

Riverwalk Village Center

Medical/Office Space For Lease

665 Martinsville Road/CR 525
Basking Ridge, Somerset County, NJ 07920

PROPERTY DESCRIPTION

Riverwalk Village Center is the premier mixed-use retail complex located within Northern Somerset County and comprising a two story 50,000 square foot lifestyle center and free-standing Kearny Bank. Extensive interior and exterior improvements were completed in 2021. Currently, 97% leased and occupied, Riverwalk Village Center affords customers outstanding synergy of retailers, fitness and restaurants including second floor corporate and medical tenants within the highly desirable Basking Ridge. Situated within ¼ mile of exit 33 of I-78. The development serves a significant affluent consumer and corporate demand.

AVAILABLE RETAIL

2nd Floor Office/Medical

- Unit 18: 1,760 SF (built-out medical)
- Unit 22b: 725 SF

RENTAL RATES

- Unit 18: \$18.00 NNN PSF
- Unit 22b: Fixed Monthly Rate + Janitorial and TE

CAM & REAL ESTATE TAXES

+/- \$8.77 PSF projected 2024 plus sewer consumption and trash removal



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING & MANAGING AGENT

Brian S. Silbert

President & CEO

908.604.6900 Ext. 116

info@silbertrealestate.com

Emily Barreira

Associate – Leasing Dept.

908.604.6900 Ext. 120

Ebarreira@silbertrealestate.com

SILBERT

REALTY & MANAGEMENT COMPANY, INC.

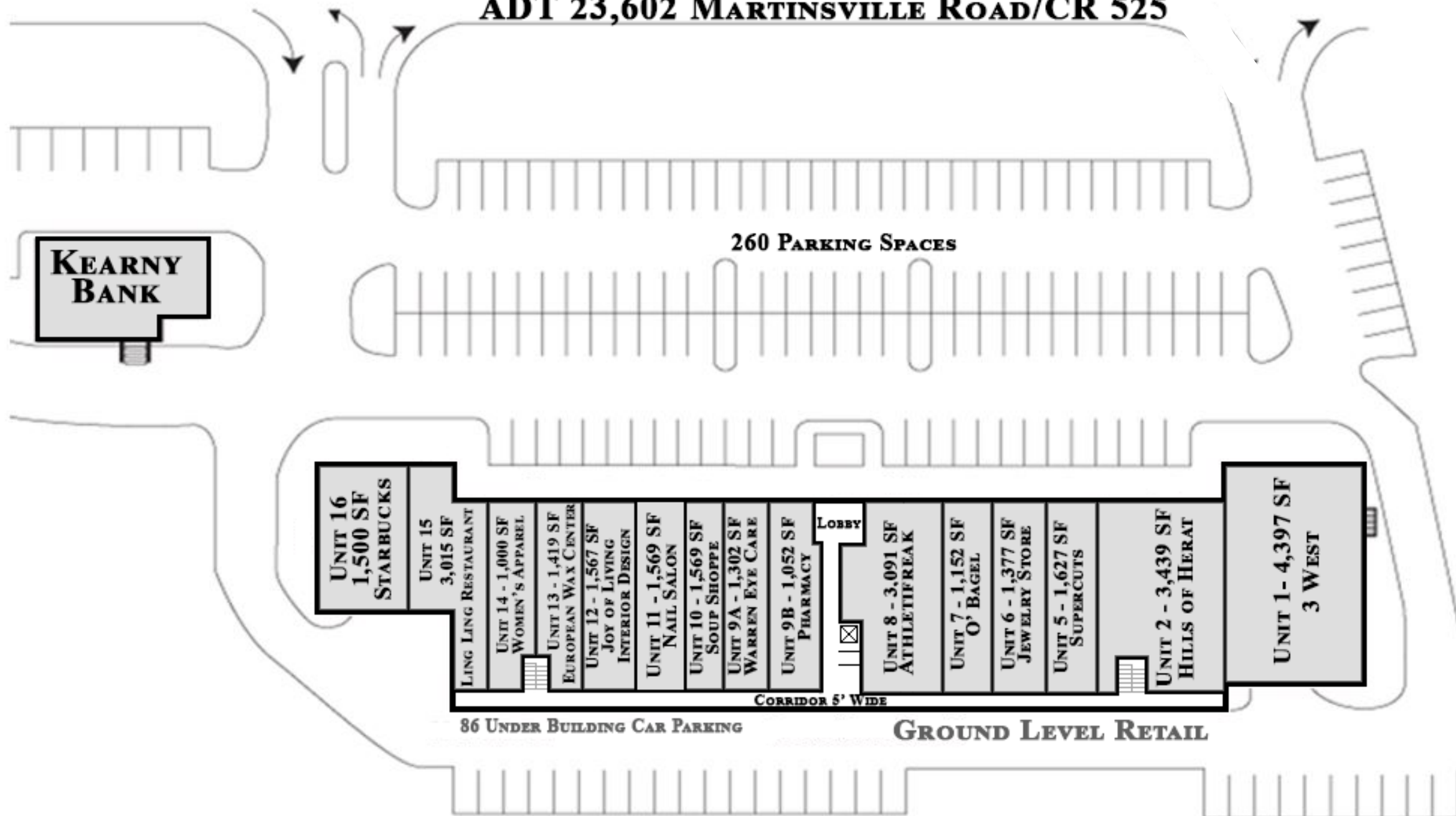
152 Liberty Corner Road
Suite 203
Warren, NJ 07059



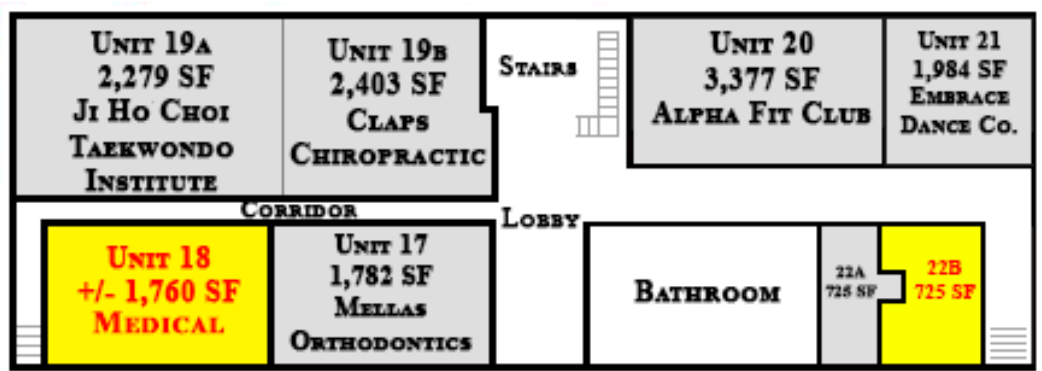
Visit Our Website: WWW.SilbertRealEstate.com

LEASING PLAN

ADT 23,602 MARTINSVILLE ROAD/CR 525



2ND FLOOR



SECOND FLOOR OFFICE / PROFESSIONAL

RIVERWALK VILLAGE CENTER FEATURES



Comments

- Located ¼ mile North of 4-way interchange I-78 Exit 33;
- Surrounded by luxury housing within Bernards Township and including 455 apartments under construction. Significant daytime population and three million square feet of Class "A", corporate office including three major hotels within walking distance;
- Riverwalk Village Center co-tenants include 3 West, Hills of Herat, Ling Ling Restaurants, Kearny Bank, Starbucks, European Wax Center and Alpha Fit Club, among other retailers and medical/professional.

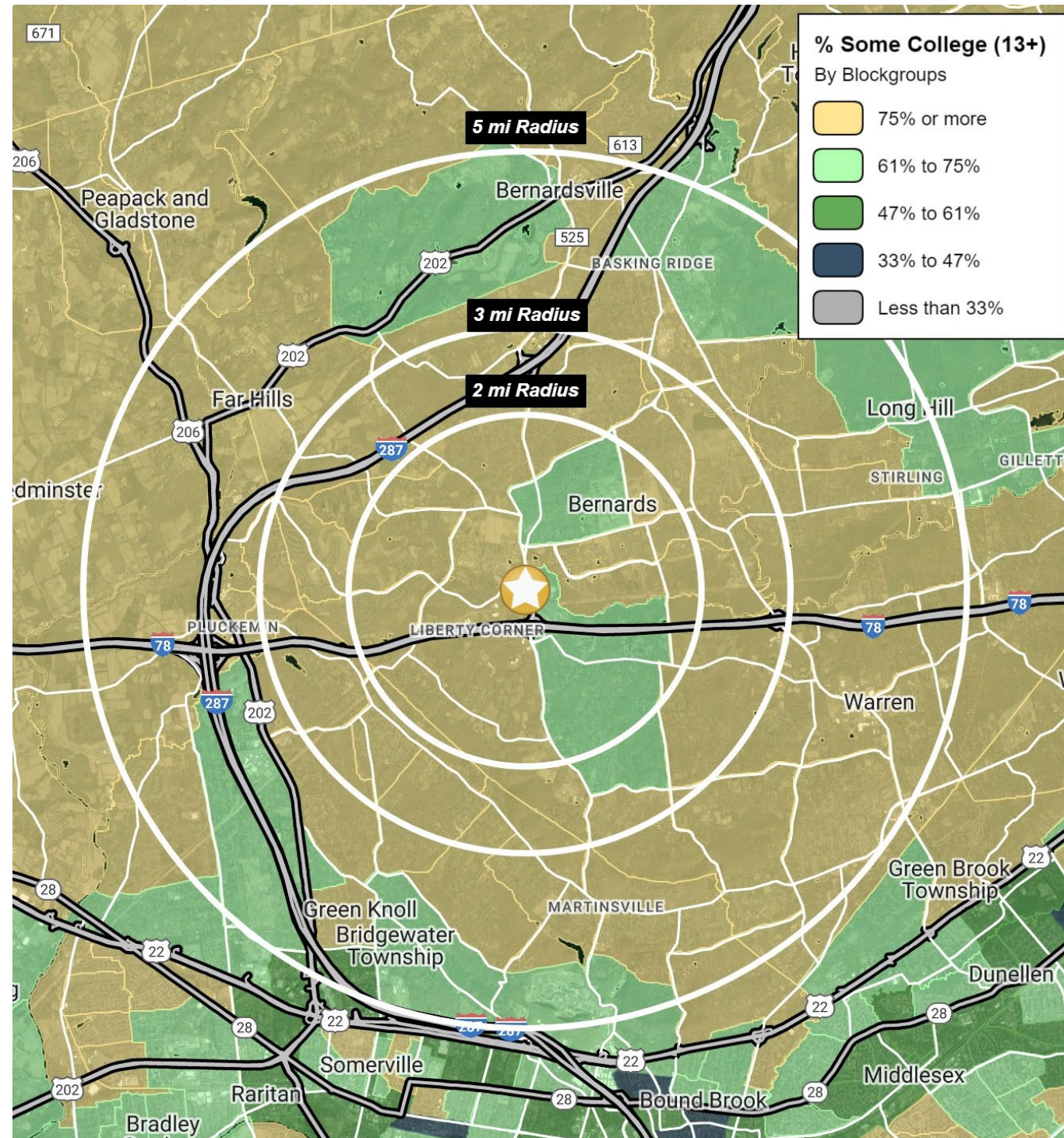
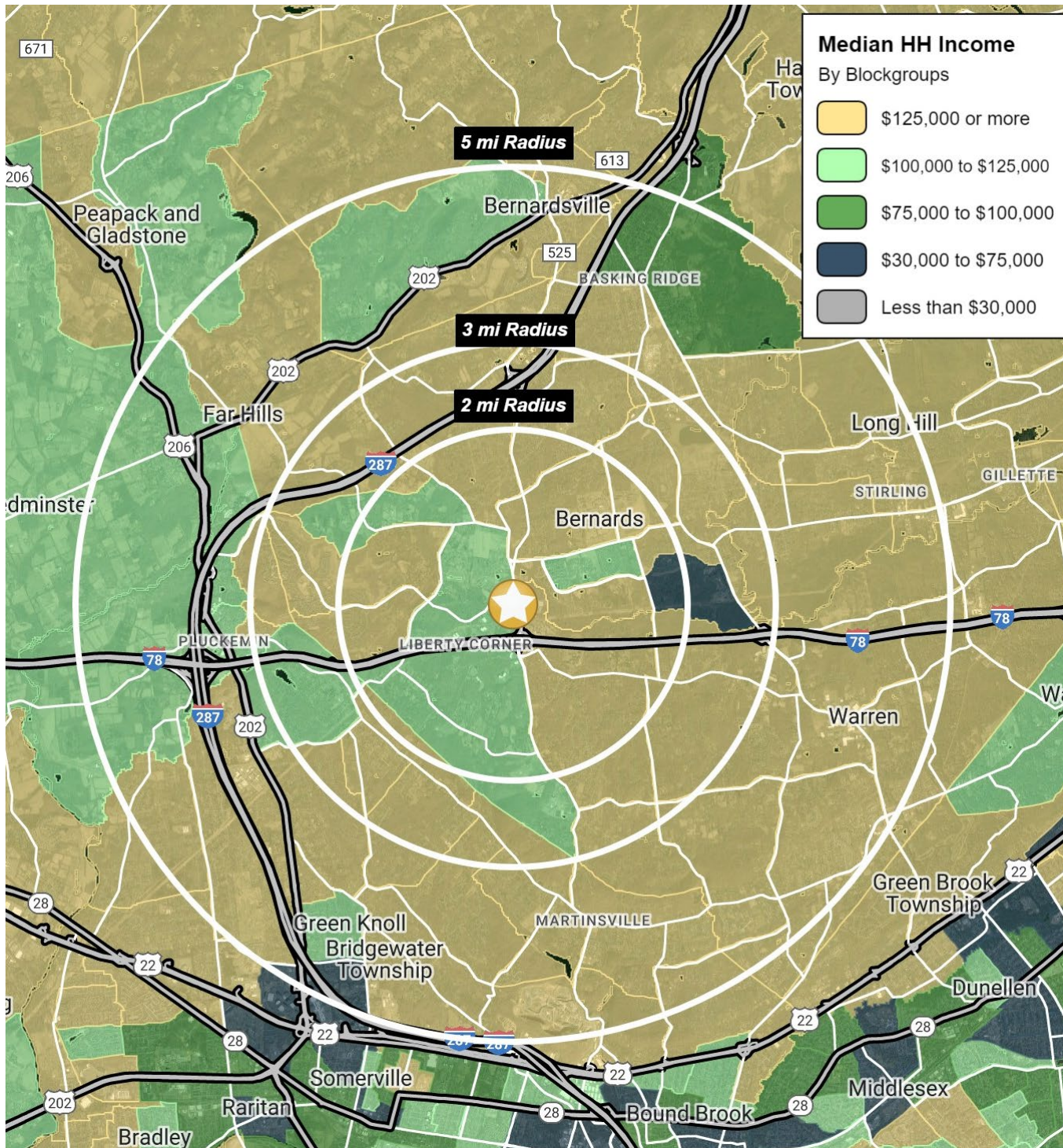
RIVERWALK VILLAGE CENTER PHOTOS



IMMEDIATE TRADE AREA AERIAL



AREA DEMOGRAPHICS



AREA DEMOGRAPHICS

2 Mile Radius

Population	13,738
Median HH Income	\$176,198
Average HH Income	\$217,025
Median Age	44.6
Total Households	4,910
Daytime Population	10,384

3 Mile Radius

Population	21,983
Median HH Income	\$177,299
Average HH Income	\$226,762
Median Age	45.4
Total Households	11,965
Daytime Population	25,975

5 Mile Radius

Population	78,003
Median HH Income	\$164,704
Average HH Income	\$218,695
Median Age	45.9
Total Households	28,616
Daytime Population	69,501

