

16,428 SF DOWNTOWN INVESTMENT FOR SALE 39-43 W. MAIN STREET-SOMERVILLE-NEW JERSEY



Prominent ±16,428 SF mixed-use building located at 39–43 West Main Street in the heart of downtown Somerville. The property is comprised of 7 ground-floor retail tenants and 11 second-floor office tenants, and is fully leased, providing immediate income stability with a diverse and established tenant mix. Situated at the highly visible corner of West Main Street and Division Street, the property benefits from 225 feet of frontage and foot traffic along Division Street a pedestrian-only corridor, creating a vibrant environment with outdoor dining and shopping options that directly enhance the success of existing tenants. The subject building affords a well-balanced configuration of retail and office area with strong upside potential. Current tenants include a variety of long-standing businesses that contribute to the vitality of Somerville's thriving downtown district. With Somerville continuing to emerge as one of Central New Jersey's premier downtowns—bolstered by ongoing redevelopment and direct NJ Transit service to NYC. 39–43 West Main Street represents a rare opportunity to acquire a stabilized, income-producing asset in a dynamic and sought-after market

TOTAL SQUARE FOOTAGE

**16,428 SF
Fully Leased & Occupied**

TENANT MIX

**18 Total
7 Ground Floor Commercial
11 Second Floor Commercial**

OFFERING PRICE

Upon receipt of NDA

ZONING

B-1 Central Business District

TRAFFIC COUNT

**9,253 VPD along
West Main Street**

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT
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