

FOR LEASE

S



**530 Route 515
Vernon, NJ**

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

Etan Tammam
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530 Route 515
Vernon, NJ



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
Population	906	14,161	27,409
Median HHI	\$104,809	\$143,759	\$157,380
Daytime Population	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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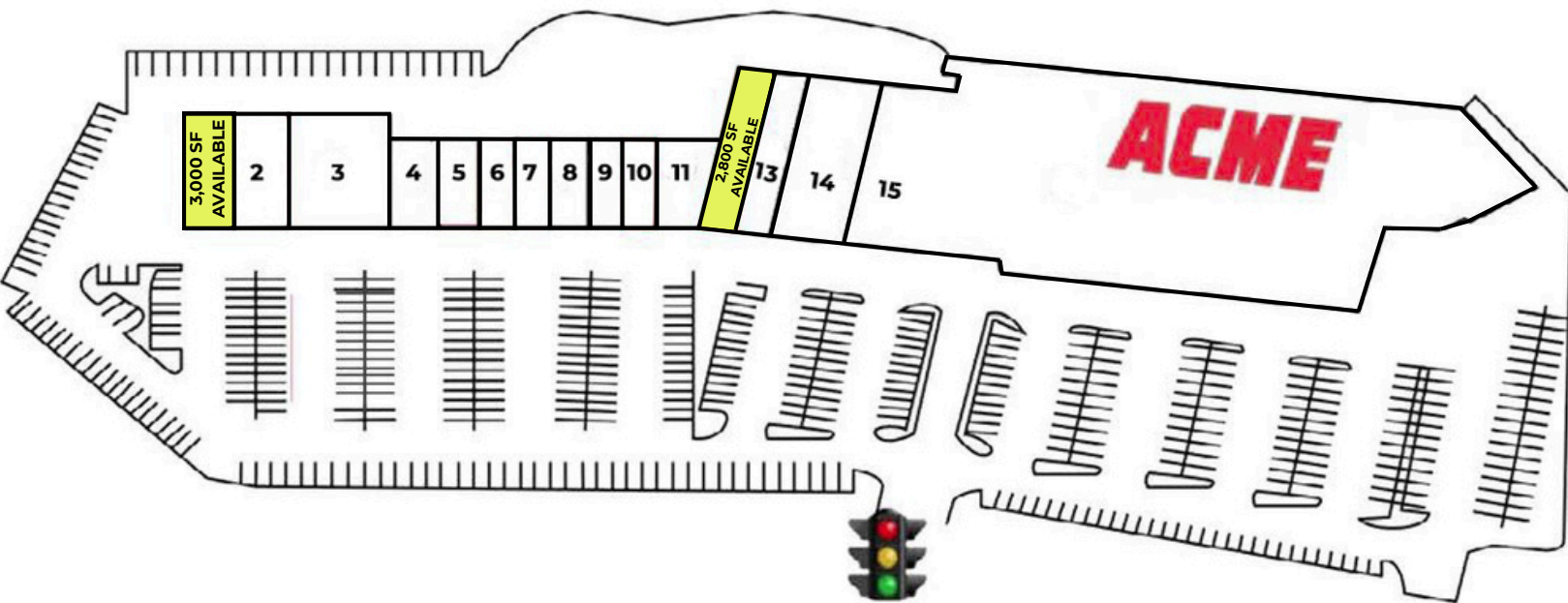
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SITE PLAN



TENANTS AND AVAILABILITIES

1. Available	3,000 SF
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. Nails	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
12. Available	2,800 SF
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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