



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 move-condition.

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

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Joel Tomlinson
Asst. VP – Brokerage Department
Jtomlinson@silbertrealestate.com
908-604-6900 x106



152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

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
Daytime Population	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
Daytime Population	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
Daytime Population	127,455

