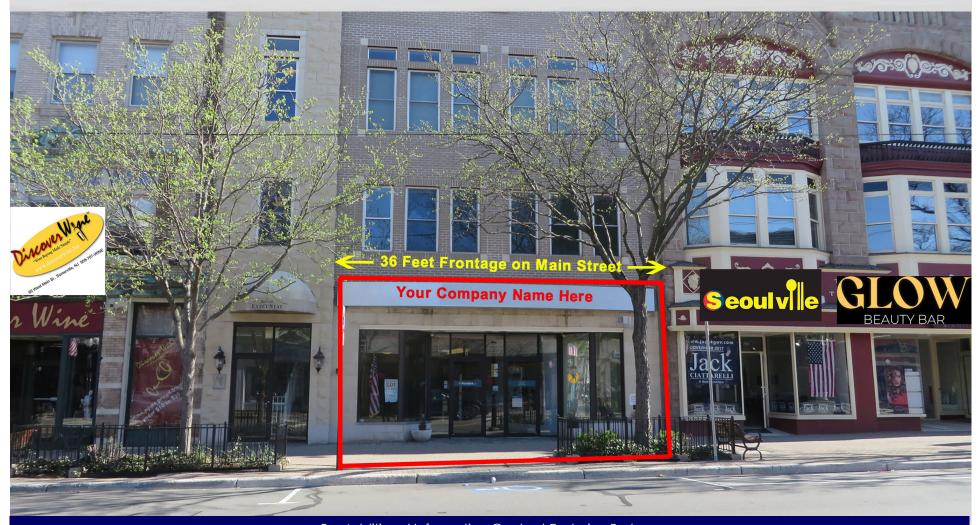
FOR LEASE

# **±5,000 - ±5,600 SF**60-62 W. Main Street, Somerville, NJ

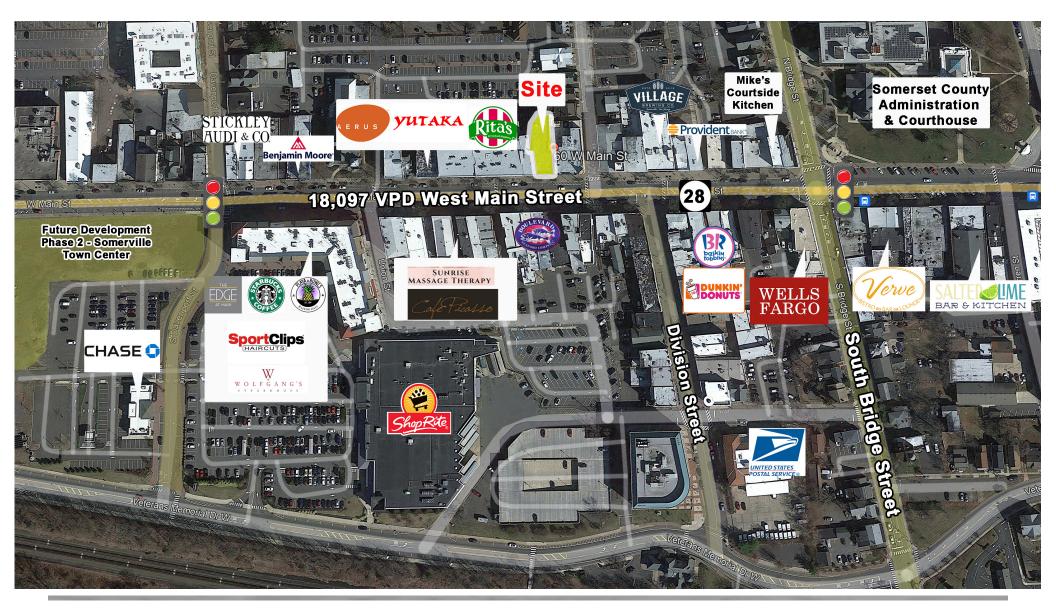




For Additional Information Contact Exclusive Brokers:

**Chandler Vanderbeek**, Vice President 732.991.9008 | chandlerv@bussel.com **Connor Vanderbeek**, Vice President 732.991.9650 | connorv@bussel.com

Bussel Realty Corp. Retail Services | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com



• **GLA**: ±5,700 SF

• **Available:** ±5,000-±5,600 SF (Retail)

Rent: Call for quote NNN: \$9.50 PSF

Traffic: 18,097 VPD on W. Main Street

• **Frontage**: 36'

• Parking: 3 Dedicated spaces in back and

street parking

## **Neighboring Retailers**

- Wolfgang's Restaurant, Starbuck's
- ShopRite, Baskin Robbins, Dunkin'
- Sports Clips, Playa Bowls, Rita's
- Chase, Wells Fargo, Provident, Bank of America, and more nationals in the area

#### **Notes**

- Located in the heart of Main Street within luxury apartment area and restaurant district
- Just a few minutes from Somerville Circle.
- Easy access from I-287 and Route 22.
- 2 Miles from Bridgewater Commons Mall (1 Million SF enclosed mall)

# DEMOGRAPHICS 60-62 W. Main Street, Somerville, NJ







POPULATION		
1 Mile	3 Mile	5 Mile
12,606	56,162	121,569
HOUSEHOLDS		
1 Mile	3 Mile	5 Mile
4,934	21,466	45,526
AVERAGE HHI		
1 Mile	3 Mile	5 Mile
\$92,363	\$116,933	\$135,331

### **About Somerville**

- Located in one of the wealthiest counties in NJ with surrounding towns of Bridgewater, Flemington and Hillsborough.
- Somerville also serves as the county seat, and the municipal complex and courthouse are in walking distance.
- Residential development has exploded in this immediate region with thousands of units newly constructed and several hundred more under development.
- Downtown Somerville is one of the most interactive communities in NJ, hosting numerous events on Main Street. Several include a car show every Friday during the summer, Jazz Festival, Halloween Movie Night, Holiday Lights Parade, Art Festival and many more.