

# Veronica Plaza

1165 Route 27, Somerset, NJ



Retail  
Services



**33,608 SF Retail Strip Center**  
95% Occupied | For Sale

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# Veronica Plaza

## Investment Overview

### Investment Highlights

Asking Price:

\$17,057,202 (\$507.54 PSF)

Net Operating Income (NOI)

\$1,219,590 (95% Occupied)

Cap Rate:

7.15%

### Major Tenants

Bank of America

Dunkin'

Jersey Mike's Subs

Trinity Rehab

Esteem Dental Service

Carbon Health

Laundry Zone Laundromat

### Location Overview

Veronica Plaza is located at the prime intersection of Route 27 & Veronica Avenue in Somerset, NJ visible to 24,000 vehicles daily and only 3 Miles from Rutgers University (New Brunswick).



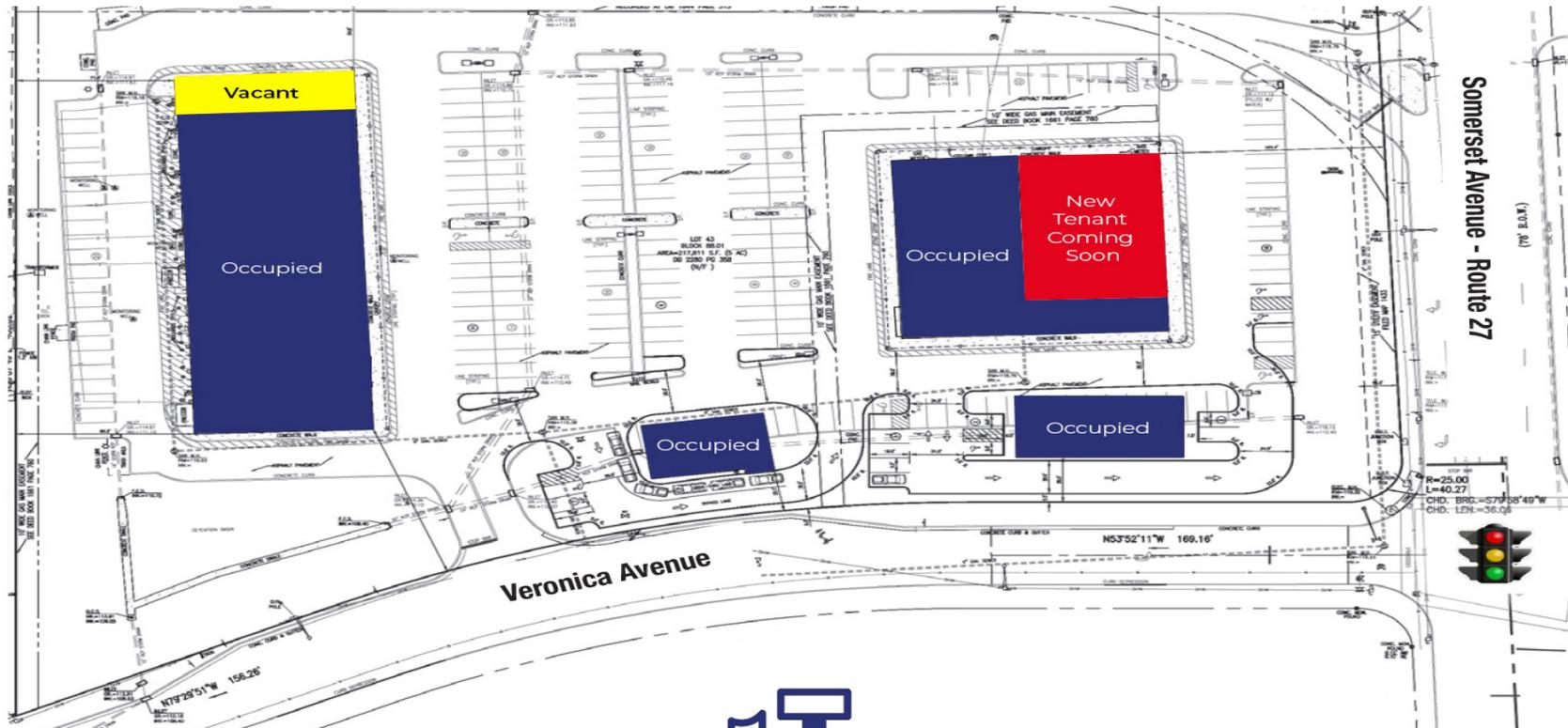
**Veronica Plaza**

1165 Route 27, Somerset, NJ



# Veronica Plaza

## Property Specifications



**33,608 SF** GLA  
**1,600 SF** Vacant  
*(LOI in Progress)*  
**95%** Occupied



**\$17,057,202** Asking  
**\$1,219,590** NOI  
**7.15%** Cap Rate



### Tenants of Note

Dunkin', Jersey Mike's Subs,  
 Bank of America,  
 Trinity Rehab,  
 Carbon Health,  
 Esteem Dental Services  
 Laundry Zone Laundromat



**Route 27** Frontage  
**24,000** VPD  
**5.0 AC** Site



**5.0 AC** Site  
**±100** Car Parking

# Veronica Plaza

## Financial Information



Annual Income	
Base Rent	\$1,270,928
Management Fees	\$72,420
Common Area Maintenance	\$296,665
Total Income	\$1,640,03
Vacancy (7%)	(\$114,800)
Adjusted Income	\$1,525,203
Annual Expenses	
Real Estate Taxes	(\$130,314)
Utilities	(\$23,000)
Management Fees (3%)	(\$44,612)
Repairs & Maintenance	(\$89,380)
Insurance	(\$18,307)
Total Expenses	(\$305,612)
<b>Net Operating Income</b>	<b>\$1,219,590</b>

**Asking Price: \$17,057,202**

**Annual Adjusted Income: \$1,525,203**

**Annual Expense Estimate: \$305,612**

**Net Operating Income: \$1,219,590**

**Cap Rate: 7.15%**

# Veronica Plaza

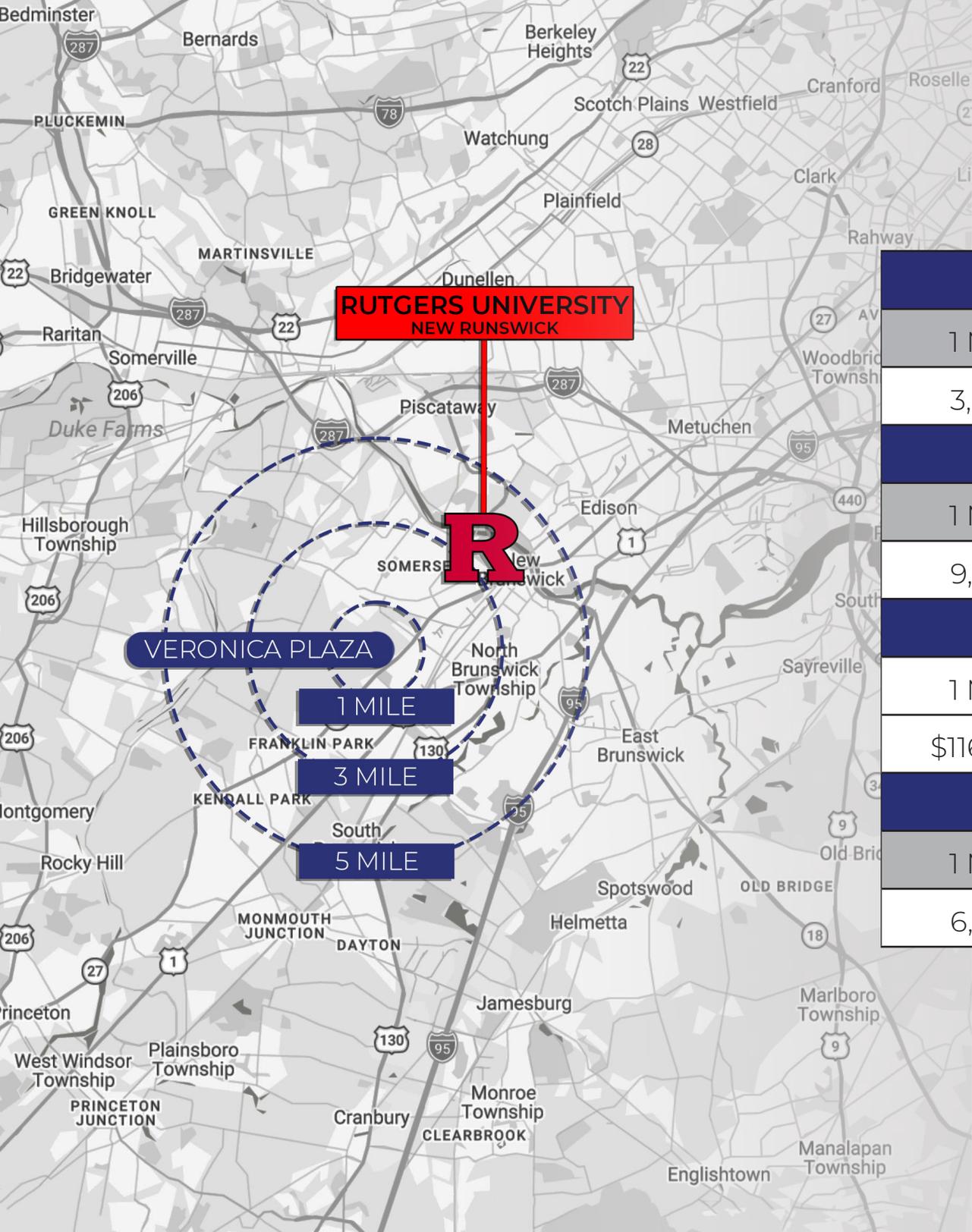
## Market Aerial



VERONICA PLAZA



# Veronica Plaza Demographics



Households		
1 Mile	3 Mile	5 Mile
3,208	41,220	78,562
Population		
1 Mile	3 Mile	5 Mile
9,462	127,137	230,448
Average Household Income		
1 Mile	3 Mile	5 Mile
\$116,488	\$106,277	\$120,103
Daytime Employees		
1 Mile	3 Mile	5 Mile
6,076	61,931	111,350





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Contact Exclusive Brokers for More Information:

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