



**FOR  
SUBLEASE**

S

# Pohatcong Plaza Phillipsburg, NJ

**57,450 SF AVAILABLE | FOR SUBLEASE**

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## Fully Fixtured Grocer Available | **FOR SUBLEASE**

**ADDRESS:** 1250 US Highway 22, Phillipsburg, NJ

**SPACE AVAILABLE:** 57,450 SF

**ASKING RENT:** Upon Request

### AREA GENERATORS:

- Retail destination anchored by leading national brands and a dynamic tenant mix
- Located near the historic downtown district
- Shopping center served by growing residential demand in the market

### AREA RETAIL:

HomeGoods, Marshalls, Target, Kohls, Walmart, ShopRite, Home Depot, Aldi, and many more...

Demographics	1 mile	3 miles	5 miles
Population	5,104	36,948	190,092
Median HHI	\$129,616	\$96,277	\$91,843
Daytime Population	2,156	10,572	23,805

### COMMENTS:

- Fully fixtured grocery store in the heart of the historic district
- Prime location at intersection of US Route 22 and St. James Avenue
- Strong traffic counts along US Route 22 daily
- Convenient access from Route 78 enhancing regional access

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## PROPERTY PHOTOS



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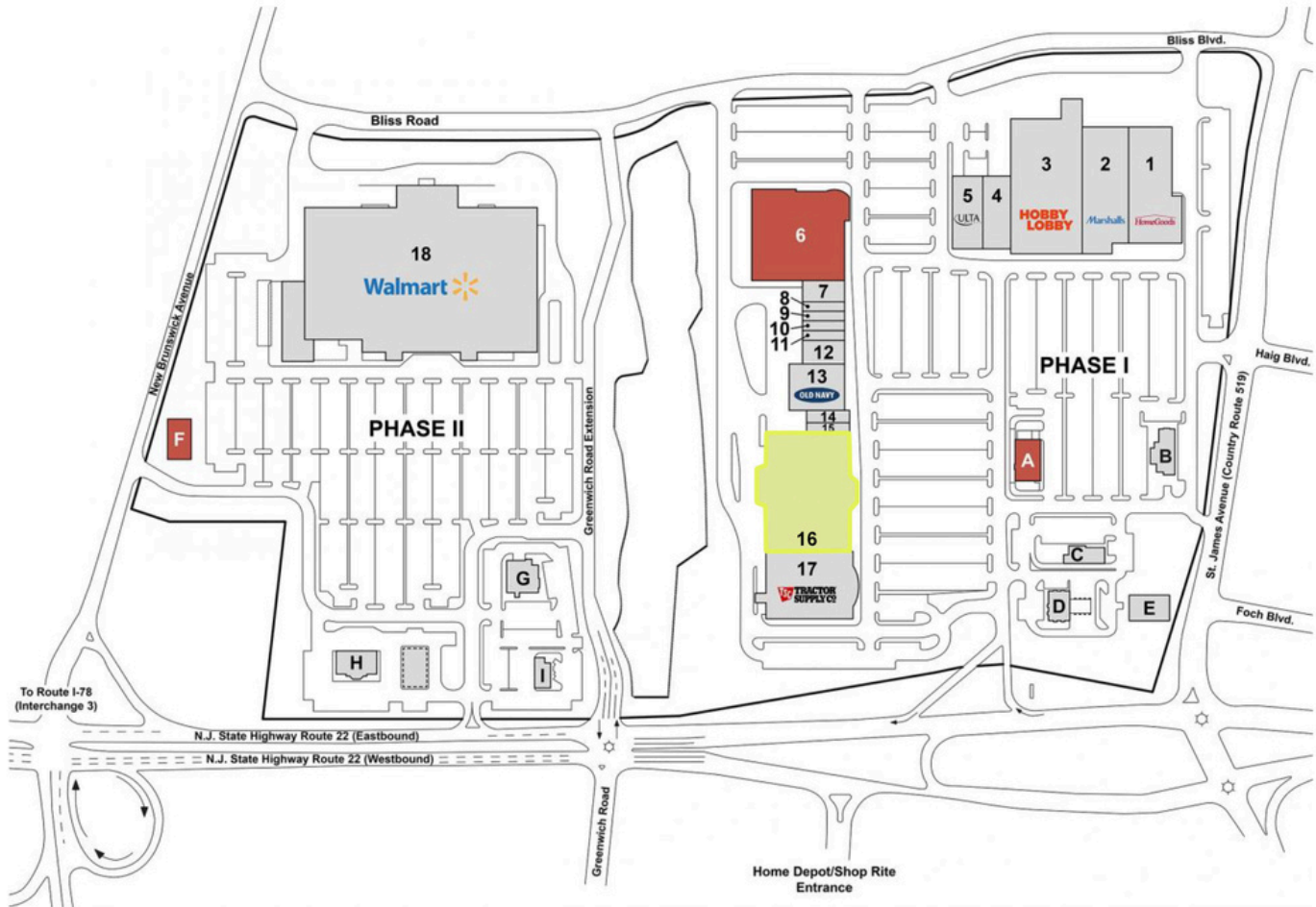
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## SITE PLAN



- |  |                                 |
|--|---------------------------------|
| 1 HomeGoods                            | 14 T-Mobile                     |
| 2 Marshalls                            | 15 Holiday Hair                 |
| 3 Hobby Lobby                          | 16 <b>AVAILABLE - 57,450 SF</b> |
| 4 pOpshelf                             | 17 Tractor Supply               |
| 5 ULTA Beauty                          | 18 Walmart Supercenter          |
| 7 America's Best Contacts & Eyeglasses | B Sushi Kingdom                 |
| 8 Frank's Trattoria                    | C Burger King                   |
| 9 Verizon Wireless                     | D Wells Fargo                   |
| 10 Nail Salon                          | E AFC Urgent Care               |
| 11 AT&T                                | G Stone Tavern                  |
| 12 Teppanyaki Grill Buffet             | H Wawa                          |
| 13 Old Navy                            | I White Castle                  |

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## AERIAL 1



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## AERIAL 2



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