



# THE SHOPPES AT TALMADGE

118-146 TALMADGE ROAD, EDISON, NJ

1,750 SF  
FOR LEASE



 NEIGHBORHOOD CENTER

## PROPERTY HIGHLIGHTS:

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- 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



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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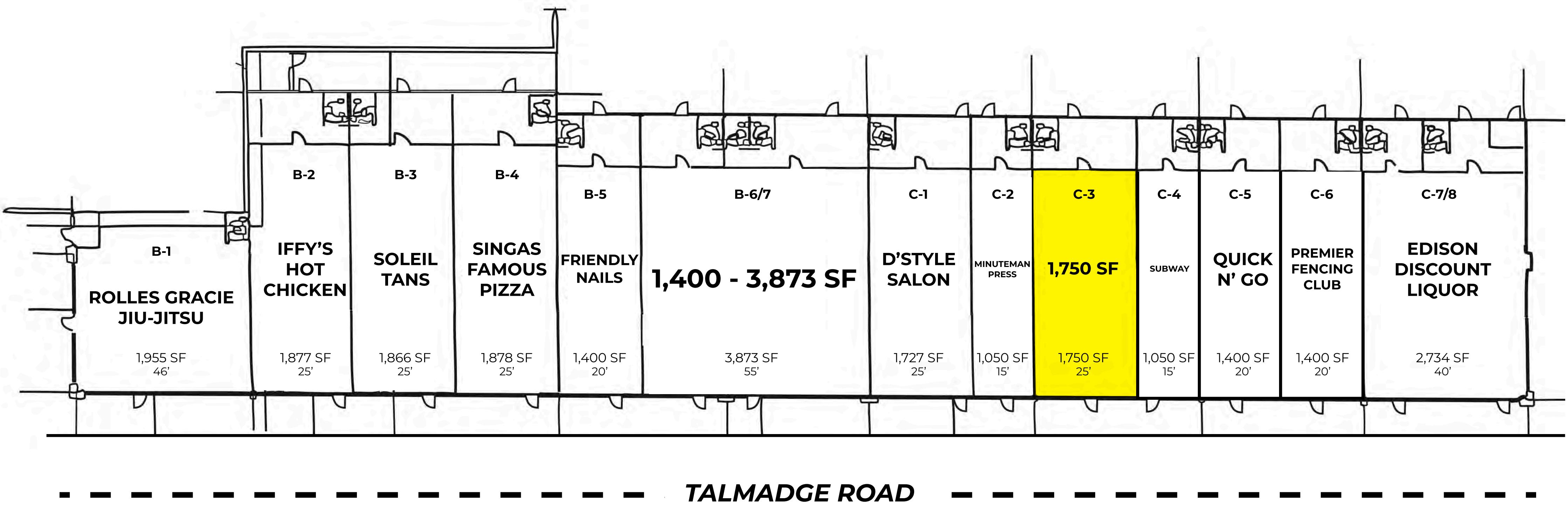


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## SITE PLAN



**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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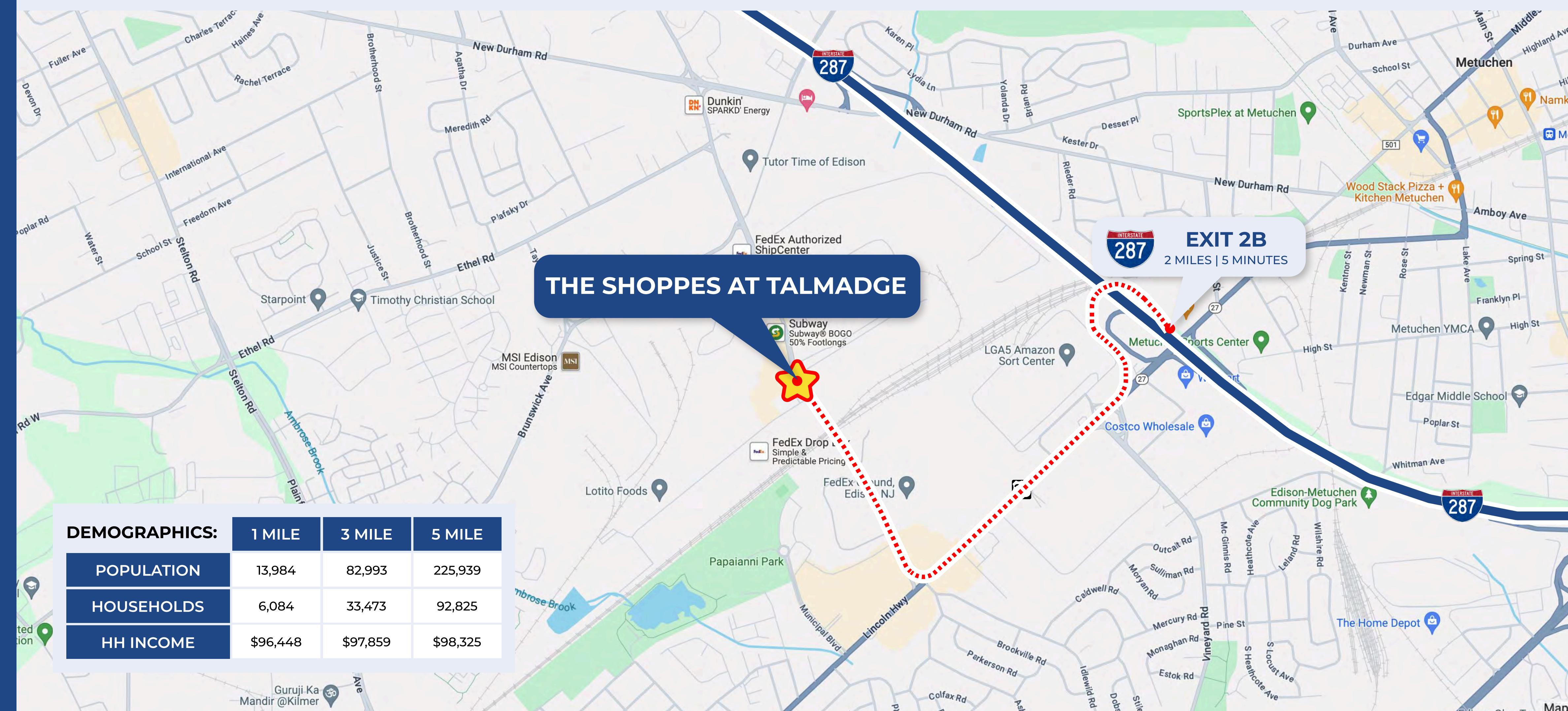
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## ACCESS MAP & DEMOGRAPHICS



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## CONTACT OUR EXCLUSIVE AGENTS:

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FOR MORE INFORMATION VISIT:  
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