



THE SHOPPES AT TALMADGE

118-146 TALMADGE ROAD, EDISON, NJ

**1,750 SF
FOR LEASE**



NEIGHBORHOOD CENTER

PROPERTY HIGHLIGHTS:

- Located on Busy Talmadge Road
- Densely populated Residential neighborhood
- Great Exposure and Visibility
- Strong Population and Income Levels
- Convenient Access to Route 1, Route 27, Route 287, Garden State Parkway and the NJ Turnpike
- Strong Mix of National and Regional Tenants
- High Daytime Population bring Heavy Traffic to the Center

1,750 SF



EXCLUSIVE AGENTS:

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PROPERTY INFORMATION

PROPERTY TYPE:

High Volume Community Center

PARKING:

98 Spaces

CO-TENANTS:

Subway, Singas Pizza, Convenience Store, Liquor Store, Rolles Gracie Academy, Iffy's Hot Chicken, Godavari, Friendly Nails and a variety of Restaurants

GLA:

23,960 SF

TOTAL LAND AREA:

2.5 Acres

FRONTAGE:

400'

CONVENIENT ACCESS TO:

Route 287, NJ Turnpike, Garden State Parkway

VEHICLES PER DAY:

23,400+

LOCATION:

Signalized Intersection

SIGNAGE:

Pylon

ASKING RENT:

Call For Details



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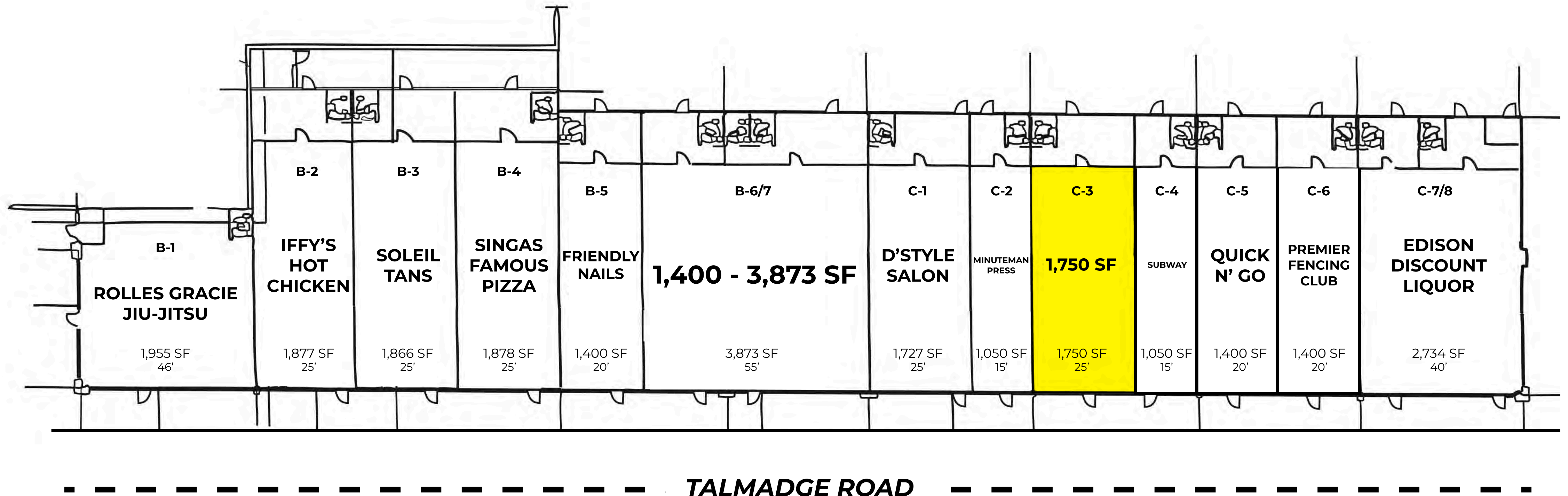
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SITE PLAN



B-1 Rolles Gracie Jiu-Jitsu
B-2 Iffy's Hot Chicken
B-3 Soleil Tans
B-4 Singas Famous Pizza
B-5 Friendly Nails

B-6/7 1,400 - 3,873 SF Available
C-1 D'style Salon
C-2 Minuteman Press
C-3 1,750 SF Available
C-4 Subway

C-5 Quick N' Go
C-6 Premier Fencing Club
C-7/8 Edison Discount Liquor

**23,960 SF
TOTAL AREA**



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LOCATION MAP



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MARKET AERIAL



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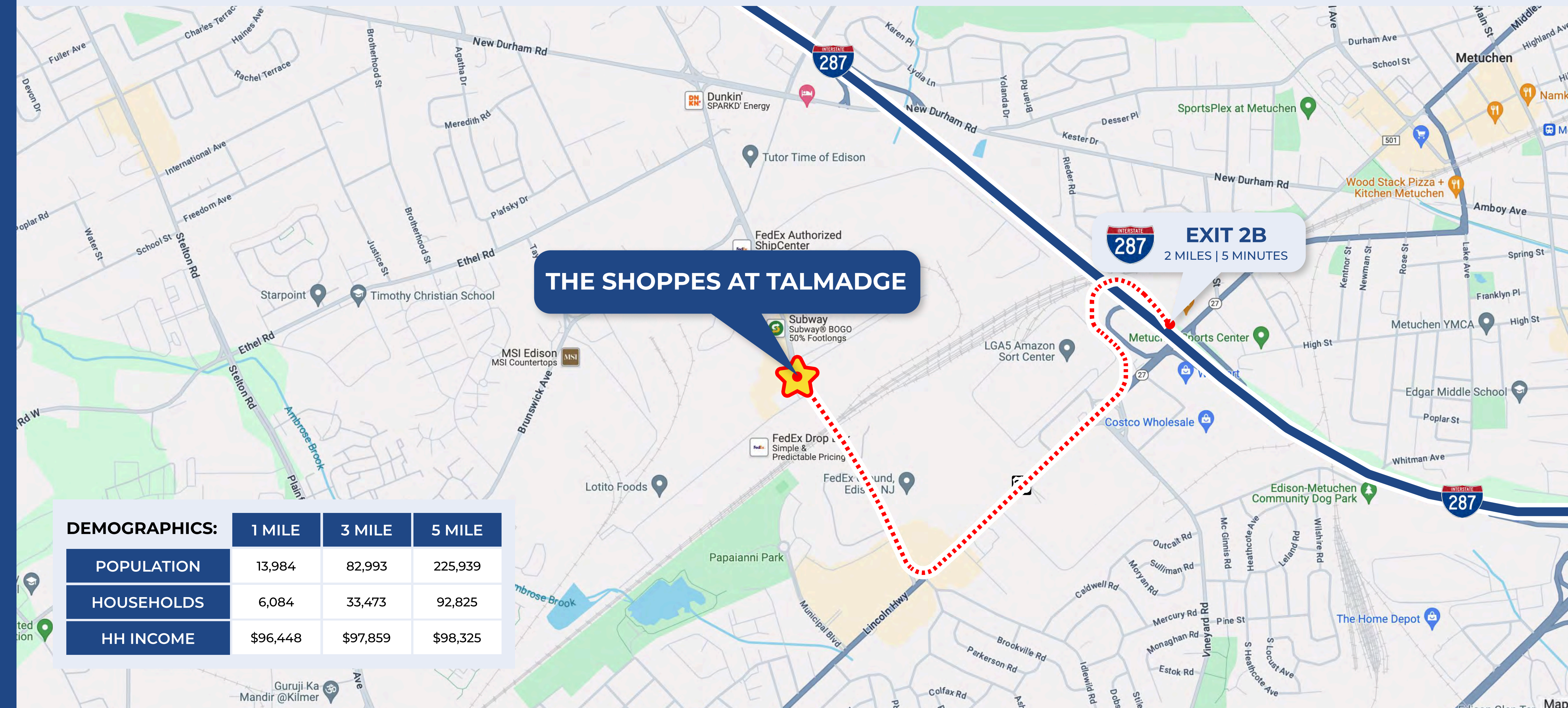
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ACCESS MAP & DEMOGRAPHICS



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FOR MORE INFORMATION VISIT:
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