



THE SHOPPES AT TALMADGE

118-146 TALMADGE ROAD, EDISON, NJ

1,400 - 3,873 SF
FOR LEASE

SECOND-GENERATION RESTAURANT OPPORTUNITY



NEIGHBORHOOD CENTER

PROPERTY HIGHLIGHTS:

- Located on Busy Talmadge Road
- Densely populated Residential neighborhood
- Great Exposure and Visibility
- Strong Population and Income Levels
- Convenient Access to Route 1, Route 27, Route 287, Garden State Parkway and the NJ Turnpike
- Strong Mix of National and Regional Tenants
- High Daytime Population bring Heavy Traffic to the Center

1,400 - 3,873 SF



EXCLUSIVE AGENTS:

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PROPERTY INFORMATION

PROPERTY TYPE:

High Volume Community Center

PARKING:

98 Spaces

CO-TENANTS:

Subway, Singas Pizza, Convenience Store, Liquor Store, Rolles Gracie Academy, Iffy's Hot Chicken, Godavari, Friendly Nails and a variety of Restaurants

GLA:

23,960 SF

TOTAL LAND AREA:

2.5 Acres

FRONTAGE:

400'

CONVENIENT ACCESS TO:

Route 287, NJ Turnpike, Garden State Parkway

VEHICLES PER DAY:

23,400+

LOCATION:

Signalized Intersection

SIGNAGE:

Pylon

ASKING RENT:

Call For Details



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SPACE B-6/7



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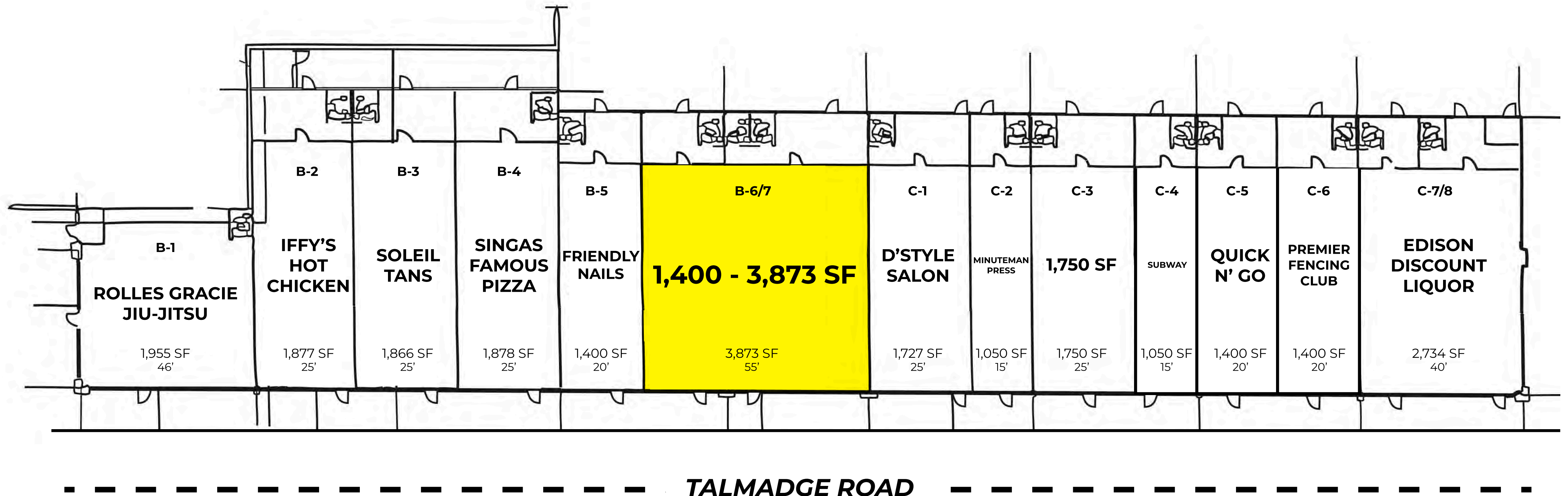
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SITE PLAN



- B-1** Rolles Gracie Jiu-Jitsu
- B-2** Iffy's Hot Chicken
- B-3** Soleil Tans
- B-4** Singas Famous Pizza
- B-5** Friendly Nails

- B-6/7** 1,400 - 3,873 SF Available
- C-1** D'style Salon
- C-2** Minuteman Press
- C-3** 1,750 SF Available
- C-4** Subway

- C-5** Quick N' Go
- C-6** Premier Fencing Club
- C-7/8** Edison Discount Liquor

23,960 SF
TOTAL AREA



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LOCATION MAP



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MARKET AERIAL



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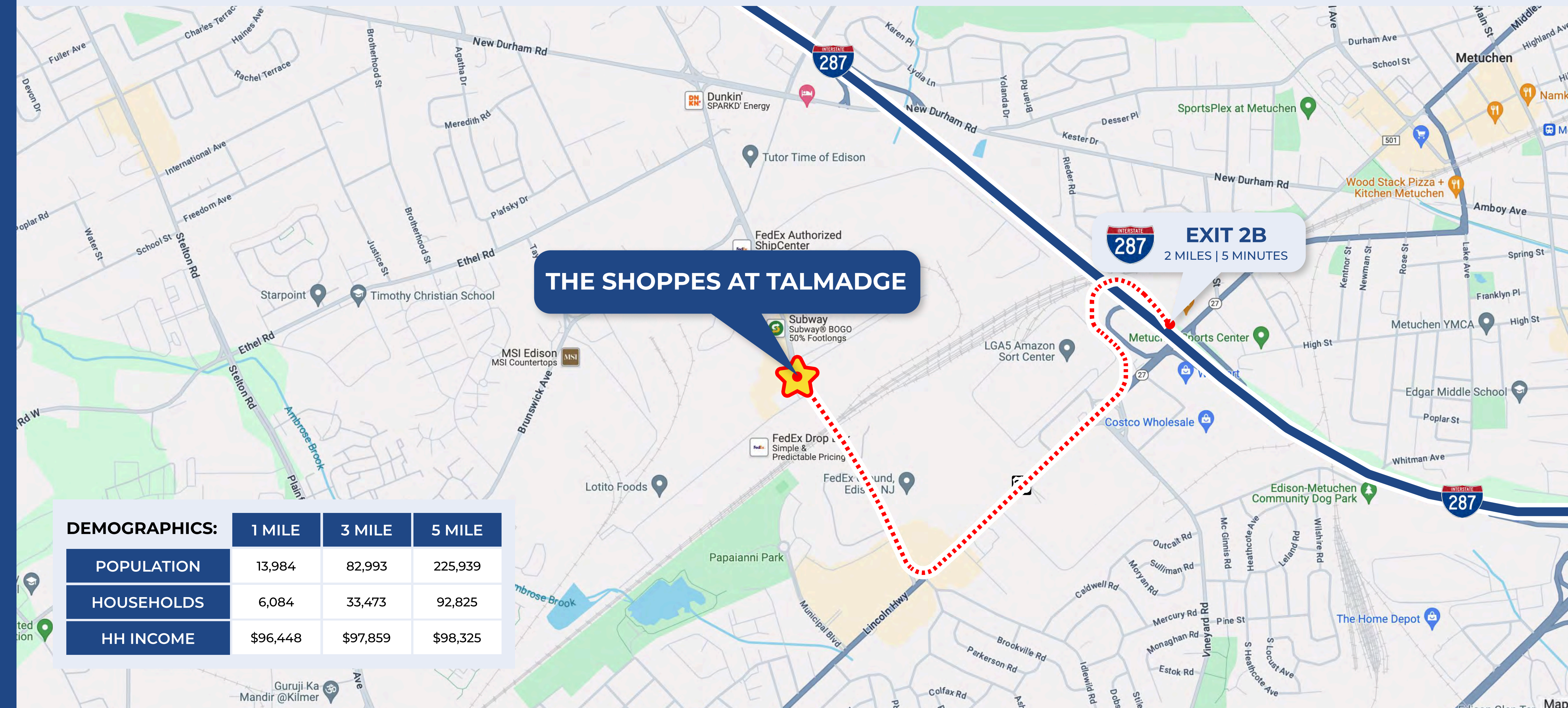


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ACCESS MAP & DEMOGRAPHICS



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FOR MORE INFORMATION VISIT:
WICKCOMPANIES.COM