

# FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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152 Liberty Corner Road Suite 203 Warren, NJ 07059

# **East Gate Plaza**

# **Neighborhood Shopping Center**

151-159 Adamsville Road, Somerville Somerset County NJ 08876

#### **PROPERTY DESCRIPTION**

East Gate Plaza is situated at a signalized corner with a primary ingress-egress from Adamsville Road and Union Avenue / State Route 28. The 9,865 SF neighborhood center is occupied by long time tenants Ambiance Hair and Nails and Sunbelievable. The 1,300 SF inline unit affords good visibility and exposure and is in movecondition.

#### **AVAILABLE SPACE**

Unit 3: 1,300 SF (Former Physical Therapist)

#### **RENTAL RATES**

\$22.00 PSF NNN

### **CAM & REAL ESTATE TAXES**

\$9.40 psf projected 2024

#### **TRAFFIC COUNT**

ADT 14,194 along Route 28/Union Ave

#### **PARKING**

On-site parking for 38 cars

#### **COMMENTS**

- 2 Miles from I-287, State Route 22,202 & 206
- Surrounded by 5M SF of Class A office space



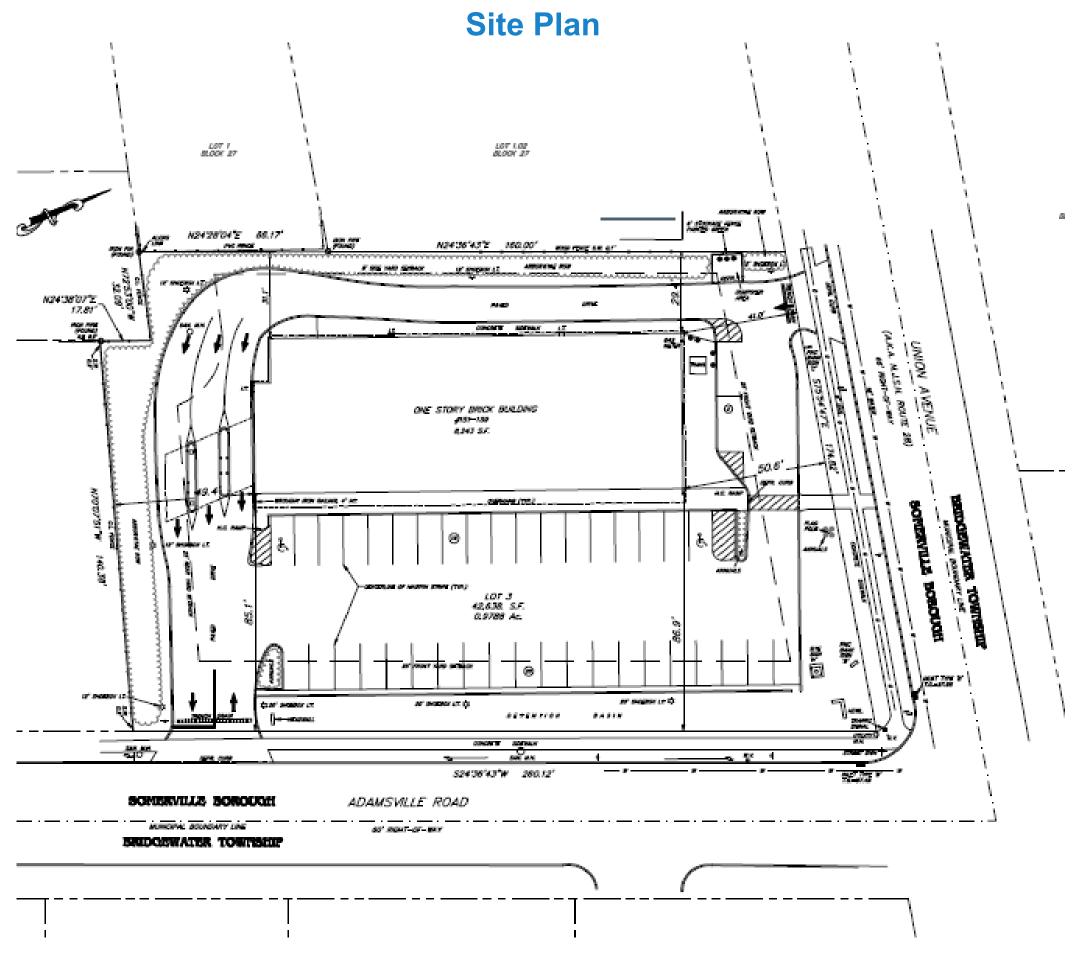




## **Immediate Aerial**









# **AREA DEMOGRAPHICS**

## 2 Mile Radius

Population	31,215
Average HH Income	\$136,549
Median HH Income	\$109,227
Total Households	11,896
Median Age	3805
<b>Daytime Population</b>	34,389

## 3 Mile Radius

Population	63,077
Average HH Income	\$146,487
Median HH Income	\$116,839
Total Households	23,678
Median Age	39.6
<b>Daytime Population</b>	60,829

## **5 Mile Radius**

Population	144,203
Average HH Income	\$171,099
Median HH Income	\$135,465
Total Households	53,856
Median Age	42.3
<b>Daytime Population</b>	127,455

