



AVAILABLE:

+/-8,373 SF

Highly visible end cap with cross access to Town Place shopping center, anchored by CVS and others, including Massage Luxe, Cold Stone Creamery, Benjamin Moore, and others.

Average household income over \$215,000.

Traffic count of over 23,000 vehicles daily on heavily traveled NJ 27.

Abundant Parking and cross access with Town Place stores.

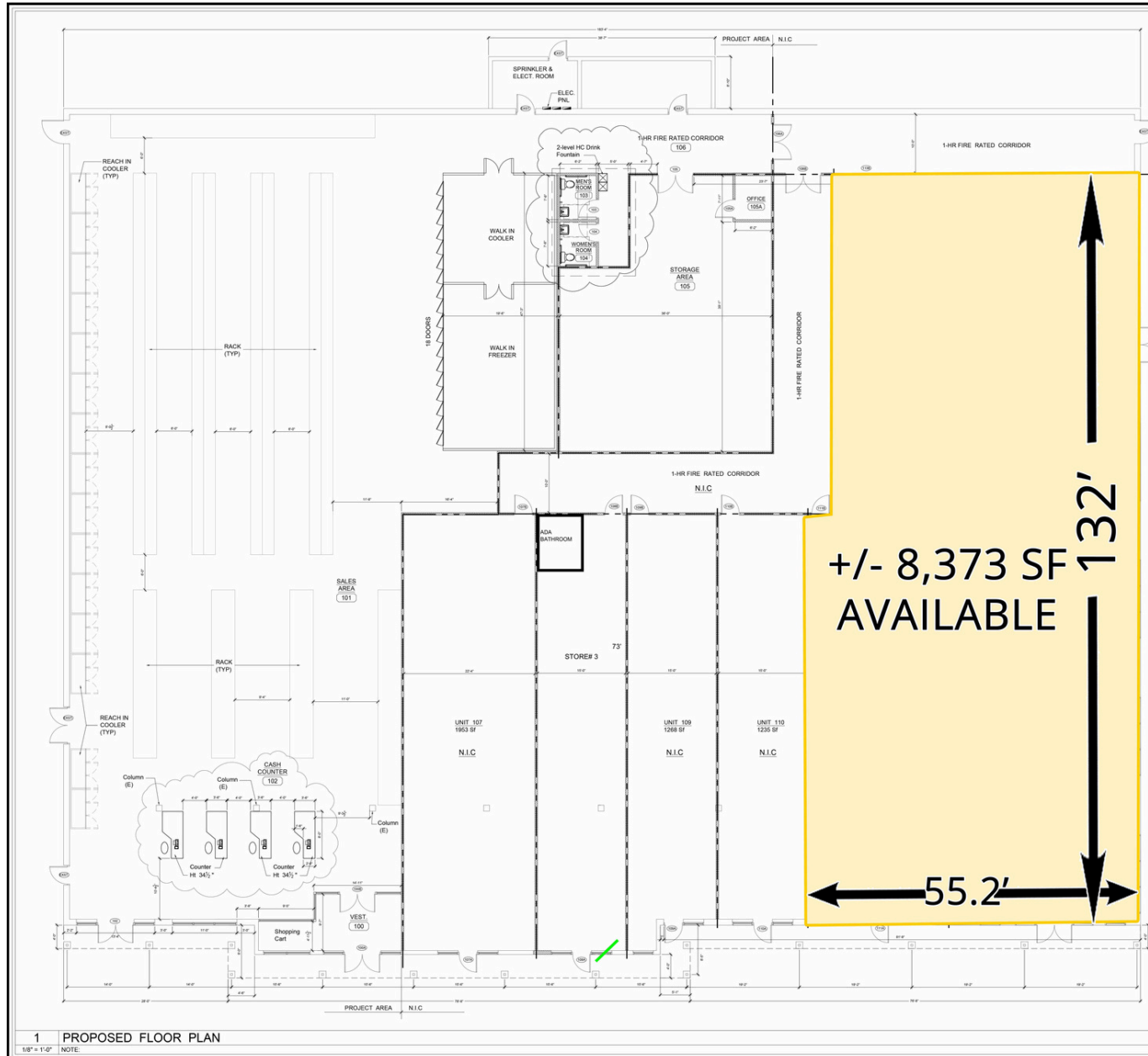
Seeking a restaurant, fitness, variety store, children's swim school, children's entertainment, bagel shop, cafe, barber shop, & boutique fitness.

Demographics	1 Mile	3 Miles	5 Miles
Population:	9,397	59,638	187,389
HH Income:	\$118,762	\$113,572	\$95,639
Daytime Pop	6,255	50,310	168,045

Total GLA	Parking
25,885 SF	49 Spaces

Traffic Counts
Route 27
22,832 Per Day

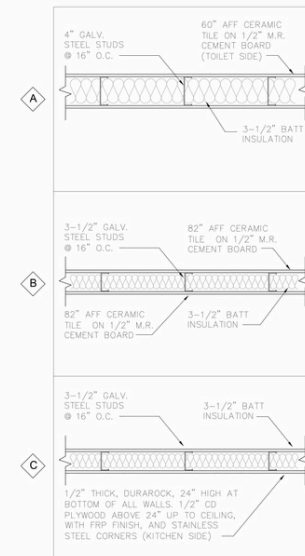




GENERAL NOTES:

1. ALL WORK TO BE DONE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING A.D.A.
2. G.C. TO PROVIDE ALL CONCEALED BLOCKING FOR ALL MILLWORK, CABINETRY, SHELVING, TENANT SUPPLIED & INSTALLED VISUAL BOARDS, EQUIPMENT, ETC. ALL BLOCKING TO BE FIRE TREATED / RETARDANT, AS DIRECTED BY TENANT. LOCATION TO BE PROVIDED BY TENANT PRIOR TO START OF CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN COMPLIANCE WITH BUILDING STANDARD SPECIFICATIONS. CONTRACTOR TO FOLLOW ALL BUILDING RULES AND REGULATIONS.
4. ALL NEW DOORS TO RECEIVE A.D.A./ ANSI COMPLIANT CLOSERS IF REQUIRED. NEW CLOSERS SHALL TAKE 3 SECONDS TO OPERATE FROM AN OPEN POSITION OF 70° TO A POINT 3" FROM THE LATCH. ALL EXISTING DOOR CLOSERS TO BE ADJUSTED AS REQUIRED.
5. ALL INTERIOR METAL STUDS WITH G.W.B. ARE DIMENSIONED TO FACE OF G.W.B. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY. ALL EXTERIOR DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
6. PROVIDE APPROPRIATE SAFETY MEASURES SATISFYING LOCAL AND OSHA REQUIREMENTS.
7. CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS AT SITE PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS.
8. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING. NO WORK OR ORDERING OF MATERIAL MAY OCCUR UNTIL ALL DIMENSIONAL ITEMS HAVE BEEN RESOLVED. FAILURE TO COMPLY WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY TO ACCOMMODATE ANY CRITICAL DIMENSIONS.
9. ADJACENT FUNCTIONING AREAS OF THE BUILDING ARE TO BE PROTECTED FROM DISRUPTION AND DAMAGE DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE RIGID AND SOLID DUST PARTITIONS, CLOSING OFF WORK AREAS FROM BALANCE OF HABITABLE SPACES WITHIN EXISTING BUILDING. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER FOR ACCESS TO THESE AREAS. MATERIALS USED FOR TEMPORARY PROTECTION WILL BE NON-COMBUSTIBLE OR FIRE-RETARDANT TREATED.

PARTITION TYPES



NOTE:

PARTITION SCHEDULE SHOWS STEEL STUDS. WOOD STUDS ARE OPTIONAL.

JOB NO. :

PROJECT:
FIT-OUT FOR GROCERY STORE
3550 RT 27 KENDALL PARK
NEW JERSEY 08824

OWNER:
HN REALTY, INC.
22 MERIDIAN ROAD
EDISON, NEW JERSEY 08820

Subhas Mazumdar, RA

A & A ARCHITECT
8 Lynam Lookout Drive
Newark, DE 19702
Phone (302) 897-2501
subhasmazumdar12@yahoo.com

DATE: 04.15.17

DRAWN BY: NJ

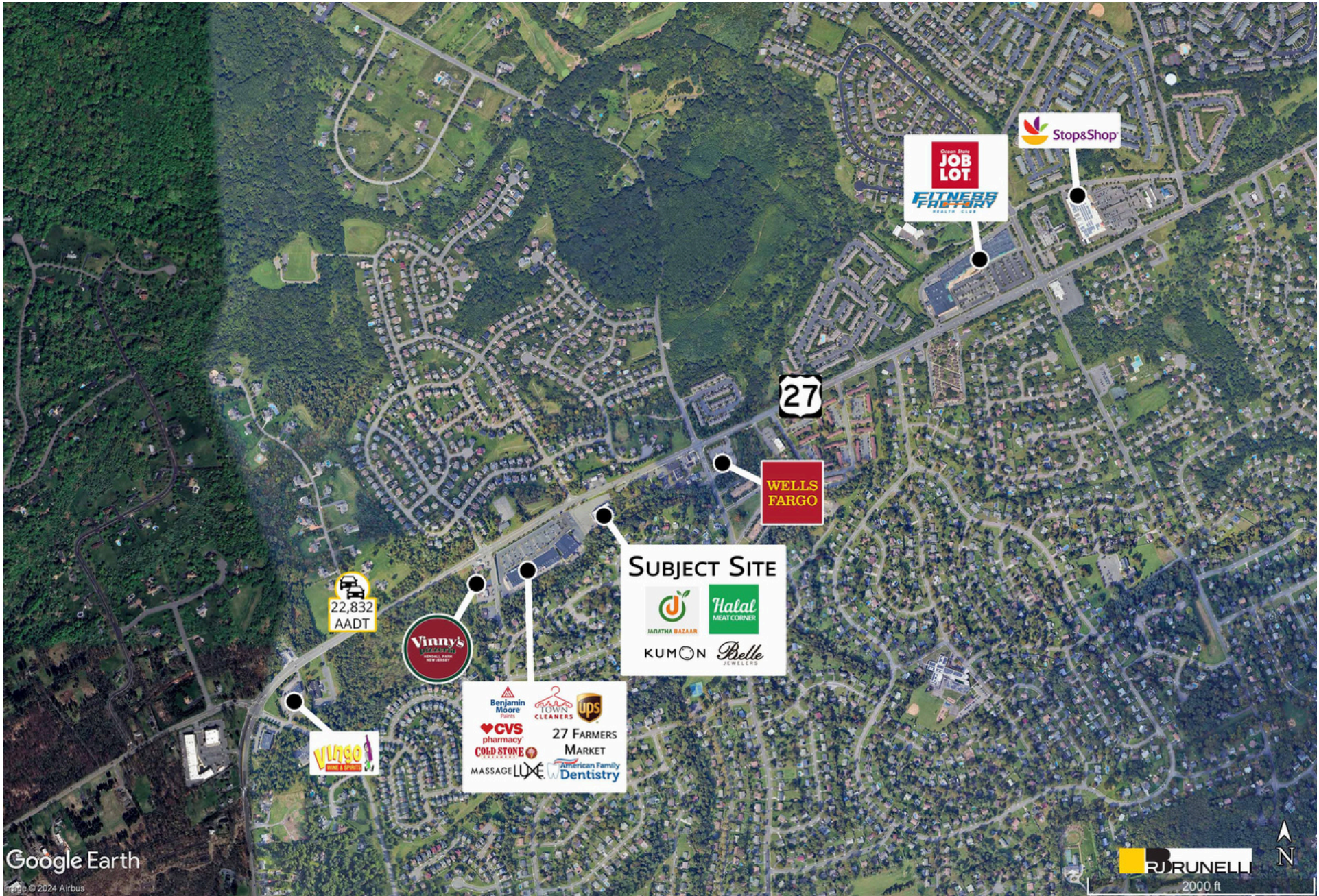
CHECKED BY: SM

REVISIONS:
Issued for owner's review
Issued for Permit - 06.04.17

PROPOSED FLOOR PLAN,
NOTES &
PARTITION TYPE

SHEET NO.
A-1

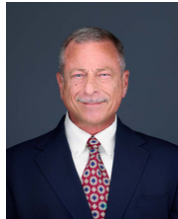






3550 Route 27
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



PETER MILLER

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7/22/26