



# Corner Village at Warren

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 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 101,000 square foot Acme Supermarket anchored Pheasant Run Plaza adds The Corner Village at Warren's appeal through substantial customer draw.

## AVAILABLE SPACE

### **Ground Floor:**

Unit 104 : 1,177 SF

### **2<sup>nd</sup> Floor:**

Unit 203B : 2,837 SF

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

\$9.71 psf projected 2024

## PARKING

177 on-site parking spaces

## TRAFFIC COUNT

ADT 21,277 at the intersection of Mountain Blvd and Mount Bethel Road

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

**Christian Harrington**

**Associate – Brokerage Dept.**

**908.604.6900 x 119**

**[charrington@silbertrealestate.com](mailto:charrington@silbertrealestate.com)**

**Emily Barreira**

**Associate – Brokerage Dept**

**908.604.6900**

**[Ebarreira@silbertrealestate.com](mailto:Ebarreira@silbertrealestate.com)**

**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

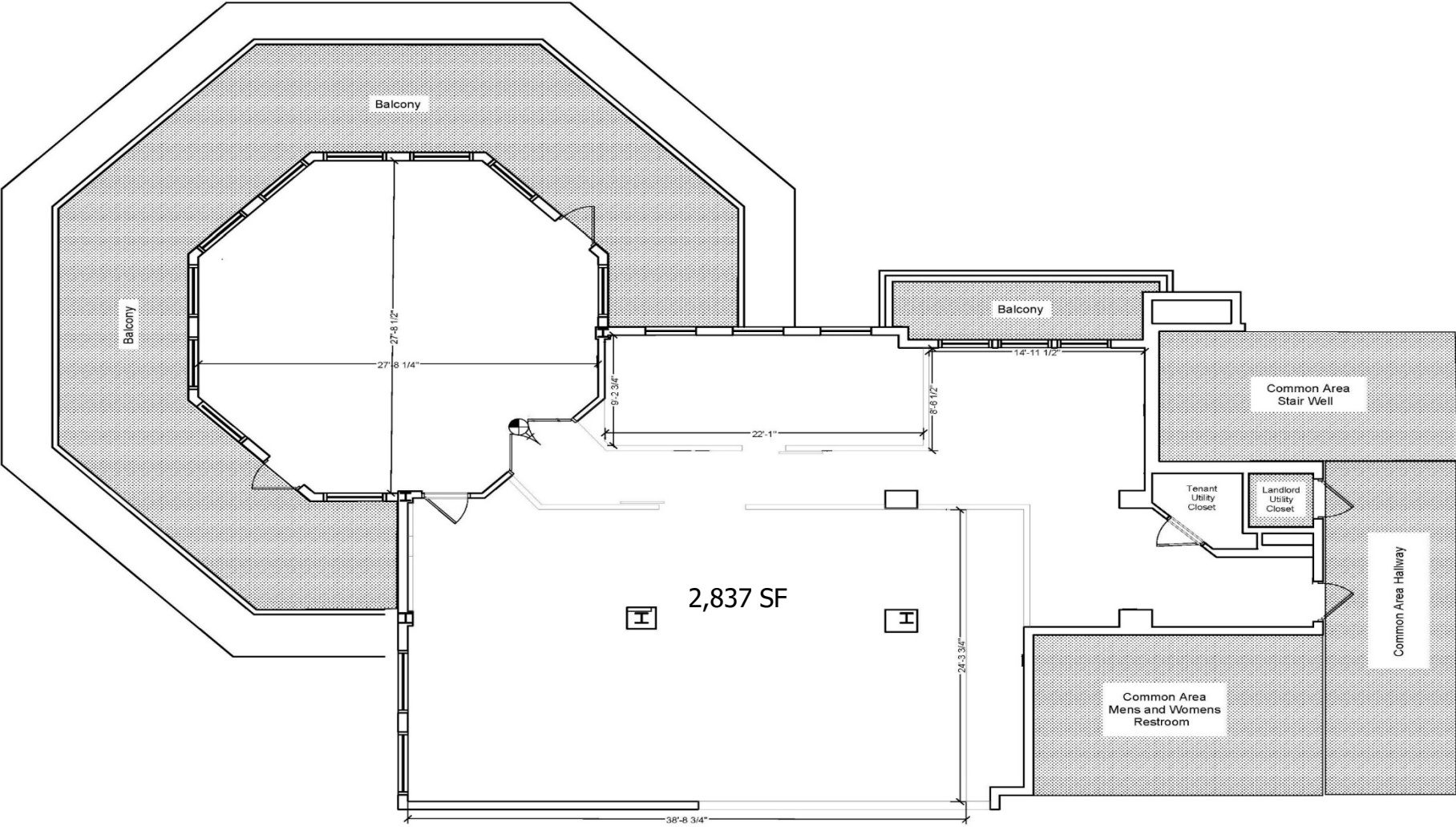


**Visit Our Website: [WWW.SilbertRealEstate.com](http://WWW.SilbertRealEstate.com)**

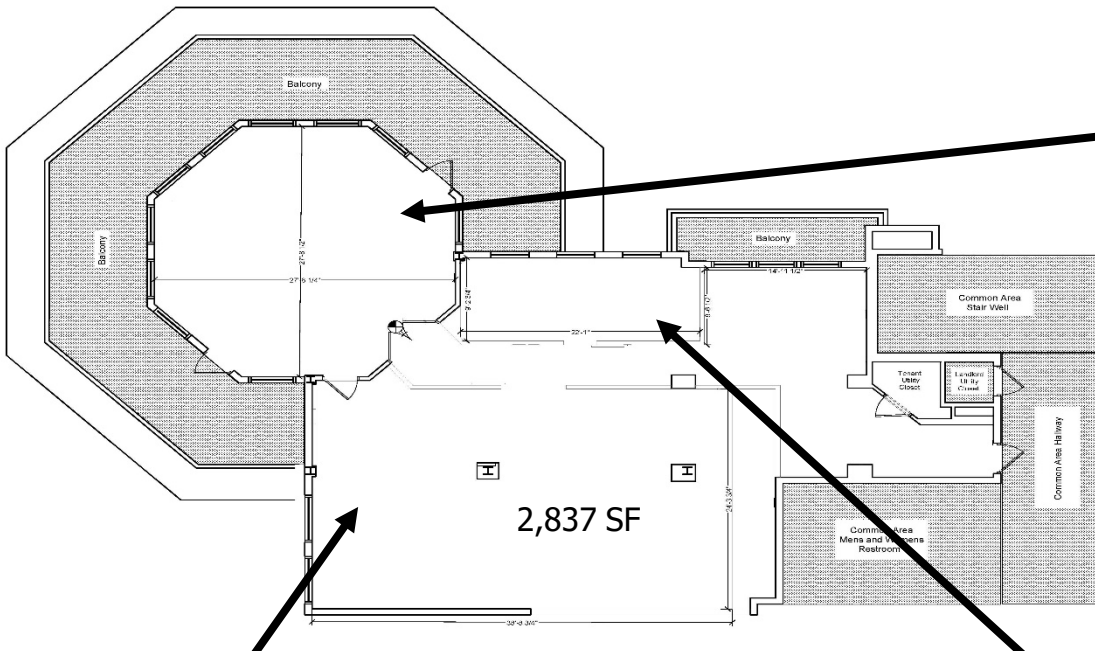
# UNIT 104 FLOOR PLAN



# UNIT 203B FLOOR PLAN



# UNIT 203B FLOOR PLAN CONT.



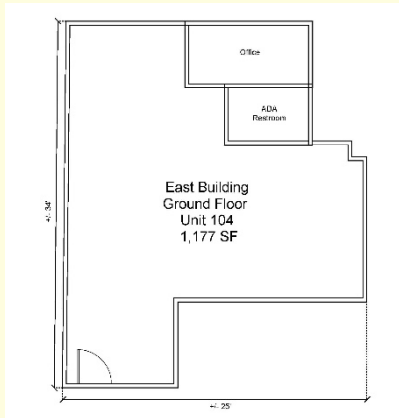
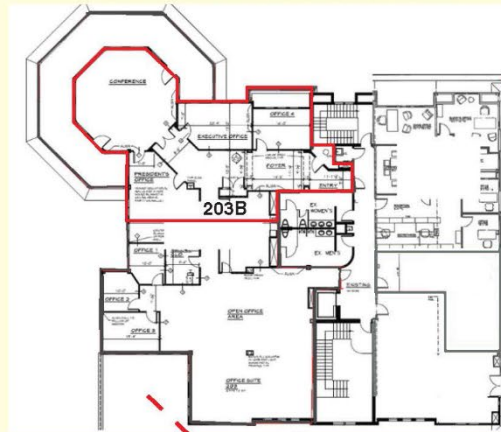
# LEASING PLAN

## The Corner Village at Warren

9 Mount Bethel Road  
Warren, NJ 07059

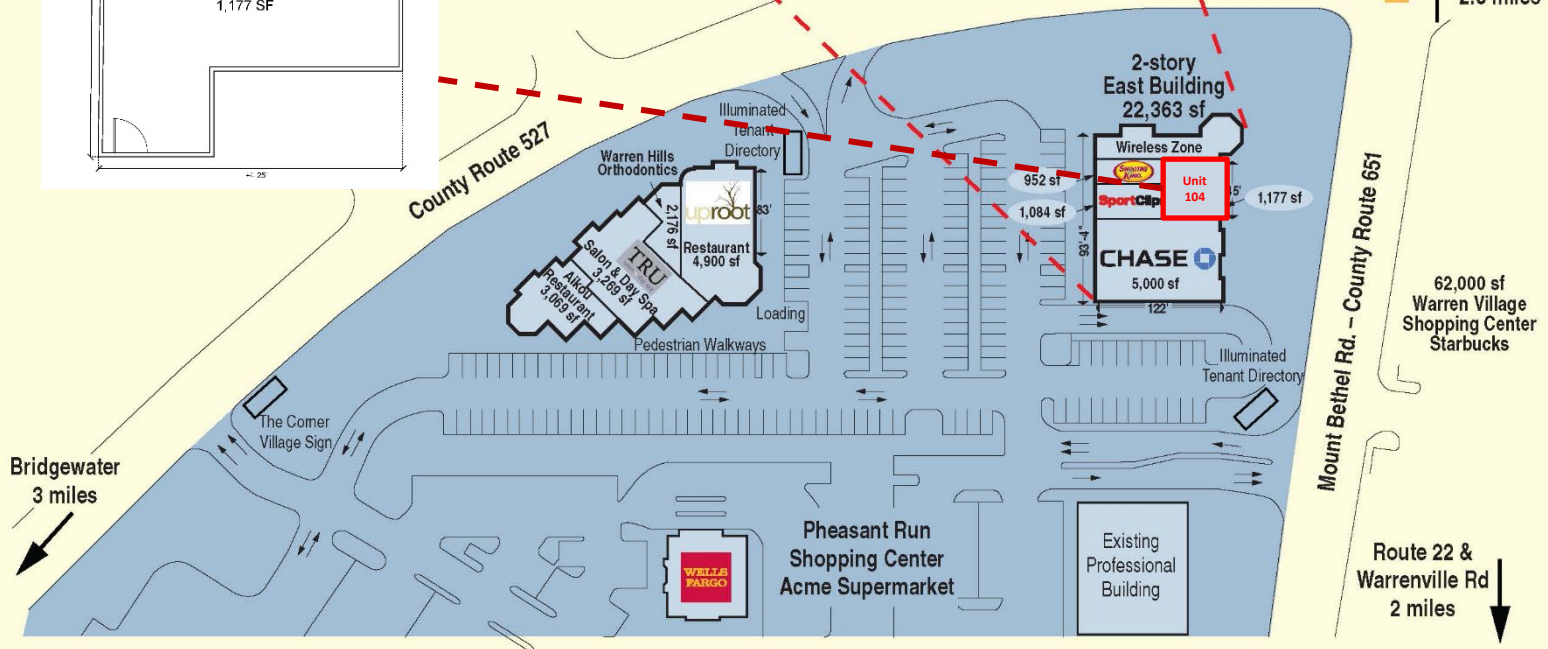


EAST BUILDING  
AVAILABLE  
SECOND FLOOR COMMERCIAL SPACE



Mountain Blvd. Extension

Exit 36 I-78  
2.5 miles





# 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

