

# FOR GROUND LEASE

SITE

IS



**187-189 Belvidere Road,  
Belvidere, NJ**

**8,000 - 24,000 SF AVAILABLE | FOR LEASE**

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**SABRE**

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La Torre Plaza  
187-189 Belvidere Road  
Belvidere, NJ



## Build-to-Suit Retail Opportunities on Prime Route 519 in Warren County | FOR LEASE

**ADDRESS:** 187-189 Belvidere Road, Belvidere, NJ

**BUILDABLE SIZE:** 8,000 - 24,000 SF

**ASKING RENT:** Upon Request

**LOT SIZE:** 10.29 Acres

### AREA RETAIL:

CVS, Mavis, ShopRite, Taco Bell, Burger King, Ace Hardware, Advance Auto Parts, Dollar Tree, Rite Aid, NAPA, PNC Bank, Villa Roller Rink, and more

Demographics	3 miles	5 miles	10 miles
<b>Population</b>	6,372	16,209	108,655
<b>Median HHI</b>	\$80,774	\$98,814	\$100,173
<b>Daytime Population</b>	1,930	3,173	27,617

- Ample parking
- 54' truck and trailer access for deliveries
- Located in close proximity to an array of residential developments
- Near State Highway 31 which sees 19,150 vehicles per day
- Ideal for convenience store, discount retailer, or grocer

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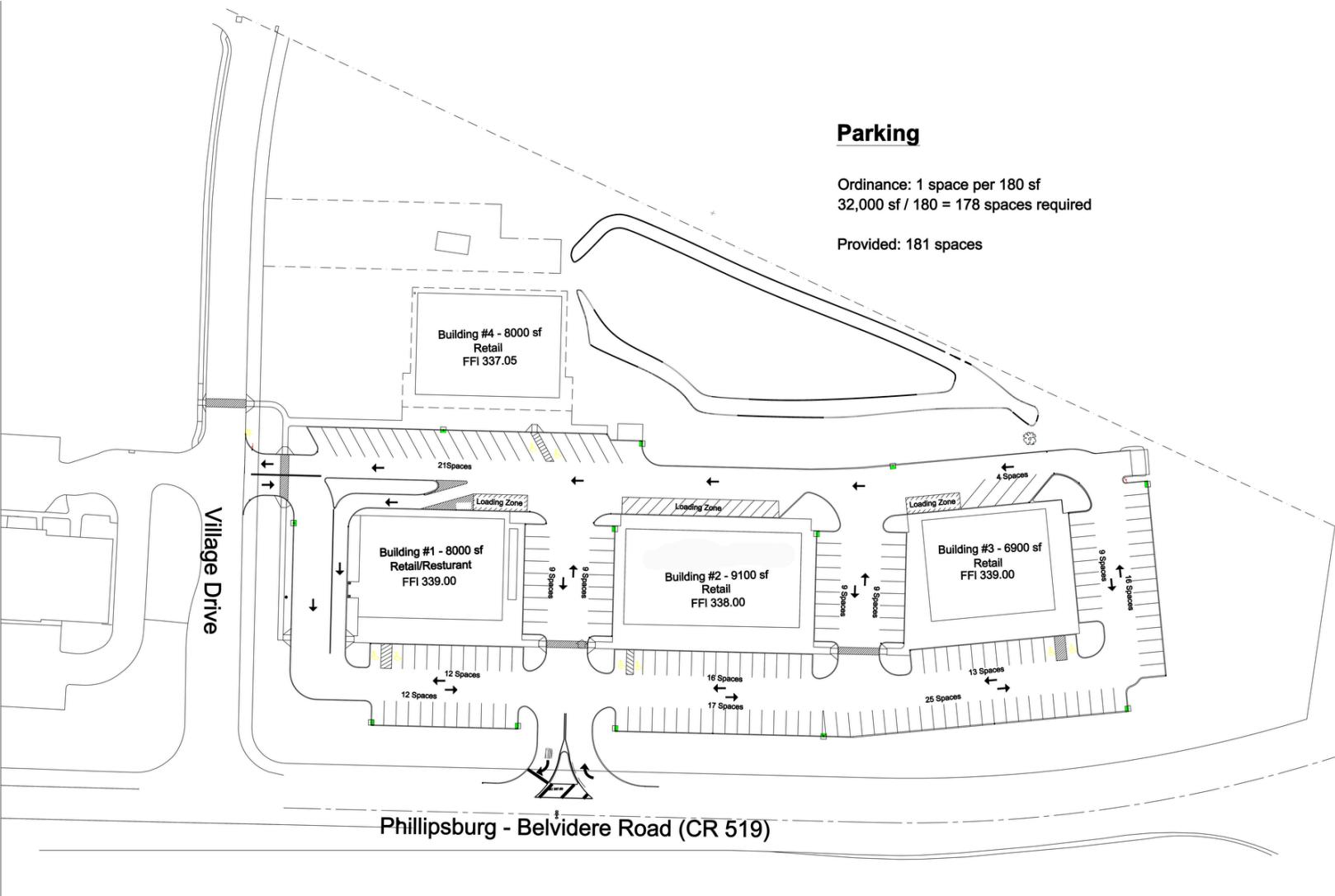
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## SITE PLAN



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