

## RETAIL FOR LEASE

# THE RARITAN BUILDING

175 Smith St., Perth Amboy, NJ 08861



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,885 SF + Basement
<b>LEASE RATE:</b>	Upon Request
<b>BUILDING SIZE:</b>	10,935 SF Retail + Apartments
<b>CROSS STREETS:</b>	Smith St. & Madison Ave.

### PROPERTY HIGHLIGHTS

- Prime Retail Space on the busiest street in Downtown Perth Amboy
- Highest pedestrian foot traffic in the entire downtown area
- Co-tenants include Sprint, Vita Centro, Popular Express, Nadia Eyebrow, and Casa de Frutas
- Walking distance to multiple Grammar and Middle Schools
- Immediate tenants include Kicks USA, Dollar Tree, Burger King, Cricket Wireless, and T-Mobile
- 40 Apartments in the building

**KW MTD REALTY GROUP**  
973.761.6700  
181 Maplewood Ave  
Maplewood, NJ 07040

**CARLO CAPARRUVA**  
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**COMMERCIAL**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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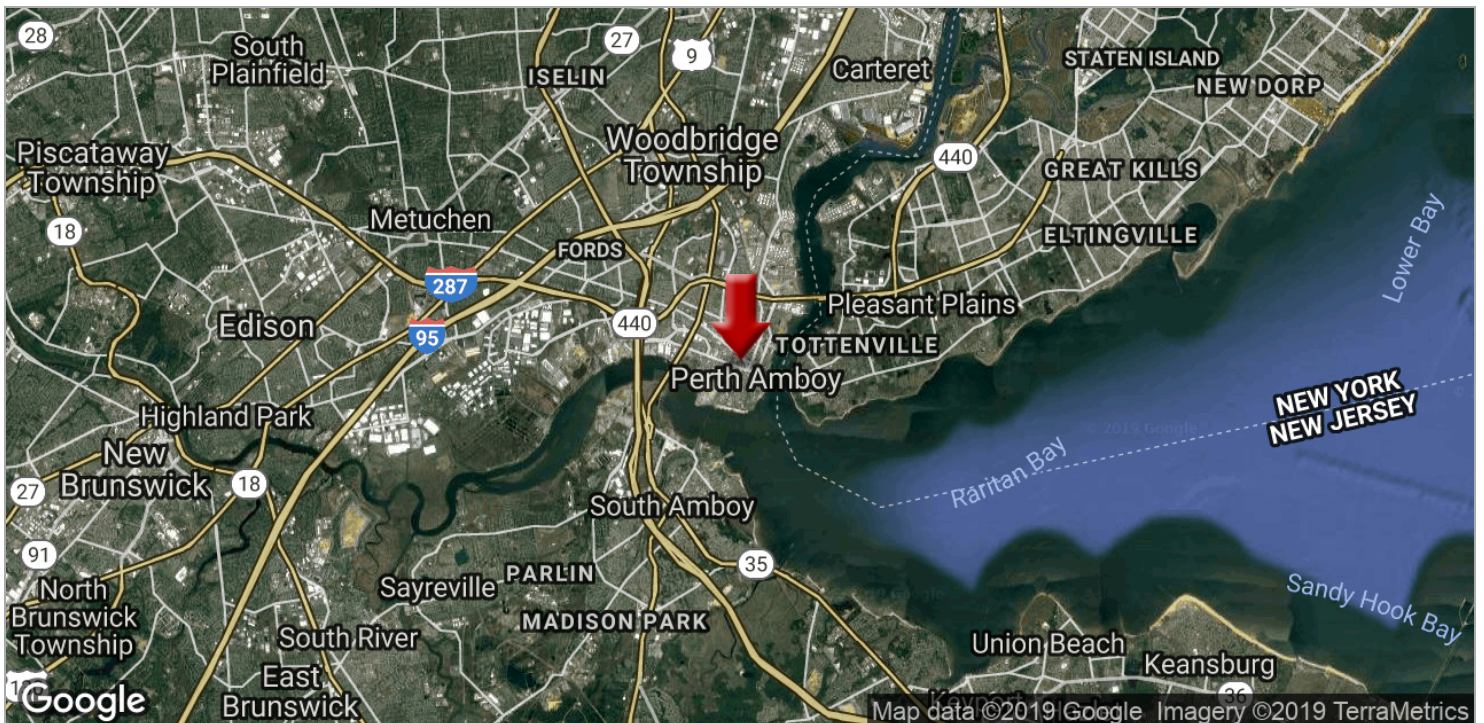
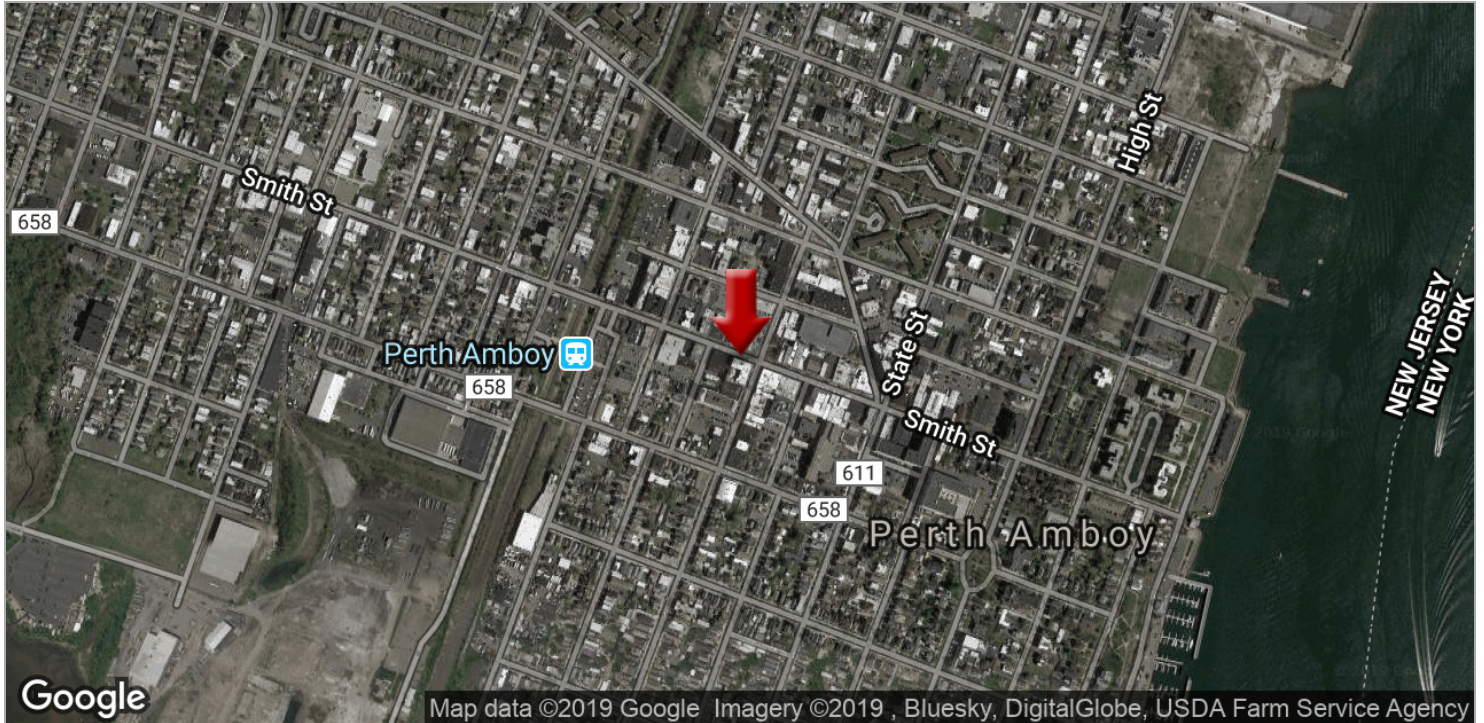
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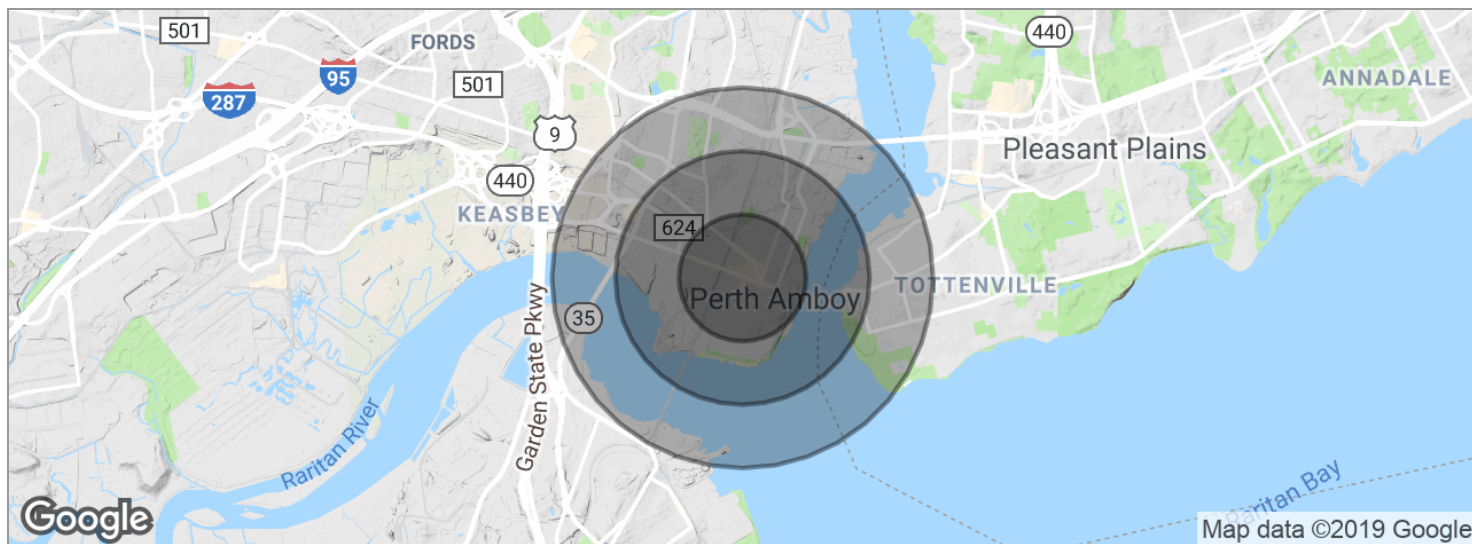
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	9,823	30,542	52,714
Median age	31.5	31.4	32.3
Median age (male)	29.5	29.6	30.2
Median age (Female)	33.1	32.6	33.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	3,379	10,084	17,166
# of persons per HH	2.9	3.0	3.1
Average HH income	\$53,836	\$56,232	\$60,970
Average house value	\$303,134	\$306,468	\$326,554

\* Demographic data derived from 2010 US Census

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