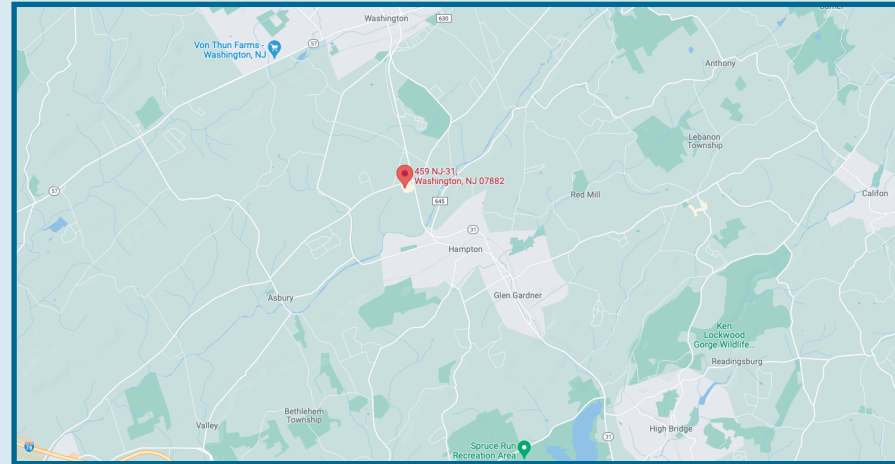


DEMOGRAPHICS 2021 ESTIMATE

	2 MILE	3 MILE	5 MILE	10 MILE
Population	5,035	14,769	25,965	98,475
Median Household Income	\$94,277	\$92,877	\$97,319	\$110,046
Average Household Income	\$119,317	\$109,143	\$121,425	\$135,453
Total Households	1,984	5,893	9,898	36,963
Median Household Age	44.8	42.8	43.8	44.8
Daytime Population	2,851	8,444	15,233	67,131



SILBERT REALTY & MANAGEMENT COMPANY, INC.

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 908-604-6900 • 908-604-2030 fax
 www.silbertrealstate.com • email: info@silbertrealstate.com

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Washington Shopping Center

*Anchor & PAD Opportunities
 Washington Township, Warren County, New Jersey*



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EXCLUSIVE LEASING AND MANAGING AGENT



Commercial Pad Site on Rt. 31

- Existing Features**
- A** Hawk Point Golf Course, 26,000 sq ft Clubhouse, Pool and Tennis Courts
 - B** Green Technology Water Treatment Plant
 - C** The Reserve at Hawk Point (96 Single Family, 24 Townhouses)
 - D** ShopRite Village Supermarket 70,000 sq ft
 - E** Solar Farm - 500 kw (Powers Hawk Point Clubhouse)
 - F** Mixed Retail 15,000 sq ft
 - G** Medical Arts Building 25,000 sq ft - Hunterdon Healthcare
- Construction Phase**
- 1** Residential Area (80 Single Family Homes)
 - 4** Retail/Commercial Area (14,000 Square Feet)
Residential (26 Apartments)
 - 6** Residential Area (24 Townhomes)
 - 7** Residential Area (34 Townhomes)
 - 9** Residential Area (27 Townhomes)
- Approval Phase**
- 2** Residential Area (115 Townhomes & 79 Apartments)
- Design Phase**
- 3** Commercial Area (7,000 Square Feet)
 - 5** Retail/Commercial Area (14,000 Square Feet)
Residential (26 Apartments)
 - 5.1** Retail/Commercial (9,000 Square Feet)
 - 7.1** Lodging Area (30 Lodging Units)
 - 8** Assisted Living/Memory Care/Retail

- AREA 1** 145 Single Family lots
Fire House
Cellular Tower
- AREA 2** 50 Apartment Units
- AREA 3** 160 Single Family Lots
24 Affordable Housing Units
Retail/Service/Convenience Pad
- AREA 4** 100 Apartments
85,000 Sqft Bldg (Existing/Old A&P)
3 Available retail pads
McDonalds (Existing)
Waste Water Treatment Facility (Existing)
- AREA 5** 145 Single Family Lots

Route 31 Traffic Count: Approx. Daily Traffic 24,000
- Sewer and Water available