



# Neighborhood Shopping Center For Lease

456 Elizabeth Avenue, Franklin Township  
Somerset County, New Jersey 08873

## PROPERTY DESCRIPTION

Franklin Commons is a 60,100 SF mixed-use commercial development anchored by CVS Pharmacy and Chase Bank. The center is situated within the township's major PRD development aggregating over 2,500 new residential units, a portion of which are designated 55 and over. The area affords strong daytime population with over three million square feet of existing office and flex space within a 3-mile radius, plus Franklin Township High School 1 mile south. Adjacent to Somerset Run, a 755-unit community and approximately one mile from Canal Walk a 1,500-unit new housing development and 119,000 SF Crossroads at Somerset anchored by ShopRite.

## AVAILABLE FOR LEASE

+/- 1,200 SF

## RENTAL RATES

Upon request, subject to use and creditworthiness

## OCCUPANCY

Immediate

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENTS

**Joel Tomlinson**  
Asst VP – Retail Services  
908.604.6900 X 108  
[jtomlinson@silbertrealestate.com](mailto:jtomlinson@silbertrealestate.com)

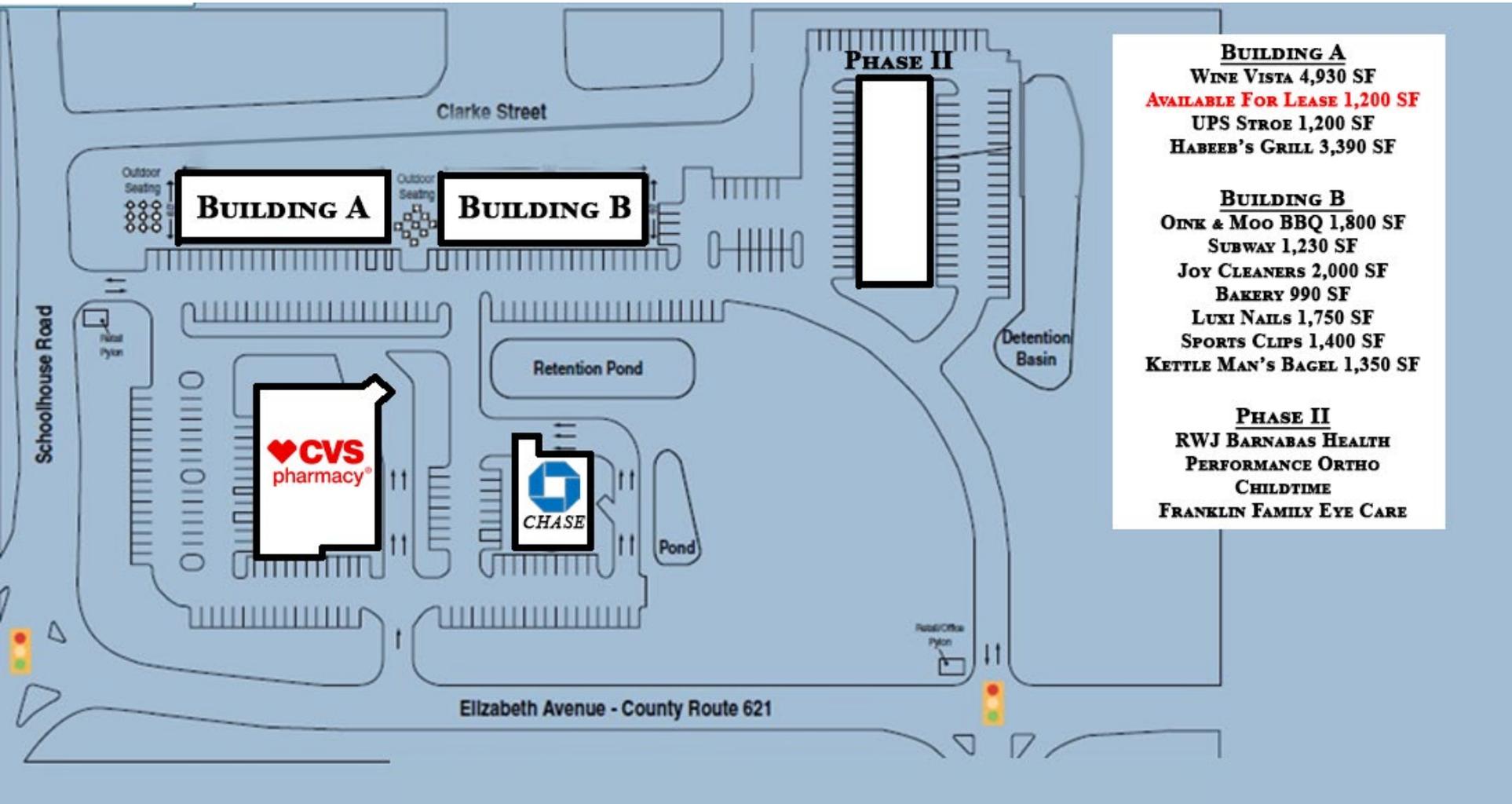
**SILBERT**  
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152 Liberty Corner Road  
Suite 203  
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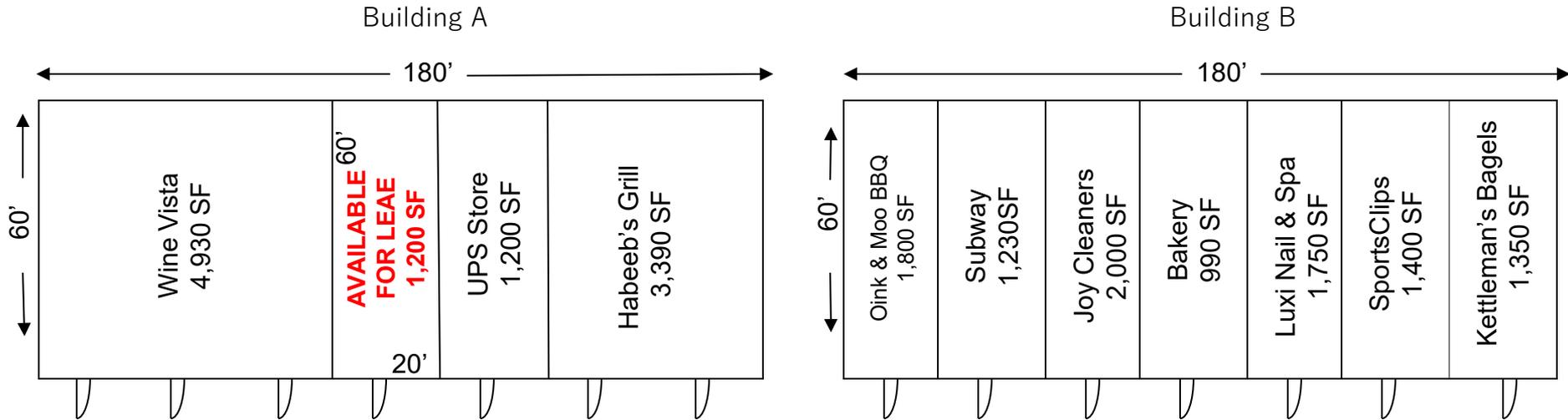
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# OVERALL LEASING PLAN



- BUILDING A**
  - WINE VISTA 4,930 SF
  - AVAILABLE FOR LEASE 1,200 SF**
  - UPS STROE 1,200 SF
  - HABEEB'S GRILL 3,390 SF
- BUILDING B**
  - OINK & MOO BBQ 1,800 SF
  - SUBWAY 1,230 SF
  - JOY CLEANERS 2,000 SF
  - BAKERY 990 SF
  - LUXI NAILS 1,750 SF
  - SPORTS CLIPS 1,400 SF
  - KETTLE MAN'S BAGEL 1,350 SF
- PHASE II**
  - RWJ BARNABAS HEALTH
  - PERFORMANCE ORTHO
  - CHILDTIME
  - FRANKLIN FAMILY EYE CARE

# LEASING PLAN



# LOCAL AERIAL



# AREA DEMOGRAPHICS

## 1 Mile Radius

Population	2,838
Average HH Income	\$183,301
Median HH Income	\$128,077
Total Households	1,405
Median Age	59.5
Daytime Population	19,306

## 3 Mile Radius

Population	61,810
Average HH Income	\$150,437
Median HH Income	\$121,293
Total Households	24,045
Median Age	42.0
Daytime Population	62,706

## 5 Mile Radius

Population	171,008
Average HH Income	\$159,177
Median HH Income	\$128,669
Total Households	61,149
Median Age	39.0
Daytime Population	159,097

