

RETAIL SPACE FOR LEASE

# CEDAR GROVE CENTRE

120 Cedar Grove Lane | Somerset, NJ



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

# Property Overview

## HIGHLIGHTS

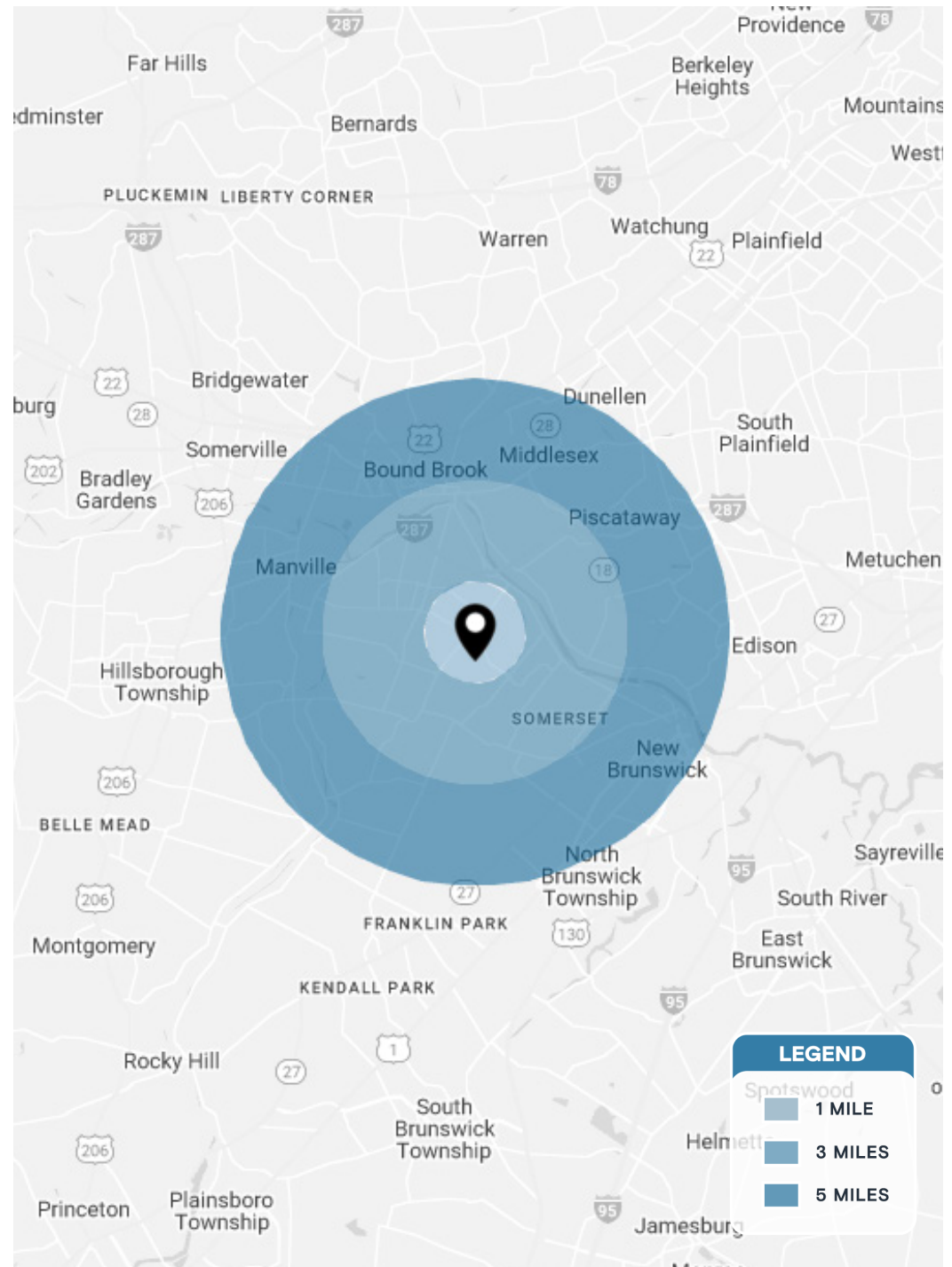
- 70,000 SF community shopping center
- Located off of Interstate 287 and Easton Avenue
- Situated within 10 miles of all 3 Rutgers University campuses, home to over 71,000 students
- Approximately 2,000 hotel rooms within a 2 mile radius
- Ideal uses include full and quick service restaurants, service oriented retail and an immediate care facility

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,411	59,072	226,575
HOUSEHOLDS	3,197	22,211	75,175
EMPLOYEES	5,662	29,714	132,712
AVERAGE HH INCOME	\$139,669	\$133,677	\$126,365

## TRAFFIC COUNTS

CEDAR GROVE LANE	19,569 AADT
EASTON AVENUE	41,147 AADT
INTERSTATE 287	142,932 AADT



**LEGEND**

Spotswood

- 1 MILE
- 3 MILES
- 5 MILES



## Tenant Roster

T101A-1	Joyce Creamery & Bubble Tea	T103A	Valhallan E-Sports Gaming	T106A	Kunson Nails II	T113	Gilded Raven Games	T117	MJS Affordable Kitchen
T101A-2	Mahana Fresh	T103	King Palace Chinese	T107	In Negotiation	T113A	Derma Laser Center 1,580 SF (Available for Lease)	T118	Kessler Rehabilitation
T101A3-4	The Fitness Factory	T104	Moe's Southwest Grill	T108-109	In Negotiation	T114AA	JEI Learning Center	T119	AFC Urgent Care
T101-102	The Fitness Factory	T105	Kurry Zone	T110	ESG Books 800 SF (Available for Lease)	T114	NY Bariatric Group	T122	Unity Bank
T101B	The Fitness Factory	T105A	Piazza Orsillo	T111	1,549 SF (Available 1/25) Can be combined with T110	T116	Jersey Mike's		
T102A	Jo-Sho	T106	Karate Studio	T112A	La Ritz Cleaners 1,549 SF (Available for Lease)	T115	Starbucks		



**BRIDGEWATER PROMENADE**

**COSTCO WHOLESALE** **THE HOME DEPOT** **TARGET** **Marshalls**

**Michaels** **PETSMART** **BOB'S FURNITURE**

**OLD NAVY** **TRADER JOE'S** **GameStop**

**Applebee's** **Starbucks** **McDonald's**

**LAFAYETTE ELEMENTARY SCHOOL**  
266 STUDENTS

**BOUND BROOK COMMUNITY MIDDLE SCHOOL**  
289 STUDENTS

**MARKETPLACE AT MANVILLE**

**Walmart** **READING** **ADESA**

**dollar zone!** **Great Clips** **GNC** **Advance Auto Parts**

**McDonald's** **TACO BELL** **Flamingo GRILL & SUPREME BUFFET** **POPOYES**

**FAMILY DOLLAR**  
**QuickChek**

**ROBERT MORRIS MIDDLE SCHOOL STUDENTS**

**KNOLLWOOD ELEMENTARY SCHOOL**  
505 STUDENTS

**NEW ROAD SCHOOL OF SOMERSET**  
180 STUDENTS

**ELIZABETH AVENUE ELEMENTARY SCHOOL**  
521 STUDENTS

**STAR BOTTLE REPUBLIC**  
**DUNKIN' TWENTY/20**

**CROSSROADS AT SOMERSET**

**ShopRite** **HAND & STONE**

**verizon** **WELLS FARGO** **Panera**

**DOLLAR TREE**  
**DUNKIN'**

**CVS CHASE**  
**SMOOTHIE KING** **SUBWAY**

**QUAIL BROOK GOLF COURSE**

**RUTGERS PREPARATORY SCHOOL**  
640 STUDENTS

**MARTIN LUTHER KING INTERMEDIATE SCHOOL**  
473 STUDENTS

**labcorp**

**CENTRAL NEW JERSEY COLLEGE PREP CHARTER SCHOOL**  
1,219 STUDENTS

**FRANKLIN HIGH SCHOOL**  
2,146 STUDENTS

**CEDAR GROVE CENTER**

**FITNESS FACTORY HEALTH CLUB** **a1c** **JEI Learning Center**

**VALHALLAN** **Kessler INSTITUTE FOR REHABILITATION**

**Starbucks** **Japan Village** **MOE'S**

**SITE**

**THE GROVE SOMERSET APARTMENTS**  
384 UNITS

**COLGATE-PALMOLIVE**

**planet fitness** **AT&T**

**TACO BELL** **THAI LANNA** **Masala Bay**

**VILLAGE PLAZA**

**McDonald's** **edible**  
**DUNKIN'** **POOJA**

**RUTGERS PLAZA**

**Stop&Shop**

**CHASE** **DOLLAR TREE**

**Jewels JEWELLERS** **GNC** **CRUNCH FITNESS** **T Mobile**



## Contact Agent

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