

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE RETAIL LEASING AGENT

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Meridia Village Commons

Under Construction Mixed-Use Redevelopment

209 Valley Street, South Orange Union County, New Jersey 07204

PROPERTY DESCRIPTION

Meridia Village Commons is located within walking distance of the South Orange train station serving the Morris and Essex line and is considered one of the busiest commuter lines within New Jersey. The residential section offers 65 one-bedroom, 34 twobedroom and 8 three-bedroom apartments. The ground floor retail along Valley Street contains 8,862 SF ideally positioned for restaurant, fitness, medical and traditional retail uses. The development is also less than 1 mile from Seton Hall University and 2 miles off exit 143 of the Garden State Parkway. Within the last five years over, 500 units of luxury apartments have been developed within a 1-mile radius of Meridia Village Commons, demonstrating the strong market growth and continued attraction to new resident, creating a prime opportunity for ground floor retail space.

AVAILABLE SPACE

Unit 2: 3,100 SF (Lease Pending)

Unit 3: 1,900 SF (Lease Pending)

RENTAL RATES

Upon request, subject to use and creditworthiness

ZONING

B-3 General Business

Traffic Count

ADT 7,859 VPD Valley Street

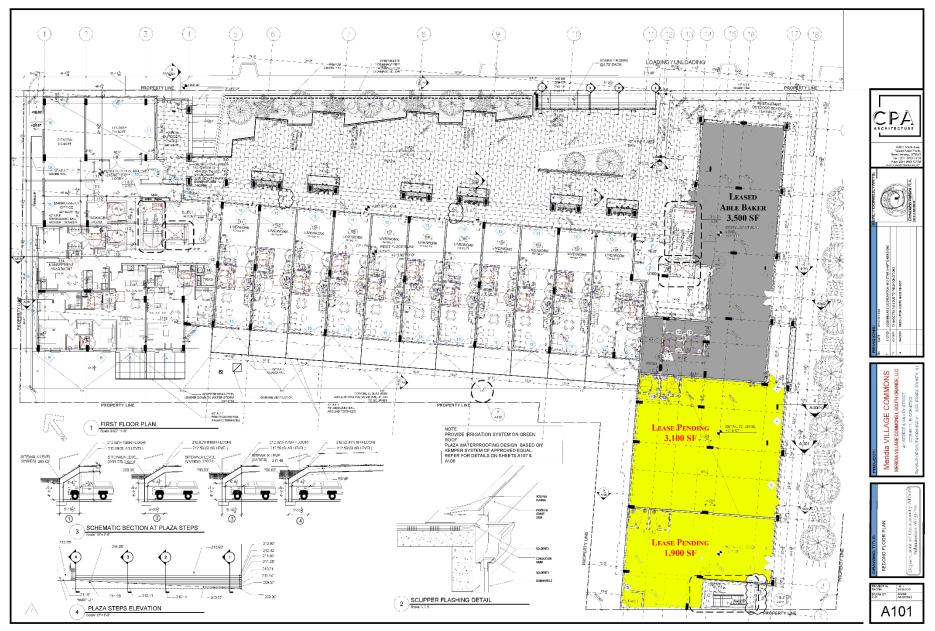








GROUND FLOOR PLAN



ARTISIT RENDERINGS





VALLEY STREET ELEVATION





4TH STREET ELEVATION

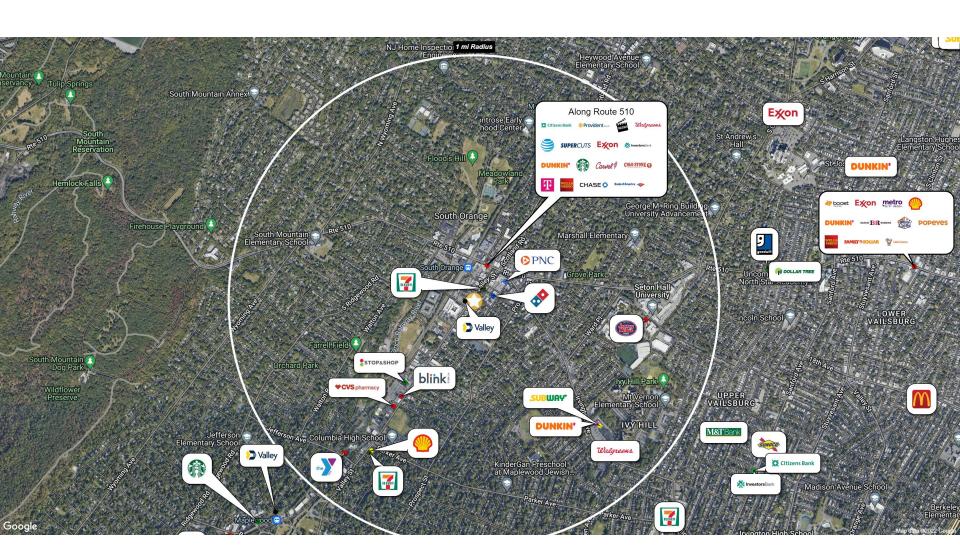


PROPERTY AERIAL





IMMEDIATE TRADE AREA AERIAL





AREA DEMOGRAPHICS

1 Mile Radius

| Population | 27,734 |
|--------------------|-----------|
| Median HH Income | \$130,843 |
| Average HH Income | \$151,818 |
| Median Age | 36.1 |
| Total Households | 9,518 |
| Daytime Population | 15,980 |

2 Mile Radius

| Population | 129,632 |
|--------------------|-----------|
| Median HH Income | \$92,726 |
| Average HH Income | \$112,231 |
| Median Age | 36.3 |
| Total Households | 45,466 |
| Daytime Population | 65,734 |

3 Mile Radius

| Population | 279,578 |
|--------------------|----------|
| Median HH Income | \$78,507 |
| Average HH Income | \$98,340 |
| Median Age | 36.0 |
| Total Households | 100,696 |
| Davtime Population | 156.999 |

