

Arthur's Plaza

215 US Highway E. Green Brook, NJ 08812
Somerset County

EXCLUSIVE FOR LEASE



PROPERTY DESCRIPTION

1,600 SF Retail Space Available at Prestigious Arthur's Plaza on the High-Traffic US-22 East Corridor.

Prominent Dual-Pylon Signage with Direct Exposure to Route 22. Ample 200-Space Surface Parking Field. Professionally Maintained Landscaping, Attractive Façade and Convenient Access from Both Directions.

PROPERTY HIGHLIGHTS

- 50,000 + Vehicles per day along Route 22 E.
- Located in a densely populated trade area with affluent surrounding residential communities.
- Join retailers: Dollar Tree, Duck Donuts, H&R Block, Tacos El Tio, The Gatsby Salon, Flowers by Design, Get Fyzical and others.
- Excellent daytime and evening consumer exposure.

OFFERING SUMMARY

Price for Lease:	\$16/SF NNN \$8.75
Lot Size:	5.0 Acres
Building size:	40,000 SF
Taxes:	\$143,910. (2024)
Block, Lots:	Blk: 27 Lot: 3
Parking:	Shared Parking
Zoning:	RHC

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
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Total Households	5,000	29,997	72,263
Median Age:	41.7	40.1	39.4
Total Population	12,000	90,003	218,627
Average HH Income	149,200	125,570	129,746

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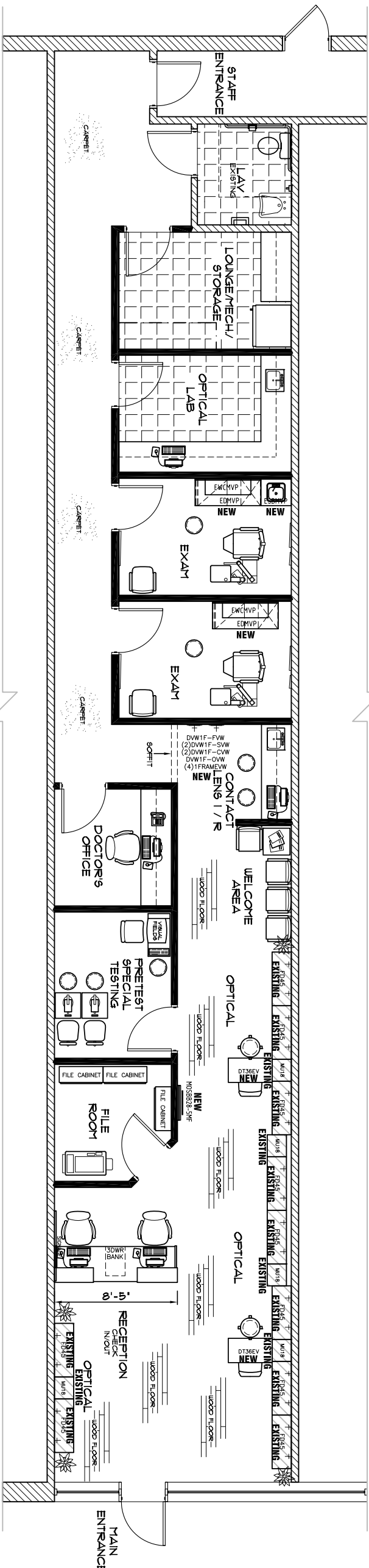
Design of Products; Waiver: Eye Designs has provided to Buyer space-renderings depicting suggested layouts of the Products (the "Drawings"). Copies of the Drawings have been made available to Buyer. The Drawings are furnished to Buyer solely for the purpose of enabling Buyer to visualize potential layouts of the Products under this sales contract. The Drawings have not been prepared or sealed by an architect. Buyer acknowledges that regulations as to the use and installation of the Products vary by jurisdiction. Eye Designs has not investigated the specific code requirements or other statutes or regulations, that might be applicable to the sale, installation or use of the Products. Such determination should be made by Buyer, its architects, engineers, electricians or other appropriate agents. Eye Designs does not represent or warrant that the Drawings or the Products comply with applicable federal, state, or local law, rule, or regulation. By no later than the Sign-off Date, Buyer shall supply Eye Designs with a list of structural components; locations of beams, doors, entrances, plumbing fixtures; and such other information that may affect the design or installation of the Products (the "Design Specifics"). By signing the final "Sign off papers" Buyer is acknowledging to Eye Designs in writing the accuracy of the field angles and dimensions (the "Field Dimensions") relating to the manufacture and installation of the Products. Buyer acknowledges and agrees that in the event the Buyer fails to verify the accuracy of the Field Dimensions in accordance with the foregoing sentence, Eye Designs shall have no responsibility to verify any Field Dimensions and shall manufacture the Products in accordance with dimensions and angles set forth in the final Drawings or otherwise made available to Eye Designs. Buyer acknowledges and agrees that the final Drawings, and any and all designs, specifications, and Field Dimensions necessary or utilized in connection with the Products, shall be prepared, reviewed and finalized by Buyer's architect, engineer, electricians, and/or other appropriate agents, shall be in compliance with all federal, state, and local laws, rules and regulations, and shall be made available to Eye Designs. Eye Designs appreciates your business and looks forward to helping you reach your goals and objectives. Your success is the foundation and key to our success.

NOTE:

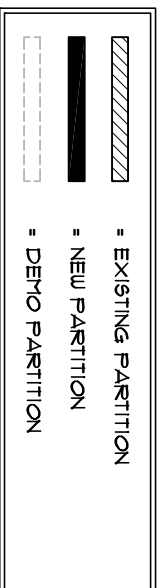
Verification of ALL wall dimensions shown on this document is required to ensure proper installation of your new furniture supplies by EYE DESIGNS, LLC.. EYE DESIGNS, LLC. will not be held responsible for furniture not fitting properly if the client does not notify EYE DESIGNS, LLC. of any discrepancies in this, and all other documents supplied by EYE DESIGNS, LLC., at the point of Signing of the final "Sign off package". Eye Designs is solely responsible for products that we are supplying.

PROJECT LOCATION:
GREEN BROOK, NJ

PRELIMINARY



NOTE:
ALL CRITICAL DIMENSIONS ARE SHOWN IN THIS PACKAGE AND ARE TO BE VERIFIED BY CLIENT, CONTRACTOR, OR ARCHITECT WITH DESIGNS DEPT. AT EYE DESIGNS.



MELROSE VIEWPOINT COLLECTION
APPROXIMATELY 600-700 FRAMES DISPLAYED IN OPTICAL

<p>SALESPERSON: ALAN WINIG INTERIOR DESIGNER: JESSICA DONNELLY SPACEPLANNER: ALAN WINIG SHEET TITLE: SPACE PLAN</p>		<p>BARRIOS VISION JESUS BARRIOS, OD 221 US HIGHWAY 22 EAST GREEN BROOK, NJ 08812 PHONE: 732-968-4114</p>		<p>EYE DESIGNS CUSTOM INTERIORS • FURNITURE <i>group</i> WWW.EYEDESIGNS.COM 220 WEST FIFTH AVENUE COLLEGEVILLE, PA 19426 (800) 346-8890 (610) 409-1900</p>		<p>CEILING HEIGHT: 8' MIN CEILING TYPE: 2x4" FLOOR LEVEL: XXX SOFFIT HEIGHT: 8' MIN</p>		<p>THIS DRAWING IS FOR PRESENTATION ONLY. NOT FOR USE AS A CONSTRUCTION DOCUMENT.</p>																																				
<p>DRAWING SCALE: SCALE: 1/8" = 1'-0"</p>		<p>DATE ISSUED: 02.15.2016</p>		<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>PHASE 1</td> <td>AWI 02.15.16</td> </tr> <tr> <td>2</td> <td>D-1</td> <td>MB 02.25.16</td> </tr> <tr> <td>3</td> <td>PHASE 1 REV</td> <td>MB 03.21.16</td> </tr> <tr> <td>4</td> <td>PHASE 1 REV</td> <td>JAD 03.21.16</td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> </table>		NO.	DESCRIPTION	DATE	1	PHASE 1	AWI 02.15.16	2	D-1	MB 02.25.16	3	PHASE 1 REV	MB 03.21.16	4	PHASE 1 REV	JAD 03.21.16	5			6			7			8			9			10			<p>PROJECT TITLE: OPTICAL DISPLAYS</p>		<p>DRYOL SPACE PLANNING</p>		<p>opticaldisplays.com</p>	
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Arthur's Plaza

215 Route 22 East, Green Brook, NJ

Tacos
El Tio

Code Ninjas

Johnson Fitness

Cabinet IQ

The Gatsby Salon

Duck Donuts

Flower Designs by Elena

Available - 1600 SF

H&R Block

Blue Fountain Day Spa

Get Fyzical (P.T.)

Salon Centric

Dollar
Tree



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