

# **FOR LEASE**







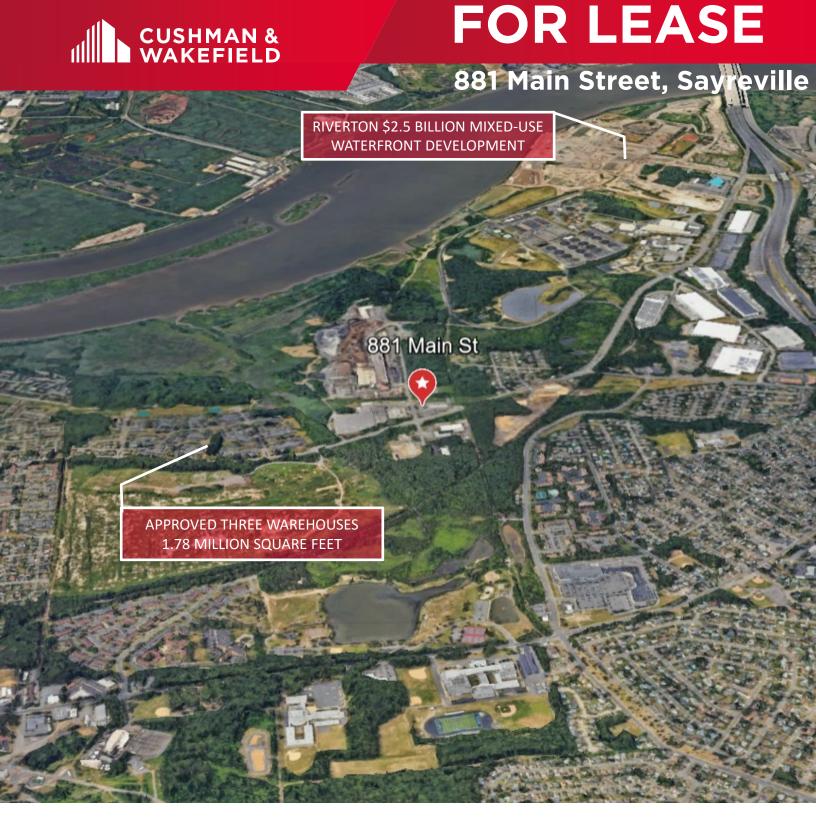
### PROPERTY OVERVIEW

- ASKING RENT: Negotiable
- NNN:
- SITE SIZE: 25,898 SF, 3.75 acres
- AVAILABLE SF: 2,083 SF; ±850 SF; Can be combined
- PARKING SPACES: 147 Spaces (5 per 1,000 SF)
- LOCATION: Near GSP, 195, Route 18, Route 9; 2 blocks to Fulton Landing
- 1.78 Million SF Warehouse Development

### PROPERTY HIGHLIGHTS

- High Trafficking Center
- Ample On-site Parking
- Average Daily Traffic Count of 5,425

2023 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
HOUSEHOLDS	3,073	21,267	85,094
AVG HOUSEHOLD INCOME	\$117,310	\$110,164	\$106,832
POPULATION	8,363	58,226	238,858



## **CONTACTS**

Seth Pollack
Director
+ 1 201 508 5322
seth.pollack@cushwake.com

#### **CUSHMAN & WAKEFIELD OF NEW JERSEY, LLC**

One Meadowlands Plaza 7th Floor East Rutherford, NJ 07073 +1 201 935 4000

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.