



1208 NEW BRUNSWICK AVE.
PHILLIPSBURG, NEW JERSEY
GREENWICH CENTER

32,819 SF FOR LEASE

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New Brunswick Ave.



GREENWICH SHOPPING CENTER					
Suite	Tenant	SF	Suite	Tenant	SF
1	Printplus.com, Inc	7,932	7	Cooper Electric	10,674
2	Fitness Factory	12,330	8	Ross Dress For Less	20,466
3	Petco	15,000	9	AVAILABLE	32,819
4	Dollar Tree	16,075	10	Target	Shadow Anchored
5	Mattress Firm	7,200	11	Michael's	20,626
6	Famous Footwear	6,932	12	Ashley Furniture	32,670

GREENWICH CENTER PHILLIPSBURG, NEW JERSEY

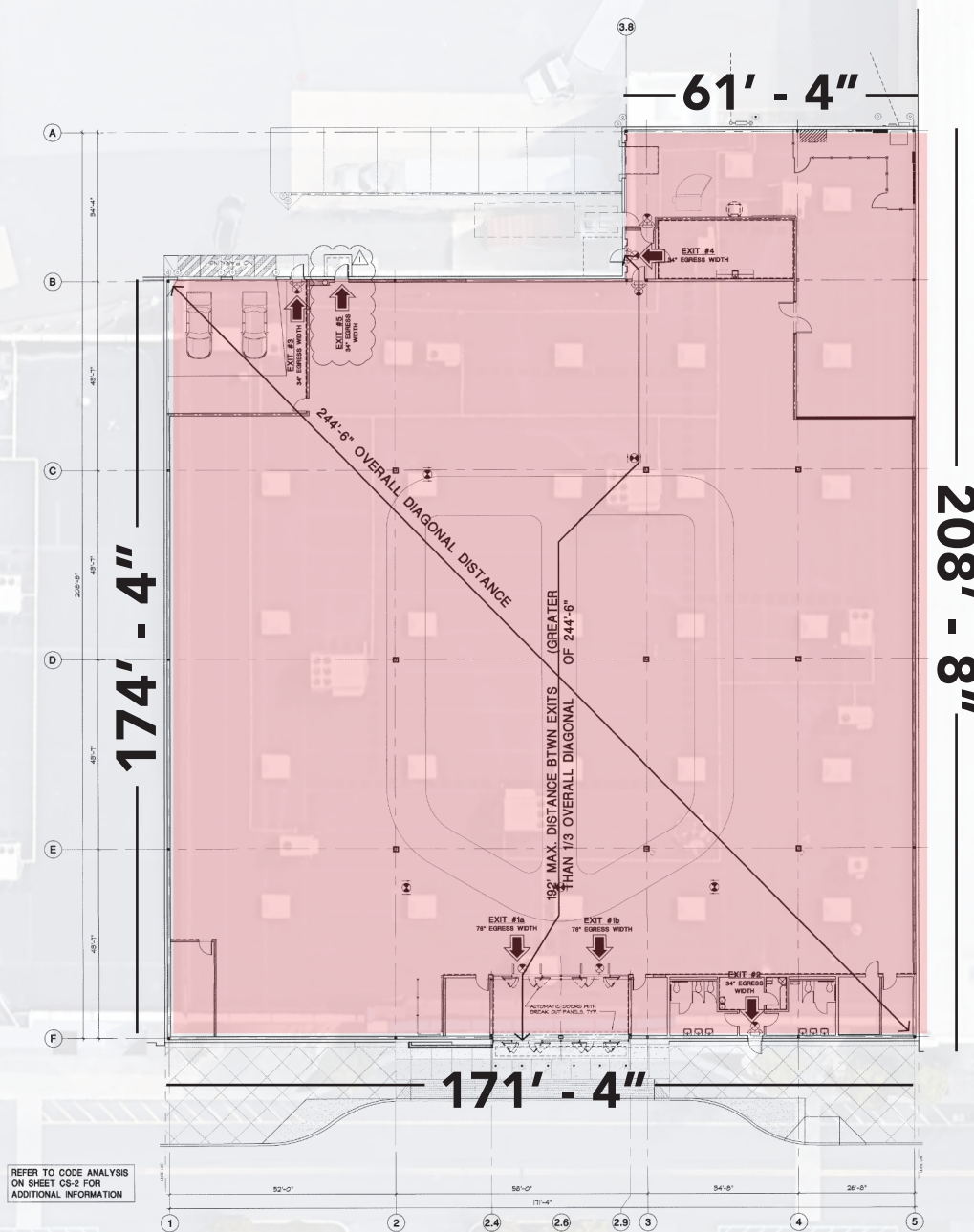
SITE INFORMATION

GLA: 182,583 SF
AVAILABLE: 32,819 SF
NNN CHARGE: \$5.01 PSF
 \$1.25 CAM
 \$.49 INS
 \$3.27 TAX

RENT: CALL FOR QUOTE
FRONTAGE: 500' ON RT. 22
TRAFFIC: 38,252 VPD ON RT. 22
CEILINGS: 13'6" Floor to Lights
 20' Estimated to Ducts

NOTES:

- Multiple Pylon signs visible from Route 22 & Route 78
- Various access points to the site
- Premier power center with national tenant roster



GREENWICH CENTER PHILLIPSBURG, NEW JERSEY

FLOOR PLAN



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	2,853	25,103	76,553
Average HHI	\$202,268	\$134,139	\$119,577
Households	990	10,229	29,190

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LOCAL AREA