

# FOR LEASE

IS



**530 Route 515  
Vernon, NJ**

**2,800 SF & 3,000 SF AVAILABLE | FOR LEASE**

**Etan Tammam**  
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**SABRE**

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## POSSIBLE DRIVE-THRU OPPORTUNITY AVAILABLE | FOR LEASE

**ADDRESS:** 530 Route 515 Vernon, NJ

**SPACE AVAILABLE:** 2,800 SF | 3,000 SF

**ASKING RENT:** \$17.00 psf

**PARKING:** 5.3/1,000

**CO-TENANTS:** Acme Super Market, Starbucks, US Postal Service, JAG Physical Therapy, and Snap Fitness

**AREA RETAIL:** CVS, Dunkin' Donuts, First Union, Burger King, Rite Aid, TD Bank, PNC Bank

Demographics	1 mile	3 miles	5 miles
<b>Population</b>	906	14,161	27,409
<b>Median HHI</b>	\$104,809	\$143,759	\$157,380
<b>Daytime Population</b>	926	4,564	5,937

- High Visibility location on Vernon's Main retail corridor
- Both inline and endcap spaces available
- Strong local demographics
- Tourism and Recreation Draw with Mountain Creek and Crystal Springs Resorts and the Appalachian Trail

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## PROPERTY PHOTOS



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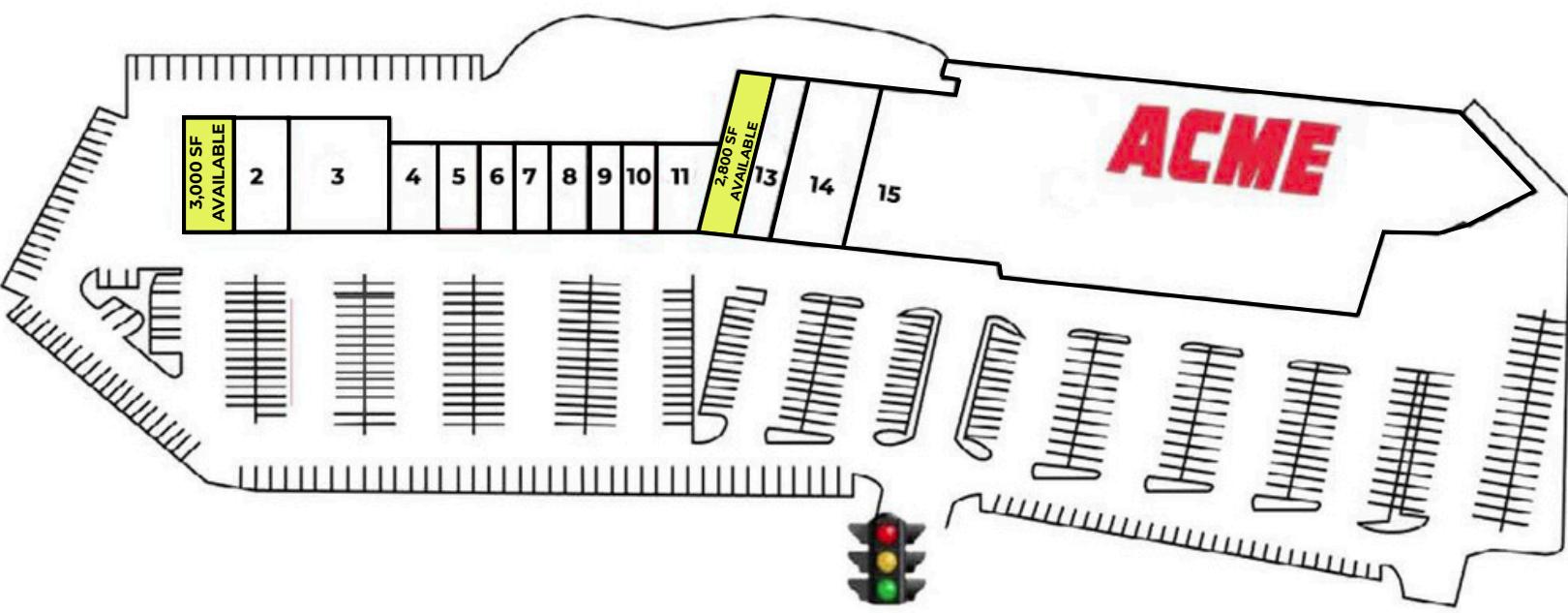
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## SITE PLAN



## TENANTS AND AVAILABILITIES

<b>1. Available</b>	<b>3,000 SF</b>
2. JAG Physical Therapy	3,000 SF
3. Snap Fitness	6,000 SF
4. Frank's Pizza	3,720 SF
5. Sushi Ya	2,000 SF
6. Hair Salon	1,600 SF
7. Jersey Smoke Shop	1,600 SF
8. Cleaners	1,600 SF
9. Total Eye Care	1,600 SF
10. Total Eye Care	1,600 SF
11. Lox of Bagels	1,600 SF
<b>12. Available</b>	<b>2,800 SF</b>
13. US Post Office	5,243 SF
14. Liquor Store	6,000 SF
15. ACME	52,687 SF

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ZOOMED IN AERIAL



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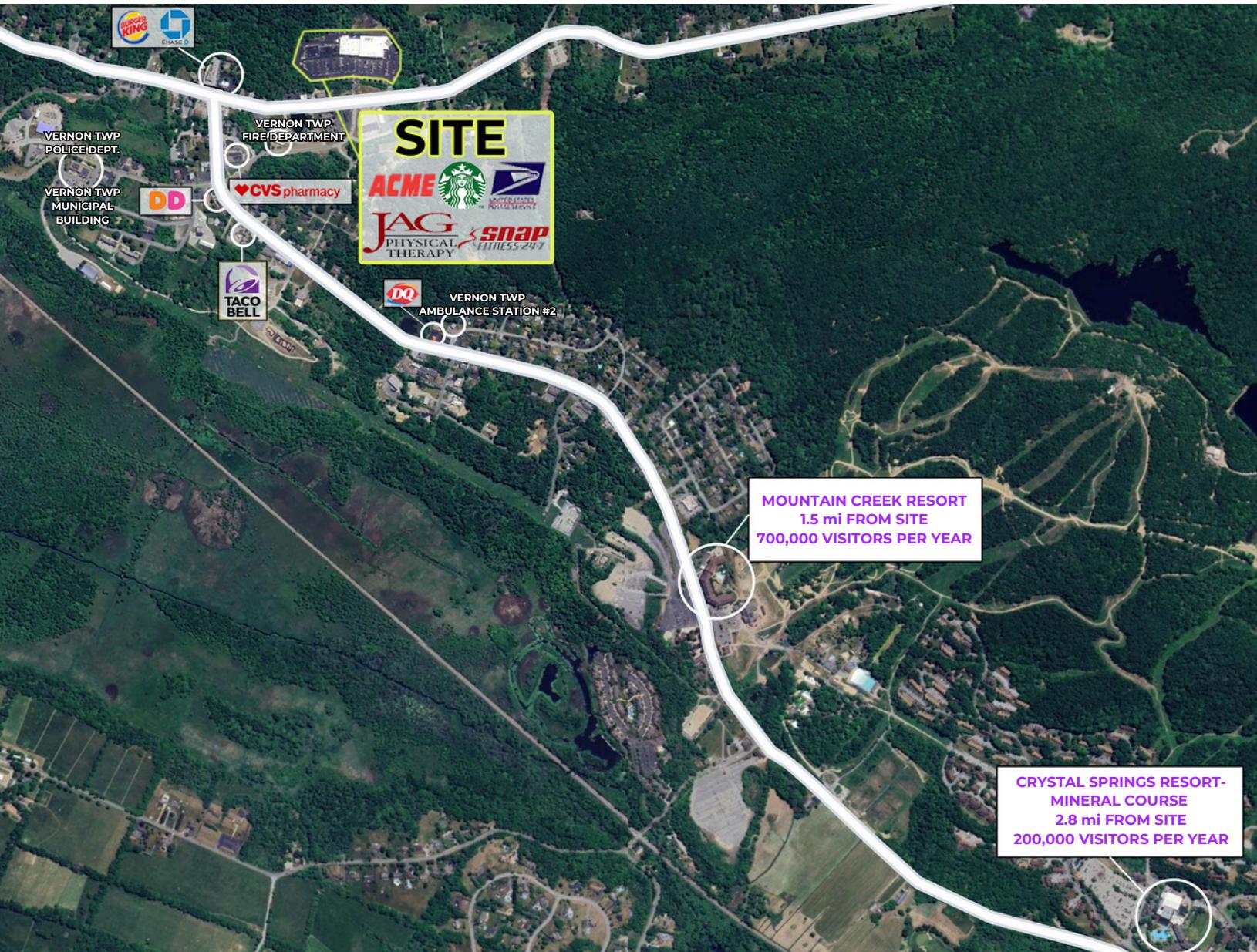
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AERIAL



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