

936 Route 22 E. Somerville, NJ 08876
Somerset County

EXCLUSIVE FOR LEASE

3,168/SF & 3,400/SF



PROPERTY DESCRIPTION

Two retail stores available: 3,400 SF & 3,168 SF in a 5-unit retail strip center.
Can be combined for a total of 6,568 SF.
High visibility location on Route 22 E directly across Bridgewater Commons Mall and walking distance to Somerville High School. Pylon Sign. Abundant parking. Co-Tenants: Blinds-to-go, Sherwin Williams, Bubbakoos Burritos.

PROPERTY HIGHLIGHTS

- Can combine for a total of 6,568 SF
- Route 22 E. High Visibility Location
- Pylon Signage
- 66,000 + VPD
- Location minutes to all major highways- Routes 28, 202/206, I-287 & I-78

OFFERING SUMMARY

Price for Lease:	\$20. SF NNN
Lot Size:	1.21 Acre 196x270
Building size:	17,904 SF
Taxes:	\$89,930. (2024)
Block, Lot:	95,10
Parking:	Blacktop, Exclusive

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	4,243	22,235	47,026
Median Age:	40.1	41.8	42.8
Total Population	10,073	60,186	126,814
Average HH Income	159,723	166,916	181,104

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LOCATION MAP

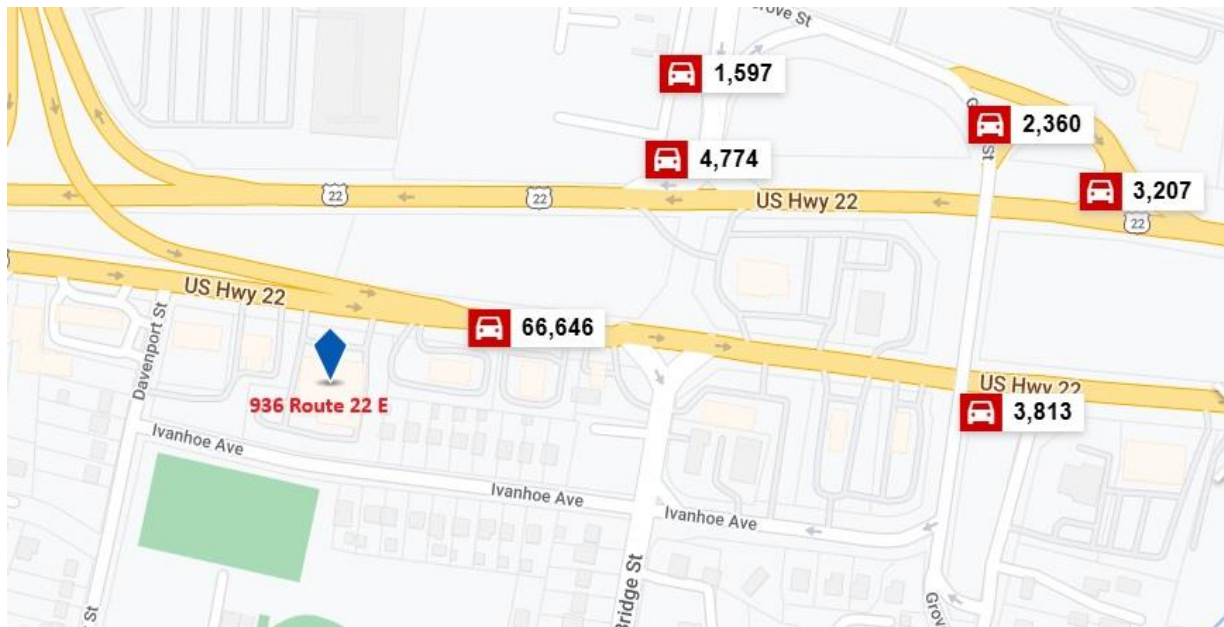
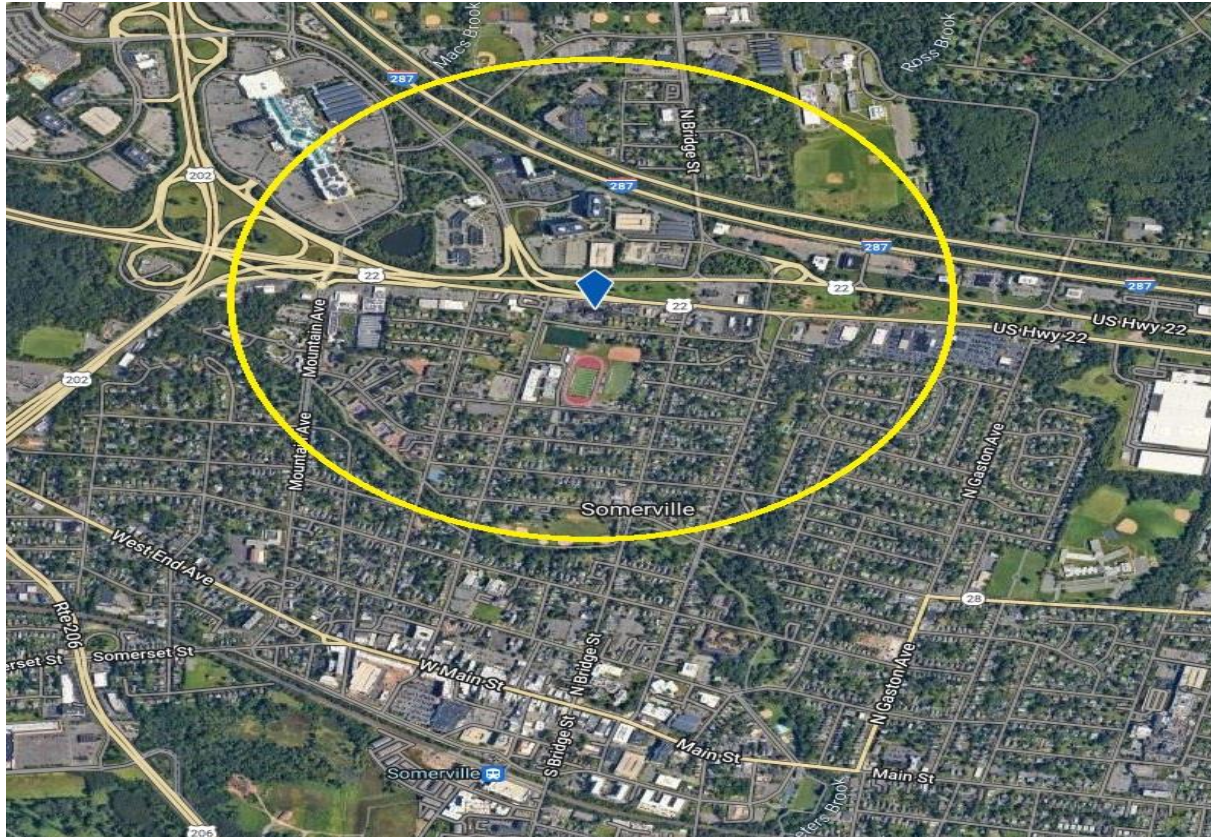


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AERIAL/TRAFFIC COUNT



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