

FOR SALE – VILLA PLAZA

52,520 SF Neighborhood Center

Bridgewater Township, Somerset County, NJ

▪ ADDRESS

- 454-498 NJ Route 28, Bridgewater, NJ 08807

▪ NET RENTABLE AREA

- 52,020 SF

▪ UTILITIES

- Electric & Gas – PSE&G
- Water – NJ American Water
- Sewer – Bridgewater Sewer Utility

▪ PARKING

- 279 on-site spaces

▪ ZONE

- C4 – Neighborhood Business
Permitted uses include tutoring/learning center, marital arts, dance studio, health/vitamins, pharmacy, dental, optical, chiropractor and other professional services.

▪ OFFERING PRICE

- \$10,410,000 equating to a 6.87 % Cap Rate
(Projected 2022)

▪ BROKERAGE

- Buyer broker required to seek payment from buyer.

DESCRIPTION

Villa Plaza is a well maintained 52,520 SF, 100% leased neighborhood shopping center built in 1996. Exclusively offered for sale by original ownership, the shopping center comprises three buildings; two with general retail tenants and food/beverage uses, along with a two-story office building fully leased by PNC Private Bank. Strong residential base (approximately 5,000 residential units within the neighborhoods immediately adjacent to Villa Plaza) and limited competitive retail. Villa Plaza is anchored by a 15,000 SF Gold's Gym and PNC Private Bank, along with a diverse non internet sensitive tenant mix of various restaurants and service providers.

- Situated less than 1½ miles West of Bridgewater Commons Mall and State Highway Routes 202/206, I-287 and ¾ of a mile South of SR22;
- Surrounded by over 5M SF of Class A Office space within 2 miles;
- Approximately 5,000 residential units immediately adjacent to Villa Plaza



OFFERING MEMORANDUM UPON RECEIPT OF NDA

Joel Tomlinson, Asst. VP – Retail Brokerage

908.604.6900 x 108 ▪ jtomlinson@silbertrealestate.com

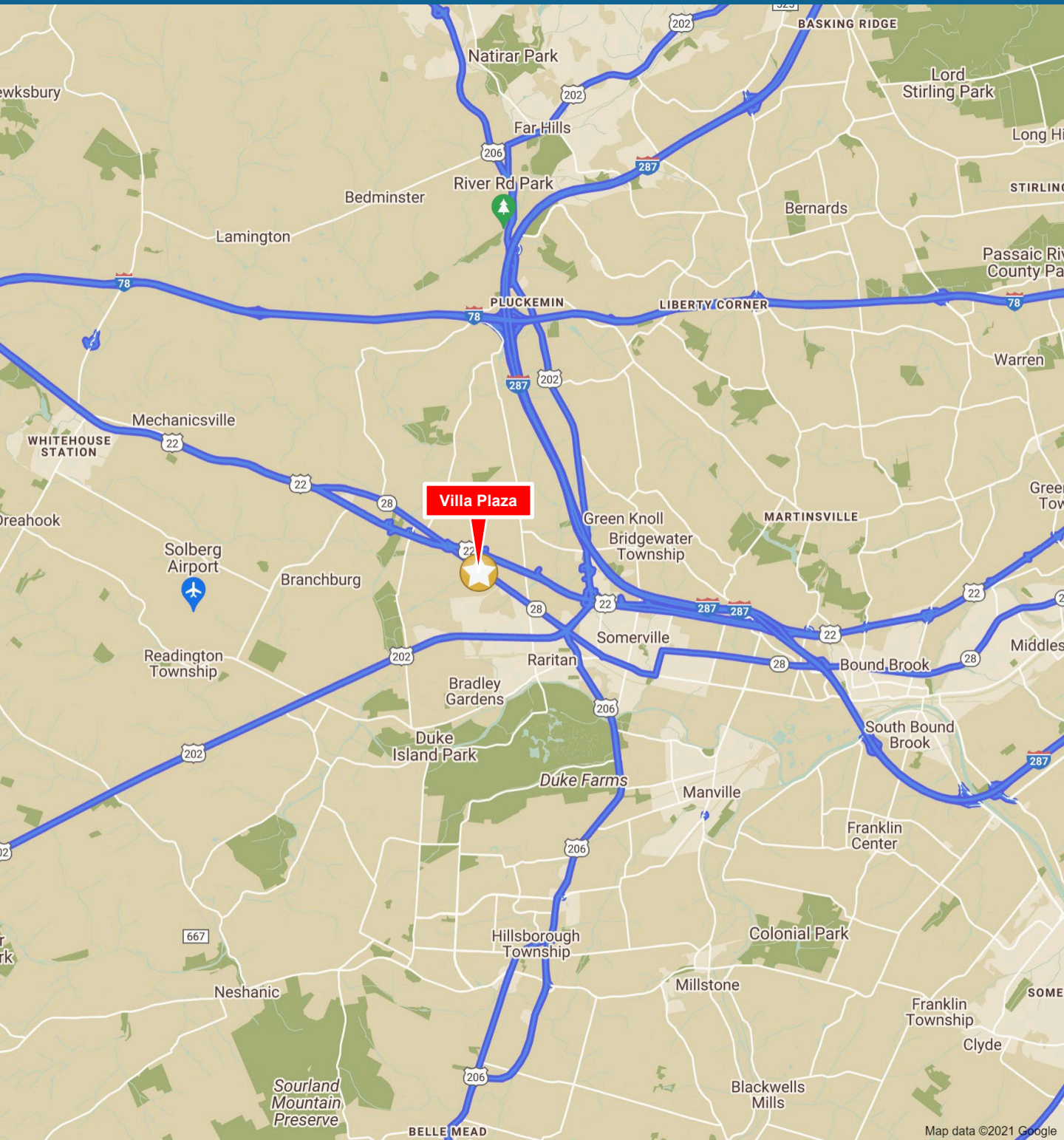
Brian S. Silbert, President & CEO

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Villa Plaza For Sale

Bridgewater TWP , Somerset County, NJ



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CONTACT:

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.