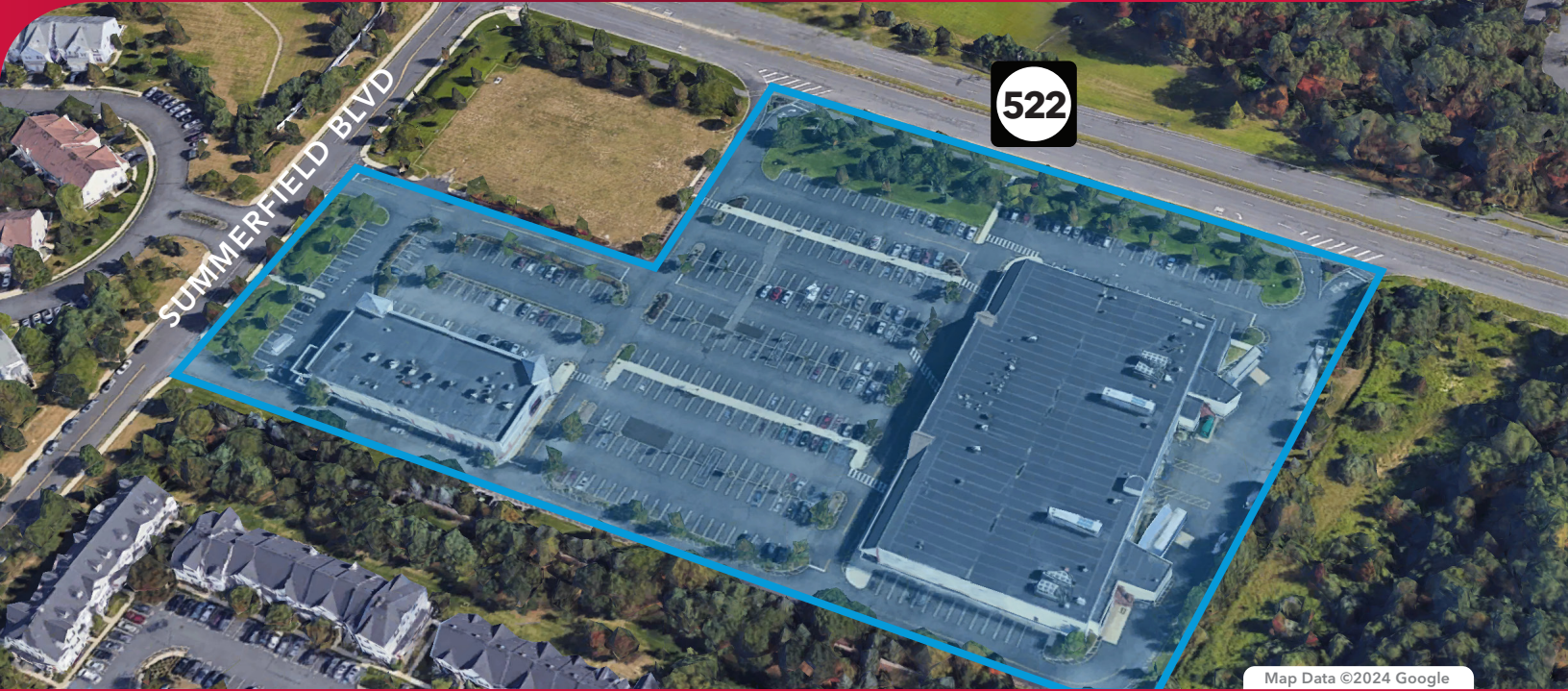


SUMMERFIELD CENTER FOR SALE

24 SUMMERFIELD BOULEVARD

DAYTON, NJ 08810



PROPERTY OVERVIEW

AVAILABLE SF: ±62,501 SF Grocery Store (24 ft Ceiling) and
±15,000 SF Strip Center Fully Occupied

INCOME FROM 15,000 SF: 2024 Total Operating Income ±\$549,000.

LOT SIZE: 11.9 Acres

LOADING: 5 Exterior Tailboard Loading Docks

PARKING: Abundant

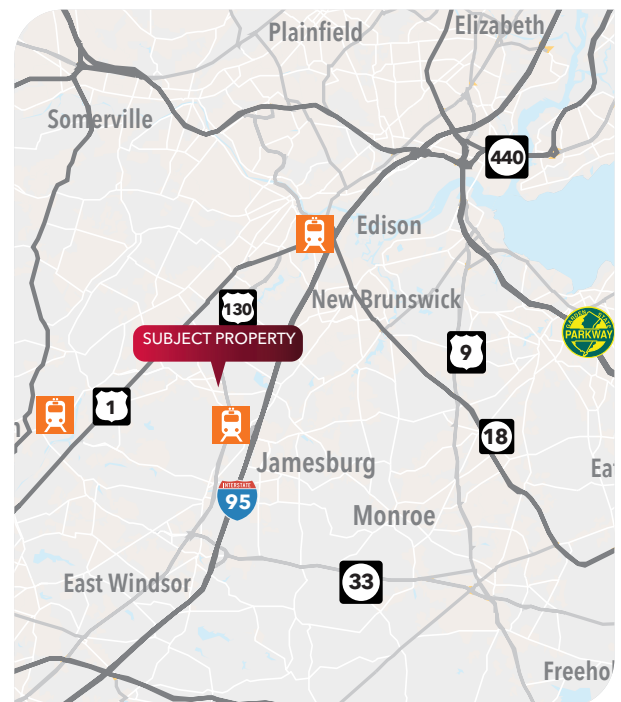
TRAFFIC COUNT: 11,533 VPD

COMMENTS:

- Signalized Intersection
- Four Entry/Exit Points Into Property
- Built in 2002
- 184 New Residential Units Being Developed behind the Former Stop & Shop

LOCATION:

- High Density of Housing Immediately Surrounding Site
- Located in the Summerfield Shopping Center in close proximity to Route 130
- Less than 4 miles from Route 1 and the NJ Turnpike



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

Geoffrey Schubert
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C 201.819.1941

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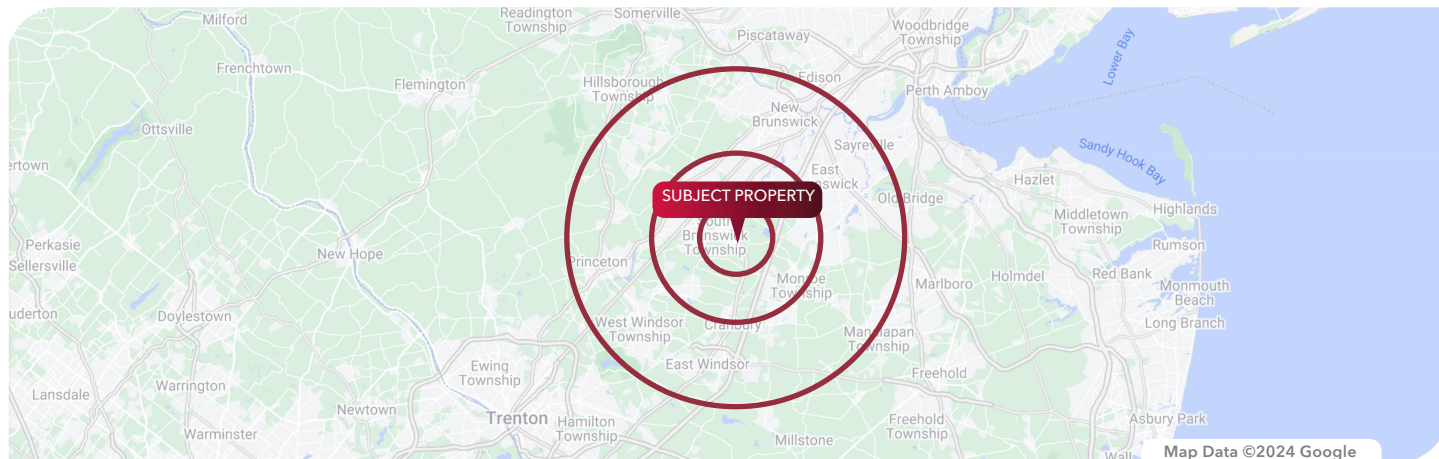
SUMMERFIELD CENTER FOR SALE

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DEMOGRAPHICS



HOUSEHOLDS

3 mi 5 mi 10 mi

TOTAL HOUSEHOLDS	8,872	45,753	203,414
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# OF PERSONS PER HOUSEHOLD	2.7	2.5	2.6
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INCOME

3 mi 5 mi 10 mi

AVG. HOUSEHOLD INCOME	\$137,269	\$129,962	\$127,362
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AVG. HOUSEHOLD VALUE	\$401,098	\$371,050	\$388,717
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POPULATION

3 mi 5 mi 10 mi

TOTAL POPULATION	24,042	114,109	537,574
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AVERAGE AGE	39.9	42.8	40.5
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AVERAGE AGE (MALE)	39.3	42.3	39.4
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AVERAGE AGE (FEMALE)	40.0	43.2	41.3
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PROPERTY PHOTOS



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY PHOTOS CONT.



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