

FOR SUBLEASE

IS



Pohatcong Plaza Phillipsburg, NJ

57,450 SF AVAILABLE | FOR SUBLEASE

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SABRE

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Pohatcong Plaza
Phillipsburg, NJ



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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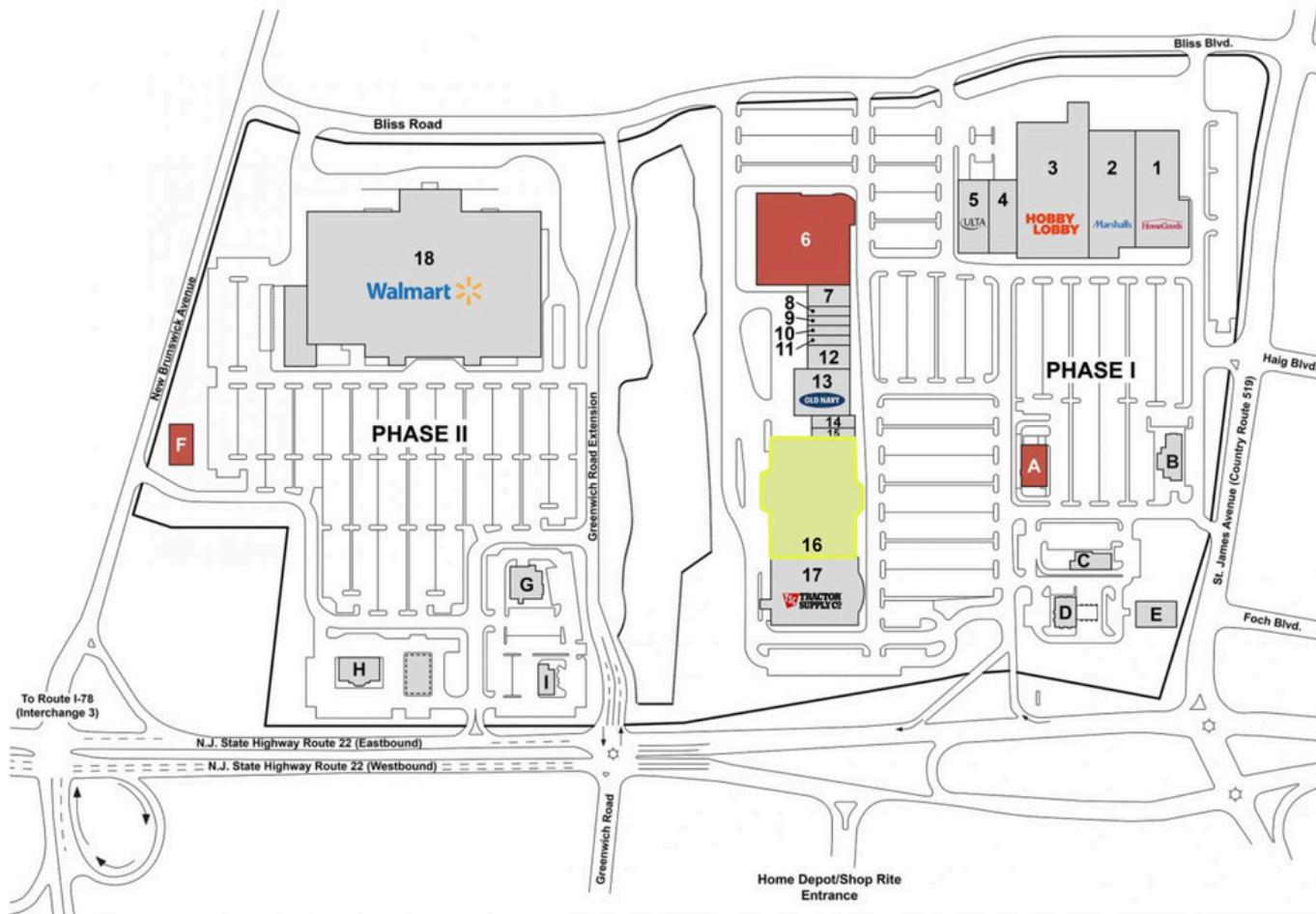
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SITE PLAN



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

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AERIAL 1



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AERIAL 2



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