



Corner Village at Warren

Retail For Lease

9 Mount Bethel Road, Warren
Somerset County, New Jersey, 07059

PROPERTY DESCRIPTION

The Corner Village at Warren is a prominent two building development comprising 35,620 square feet, that offers consumers an inviting pedestrian and business friendly retail and commercial environment which exudes an affluent European village streetscape rather than a typical strip center. A gathering place at the signalized intersection of Mt. Bethel Road and Mountain Boulevard, where the horizontal line is broken by varying roof lines, gables, towers, turrets, striking window arrays and alcoves creating the appearance of a series of quaint, individual shops. The Corner Village at Warren affords multiple points of ingress and egress including reciprocal cross access with the other commercial properties and onsite parking for 177 cars. The contiguous 101,000 square foot Acme Supermarket anchored Pheasant Run Plaza adds to Corner Village at Warren's appeal through substantial consumer draw.

AVAILABLE SPACE

Ground Floor:

+/- 3,213 SF divisible to 952 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

\$10.00 psf projected 2025

PARKING

177 on-site parking spaces

TRAFFIC COUNT

ADT 14,577 along Mountain Blvd

ADT 5,785 along Mount Bethel Road

**FOR ADDITIONAL INFORMATION CONTACT
EXCLUSIVE LEASING & MANAGING AGENT**

Christian Harrington

Associate – Brokerage Dept.

908.604.6900 x 119

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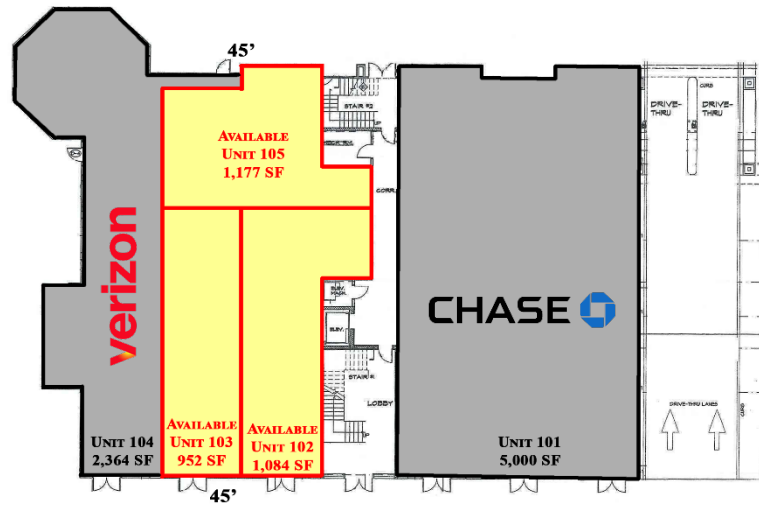
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



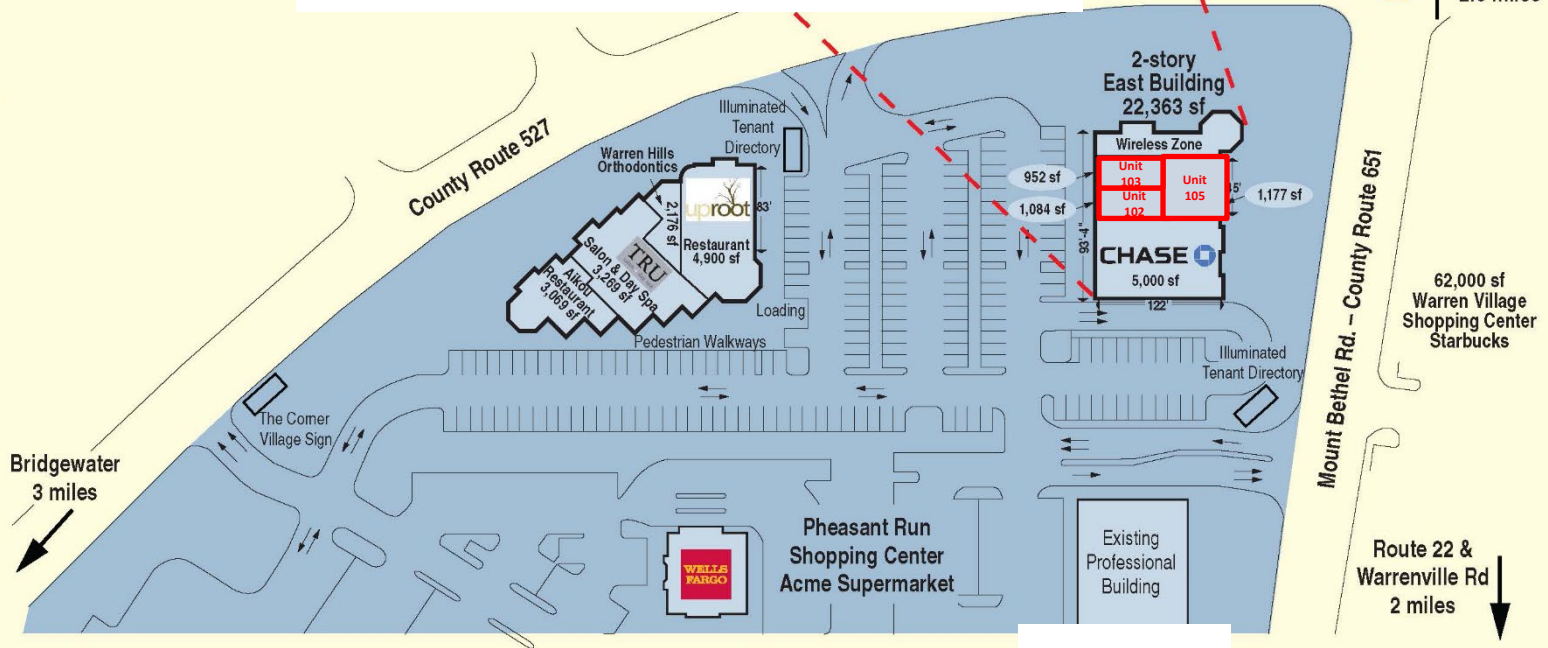
Visit Our Website: WWW.SilbertRealEstate.com

LEASING PLAN

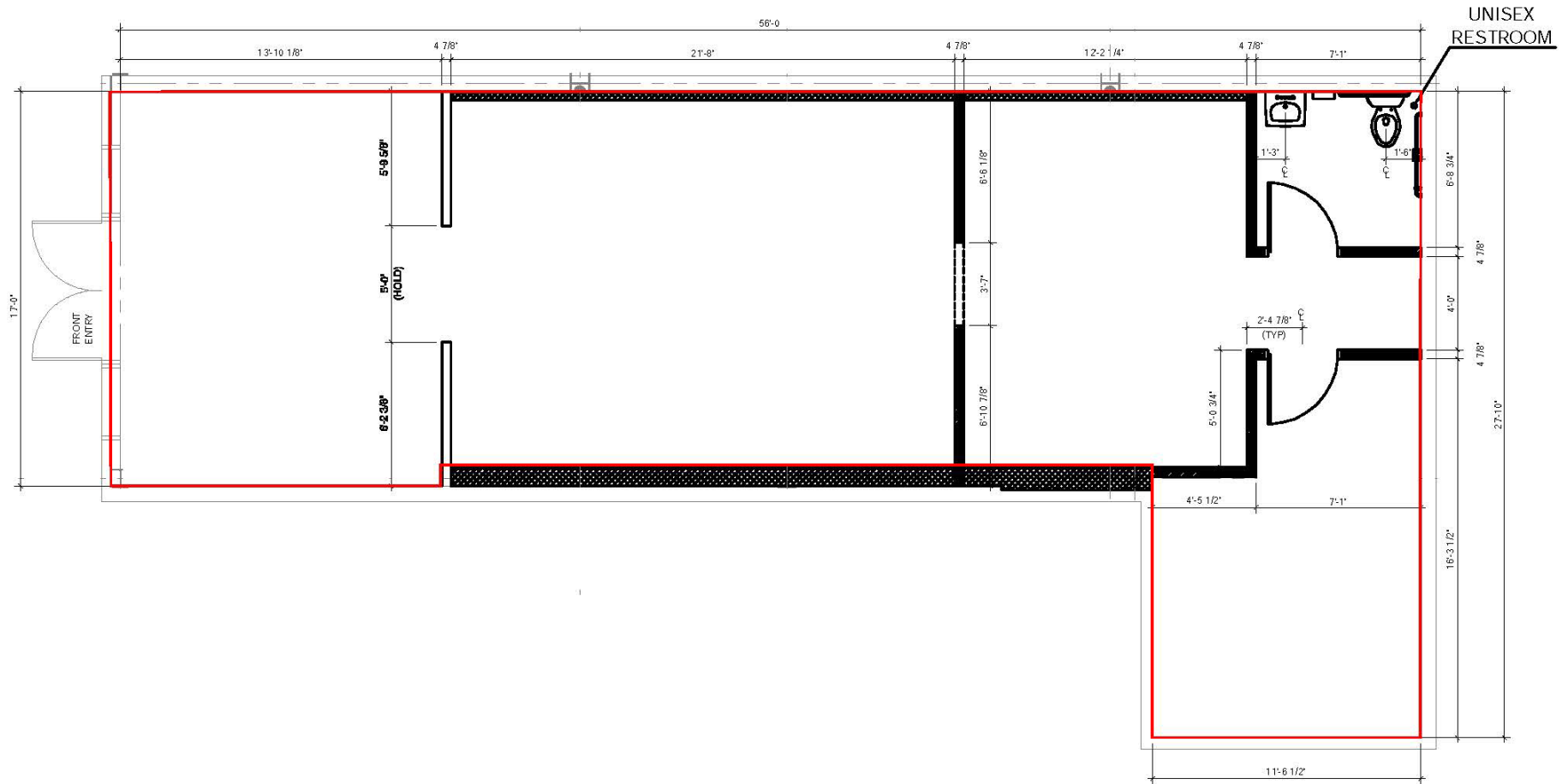


Mountain Blvd. Extension

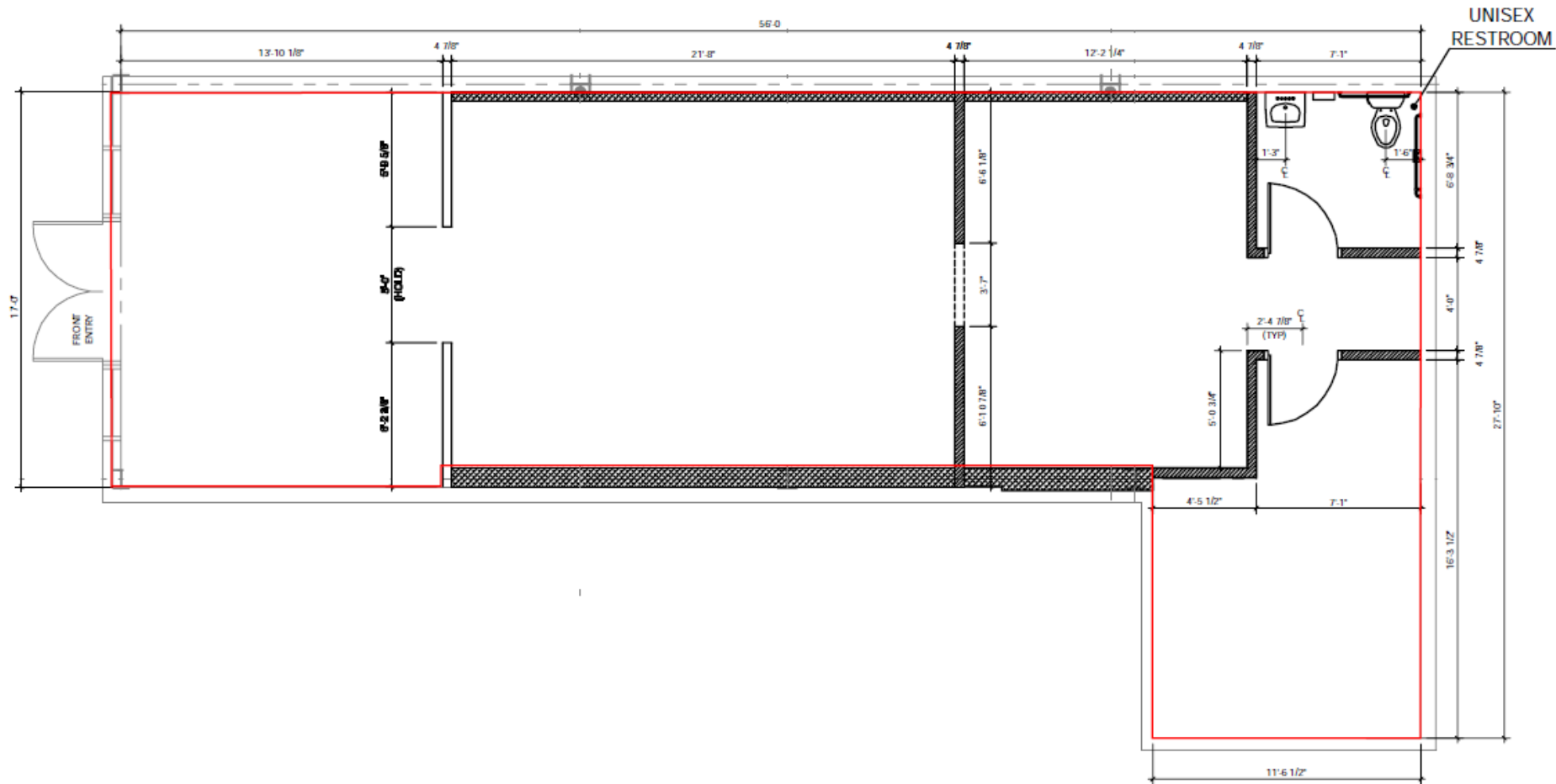
Exit 36 I-78
2.5 miles



UNIT 102 FLOOR PLAN



UNIT 103 FLOOR PLAN



Architectural floor plan of a dental office. The plan is enclosed by a red boundary line. Key areas and dimensions include:

- Overall Dimensions:**
 - Top: 41'-2 7/8"
 - Right: 8'-0", 3'-6", 5'-0"
 - Bottom: 16'-7"
 - Left: 9'-0", 25'-10 1/2"
- Reception:** Located at the top left, with a width of 4'-9".
- Waiting Area:** Located below the Reception area, with a width of 5'-6 1/2".
- Office:** Located on the right side, with a width of 7'-8".
- Storage:** Located below the Office, with a width of 7'-8".
- Corridor:** Located at the bottom right, with a width of 4'-0" and a depth of 5'-4".
- Restroom:** Located at the bottom right, with a width of 3'-0" and a depth of 6'-0".
- Toilet RM:** Located in the center, with a width of 3'-9" and a depth of 7'-8".
- Other Dimensions:**
 - 12'-0" (horizontal distance from Reception to Office)
 - 9'-10" (vertical distance from Reception to Office)
 - 2'-11" (width of a small room/entrance)
 - 10" (width of a small room/entrance)
 - 3'-0" x 6'-0" (multiple small rooms/entrances)

OVERHEAD AERIAL



OVERHEAD AERIAL



REGIONAL TRADE AREA



AREA DEMOGRAPHICS

2 Mile Radius

Population	16,395
Average HH Income	\$196,956
Median HH Income	\$139,393
Total Households	5,869
Median Age	42.9
Daytime Population	15,132

3 Mile Radius

Population	53,102
Average HH Income	\$155,787
Median HH Income	\$111,508
Total Households	18,738
Median Age	39.8
Daytime Population	34,644

5 Mile Radius

Population	198,803
Average HH Income	\$137,544
Median HH Income	\$102,020
Total Households	69,005
Median Age	37.9
Daytime Population	120,789

