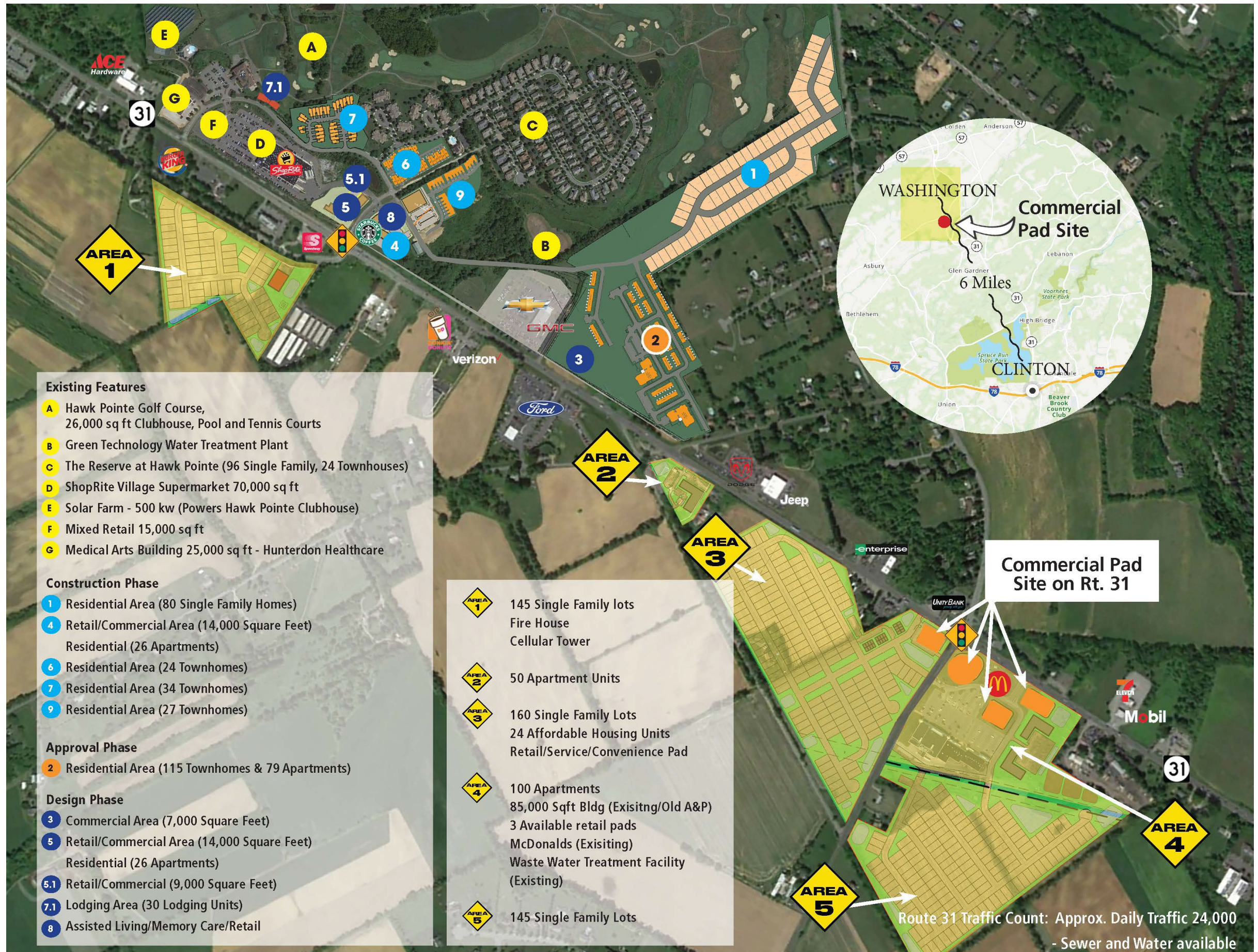
+/- 94'



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

