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LBI, LLC

Watchung Circle | 60 Stirling Rd

2,509 SF of Space Available in Watchung, NJ



HIGHLIGHTS

- Heavy Visibility
- Excellent Access
- Bank Space Contains Vaulted Safe Deposit Boxes
- Highly Trafficked Location
- Ample Parking

SPACE AVAILABILITY (2)

SPACE	SIZE	TERM	RATE	TYPE
1st Floor	1,000 SF	Negotiable	Upon Request	Negotiable
Space Use	Office/Retail	<p>Former Salon/Spa (3-sinks/6-working stations), plenty of light, and built-in ceiling speakers. Space can be easily converted for Office, Medical, or Retail store front use. Additional Back room (with sink) and back Storage room perfect for inventory, files, or supplies. Recent interior renovations: New Bath remodel, Flooring and insulated Ceiling Tiles, Painted Walls, etc</p> <ul style="list-style-type: none"> • Space is in Excellent Condition • Can be combined with additional space(s) for up to 2,509 SF of adjacent space • Corner Space 		
Availability	Now			

1st Floor	1,509 SF	Negotiable	Upon Request	Negotiable
Space Use	Retail	<p>Current space fit for cafe, light fare. Open floor plan provides plenty of space for social distancing.</p> <ul style="list-style-type: none"> • Located in-line with other retail • Space is in Excellent Condition • Can be combined with additional space(s) for up to 2,509 SF of adjacent space 		
Availability	Jan 2021			

TENANTS AT WATCHUNG CIRCLE

TENANT	DESCRIPTION	US LOCATIONS	REACH
Chase Bank	Bank	5,477	National
Cupa Cafe	Retailer	-	-
Law Offices, Esq	Professional, Scientific, and Technical Services	-	-

PROPERTY FACTS FOR 60 STIRLING RD , WATCHUNG, NJ 07069

Property Type	Retail	Gross Leasable Area	5,866 SF
Property Subtype	Storefront Retail/Office	Year Built	1967

ABOUT THE PROPERTY

The property consists of a one and one-half-story, 6100-square-foot, Class A office building located in Watchung, Somerset County, New Jersey.

The subject site is conveniently located at 60 Stirling Road on the Watchung Circle, within minutes of Interstate 78 and Route 22.

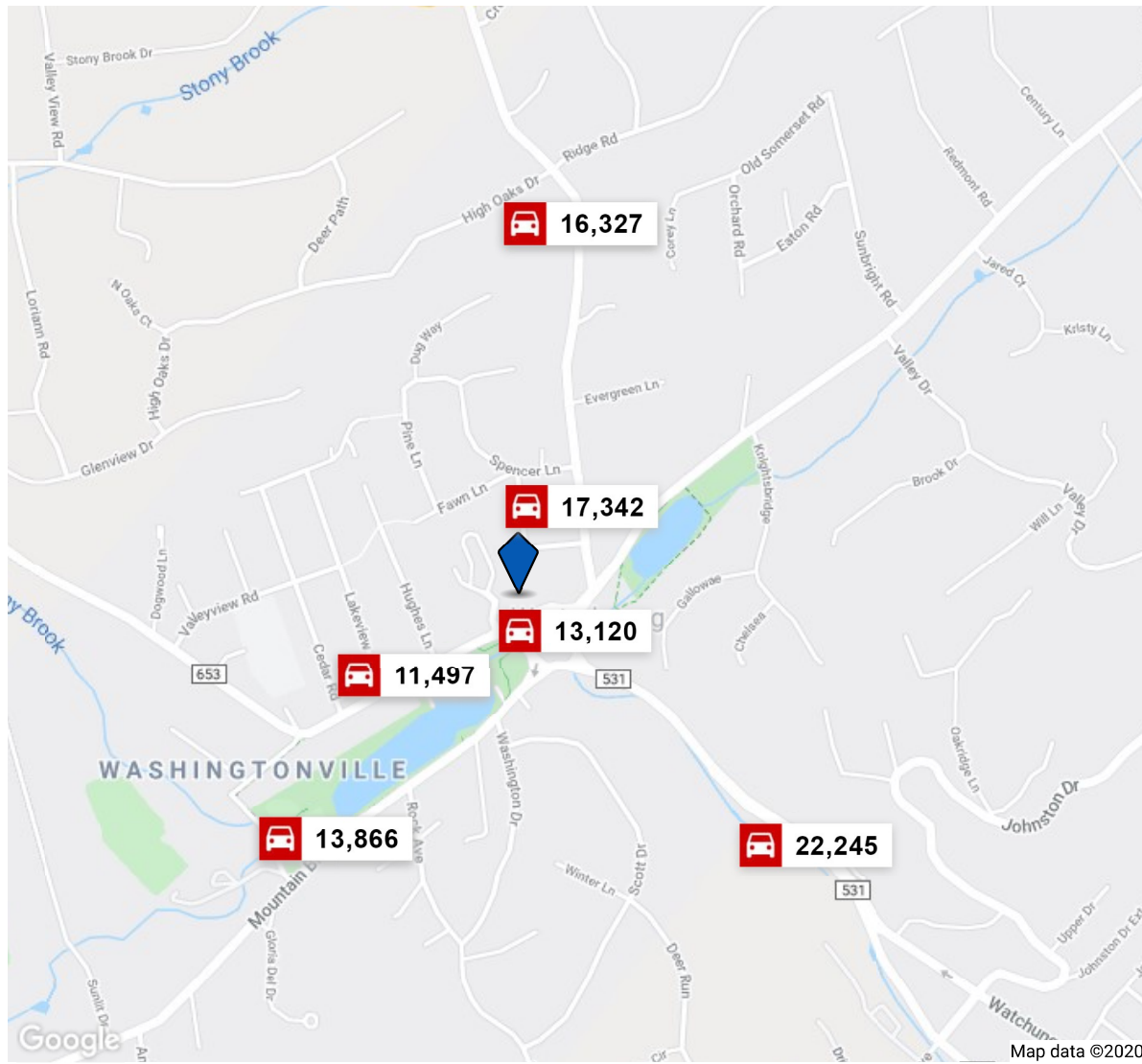
Interstate 78 and Route 22 are the region's primary, toll-free roads connecting central New Jersey to Hunterdon County and Philadelphia (60 miles) to the west and Union

- Banking

County and the New York City (27 miles) to the east. Stirling Road (Route 653) runs North to South from the Watchung Circle and ends at Route 512 in Morris County. Interstate 78 is home to Fortune 500 firms, major corporate, pharmaceutical & high tech firms to include: Sanofi-Aventis US headquarters, Merck, Schering-Plough, Mylan Laboratories, Citigroup, Chubb, AT&T, Alcatel-Lucent, Verizon Wireless, MetLife, Apprise, J&J Ortho Biotech headquarters.

- Drive Thru

TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Stirling Rd	Mountain Blvd, S	13,120	2020	0.09 mi
Hillcrest Rd	Guinard Dr, S	17,342	2013	0.16 mi
Stirling Rd	Hughes Ln, NE	11,850	2018	0.18 mi
Stirling Rd	Hughes Ln, NE	11,497	2013	0.18 mi
Mountain Blvd	Brookdale Rd, SW	13,123	2020	0.42 mi
Mountain Blvd	Brookdale Rd, SW	13,866	2018	0.42 mi
Hillcrest Rd	High Oaks Dr, NW	16,491	2020	0.53 mi
Hillcrest Rd	High Oaks Dr, NW	16,327	2018	0.53 mi
Hillcrest Rd	Ridge Rd, NW	15,721	2017	0.53 mi
Somerset St	Watchung Ave, SE	22,245	2018	0.53 mi

TRANSPORTATION

COMMUTER RAIL

Plainfield Commuter Rail (Raritan Valley Line)  	7 min drive	2.5 mi
Netherwood Commuter Rail (Raritan Valley Line)  	10 min drive	3.8 mi

MAP OF 60 STIRLING RD WATCHUNG, NJ 07069



ADDITIONAL PHOTOS



Building Photo



Cafe 3



Cafe 2



Cafe 4



Cafe Kitchen



Cafe back office



Salon back room 2



Salon 1

Salon 2



Salon 3



Salon back room



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