

32 W. Main St. Somerville, NJ 08876  
Somerset County

## EXCLUSIVE FOR LEASE

### 1900 SF Retail Space



#### PROPERTY DESCRIPTION

1900 SF Street Level Retail Store in a Mixed Use Building with 2 Retail Stores below 10 Residential Apartments in the Heart of Award-Winning Downtown Somerville.

Located in B-1 Zone Permitted Uses include Retail stores, Paint, Hardware, Clothing, Auto & Home Supply, Home Furnishings, Appliance Stores and more.

#### OFFERING SUMMARY

Price for Lease:	\$22/SF NNN \$7.35
Building size:	17,600 SF
Block, Lots:	Blk: 113 Lot: 23.01
Parking:	On-Street Parking, Borough Parking Lots
Zone:	B-1 Central Business District

#### PROPERTY HIGHLIGHTS

- Downtown Somerville is a Vibrant Walkable Main Street with a mix of Retail, Specialty Shops, Cafes and a Variety of Restaurants.
- Two Blocks from NJ Transit Somerville Station
- Location minutes to all major highways-

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,243	22,235	47,026
Median Age:	40.1	41.8	42.8
Total Population	10,073	60,186	126,814
Average HH Income	159,723	166,916	181,104

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# 32 West Main St., Somerville, NJ

1,900 SF street-level retail

West Main St.

