

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road Suite 203 Warren, NJ 07059

For Lease Mountain Crest Mall

Neighborhood Shopping Center 10 Community Place Warren, New Jersey 07059

PROPERTY DESCRIPTION

Mountain Crest Mall is a 21,400 SF single story neighborhood shopping center comprising two buildings. Located along Stirling Road and surrounded by high-income single-family homes, an underconstruction Tractor Supply Plus facility and opposite a professional medical complex. Anchored by Krauser's Food Store, other tenants include, Colton Brown Training Center, Dak Korean Fried Chicken, Prestigious Nails, Urban Style Barber Shop, Antonio's Restaurant & Pizzeria, Tranquility Day Spa, Bare Bizz Body Wax and Fiorilla Hair Design.

AVAILABLE SPACE

Unit 10: +/- 1,700 SF Unit 11: +/- 3,400 SF Unit 12: +/- 3,800 SF

(Can be combined for 7,200 SF)

RENTAL RATES

Subject to use, creditworthiness and condition of delivery

CAM & REAL ESTATE TAXES

+/- \$6.00 PSF

TRAFFIC COUNTS

ADT 11,621 Stirling Road

PARKING

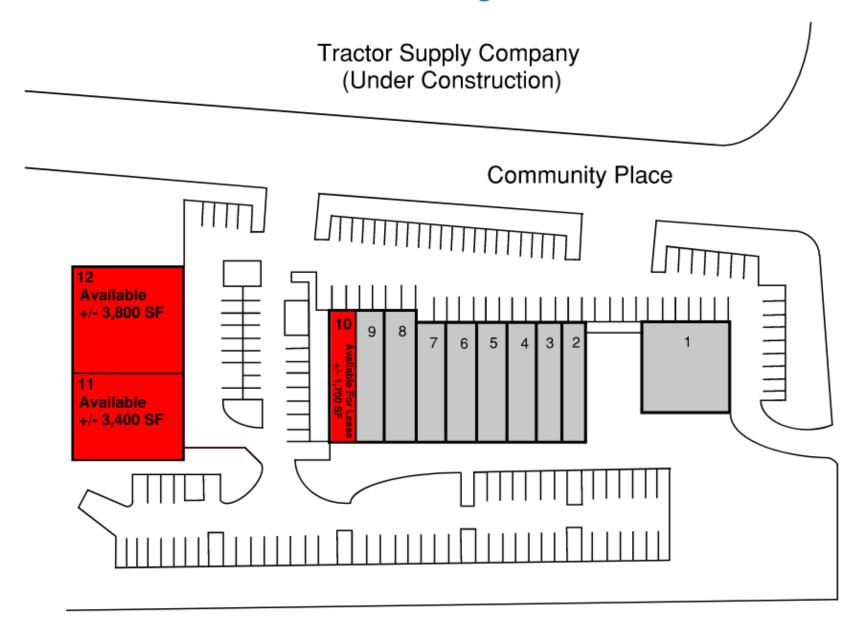
150 On-Site Parking Spaces







Leasing Plan





3 Mile Aerial





AREA DEMOGRAPHICS

2 Mile Radiu

Population	13,153
Median HH Income	\$107,383
Average HH Income	\$124,004
Median Age	41.6
Total Households	8,860

3 Mile Radius

Population	140,743
Median HH Income	\$120,063
Average HH Income	\$156,356
Median Age	40.2
Total Households	50,686

5 Mile Radius

Population	481,440
Median HH Income	\$106,302
Average HH Income	\$137,244
Median Age	38.4
Total Households	171,321

