



East Gate Plaza

Neighborhood Shopping Center

151-159 Adamsville Road, Somerville
Somerset County NJ 08876

PROPERTY DESCRIPTION

East Gate Plaza is situated at a signalized corner with a primary ingress-egress from Adamsville Road and Union Avenue / State Route 28. The 9,865 SF neighborhood center located in the center of a densely populated area and is occupied by long time tenants Ambiance Hair and Nails, Sunbelievable and recently opened bagel shop/Deli and Physical Therapy Office.

AVAILABLE SPACE

Unit 151: +/-2,722 SF w/ 3 Drive Thru Lanes
(Former Regional Bank)

RENTAL RATES

\$22.00 PSF NNN

CAM & REAL ESTATE TAXES

\$10.00 psf projected 2025

TRAFFIC COUNT

ADT 14,194 along Route 28/Union Ave

PARKING

On-site parking for 38 cars

COMMENTS

- Less than 2 Miles from I-287, State Route 22,202 & 206
- Surrounded by 5M SF of Class A office space
- Immediate proximity to RWJ Hospital

**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE LEASING AGENT**

Joel Tomlinson
Asst. VP – Brokerage Department
Jtomlinson@silbertrealestate.com
908-604-6900 x106

SILBERT
REALTY & MANAGEMENT COMPANY, INC.

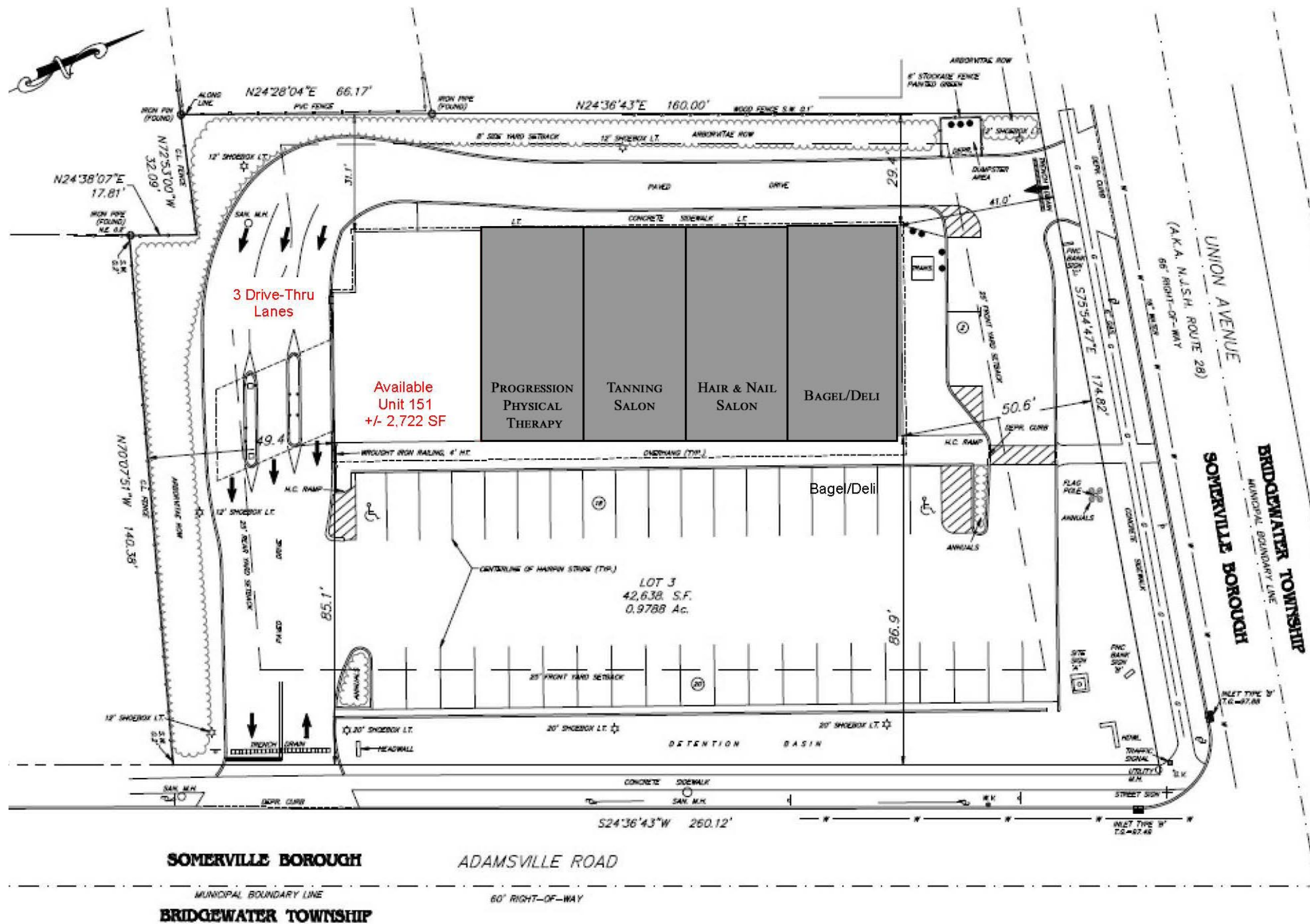
152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Linked in



Visit Our Website: WWW.SilbertRealEstate.com

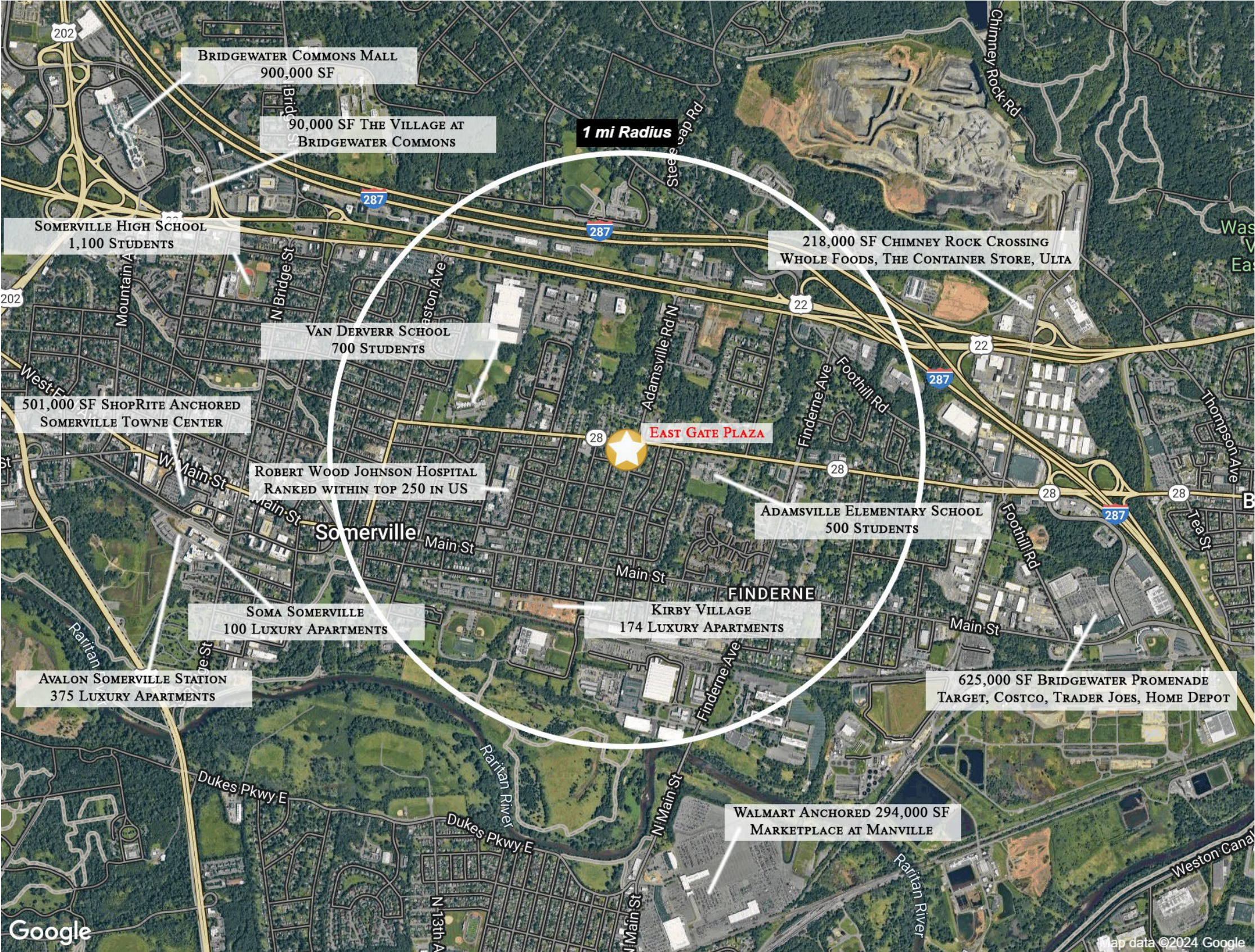
LEASING PLAN



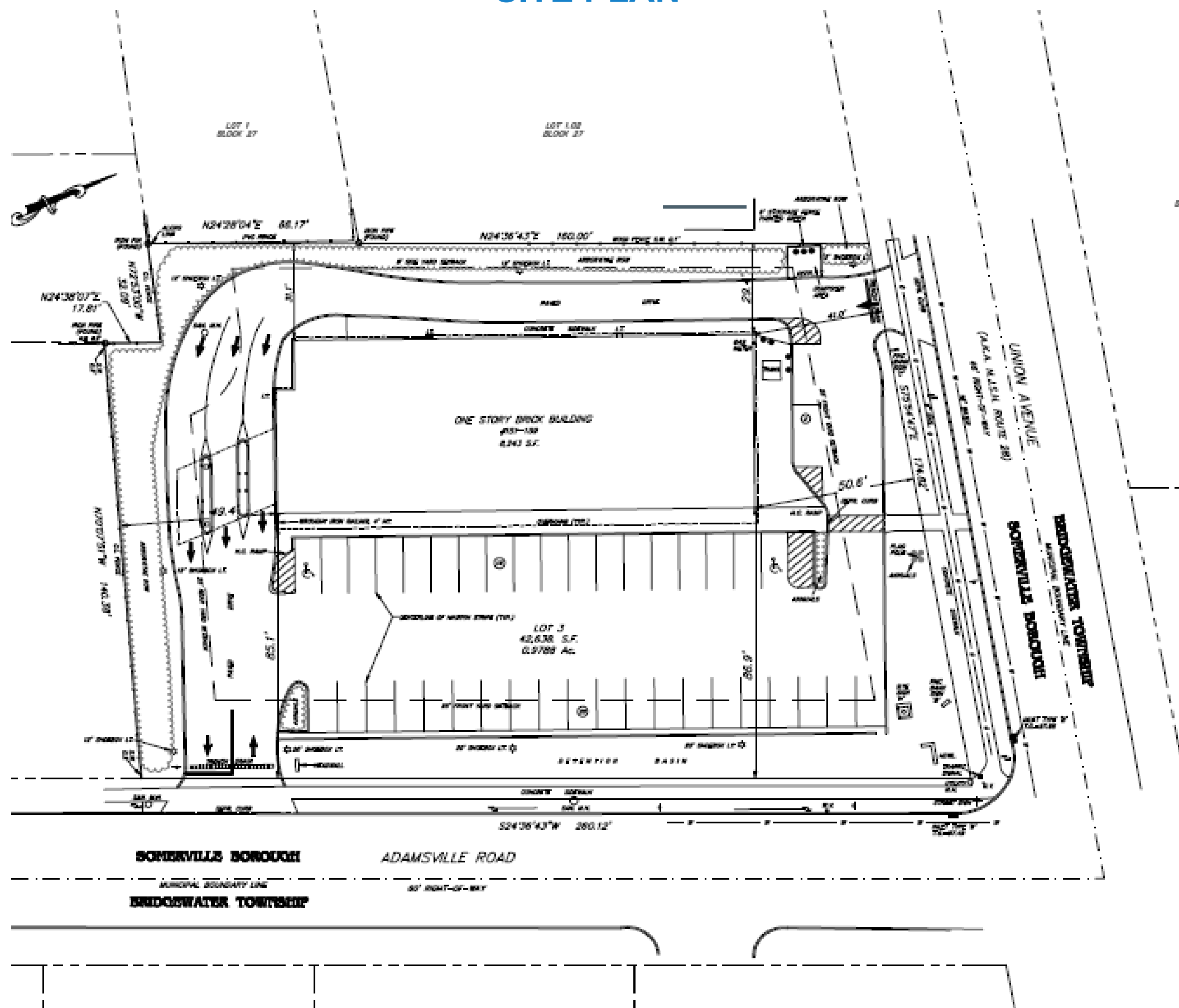
IMMEDIATE AERIAL



EXTENDED AERIAL



SITE PLAN



AREA DEMOGRAPHICS

2 Mile Radius

Population	31,215
Average HH Income	\$136,549
Median HH Income	\$109,227
Total Households	11,896
Median Age	3805
Daytime Population	34,389

3 Mile Radius

Population	63,077
Average HH Income	\$146,487
Median HH Income	\$116,839
Total Households	23,678
Median Age	39.6
Daytime Population	60,829

5 Mile Radius

Population	144,203
Average HH Income	\$171,099
Median HH Income	\$135,465
Total Households	53,856
Median Age	42.3
Daytime Population	127,455

