

WATCHUNG COMMONS - US Hwy Rt. 22

WATCHUNG, NJ WATCHUNG COMMONS



US HIGHWAY ROUTE 22
ACROSS FROM BLUE STAR SHOPPING CENTER



Prime Retail Opportunity

Demographics	3 miles	5 miles	7 miles
Population	115,373	265,496	484,899
Households	39,000	91,563	170,860
Average HH Income	\$189,856	\$206,255	\$203,673
Median Age	39.6	40.5	40.8

Join Major Retail Chains on Route 22 including:
Target, Walmart, BJ's Wholesale Club, Sierra Trading,
HomeSense, Michael's, PetsMart, Ulta Beauty, DSW
& Old Navy to name a few.

AVAILABLE: Up to 800 s.f.



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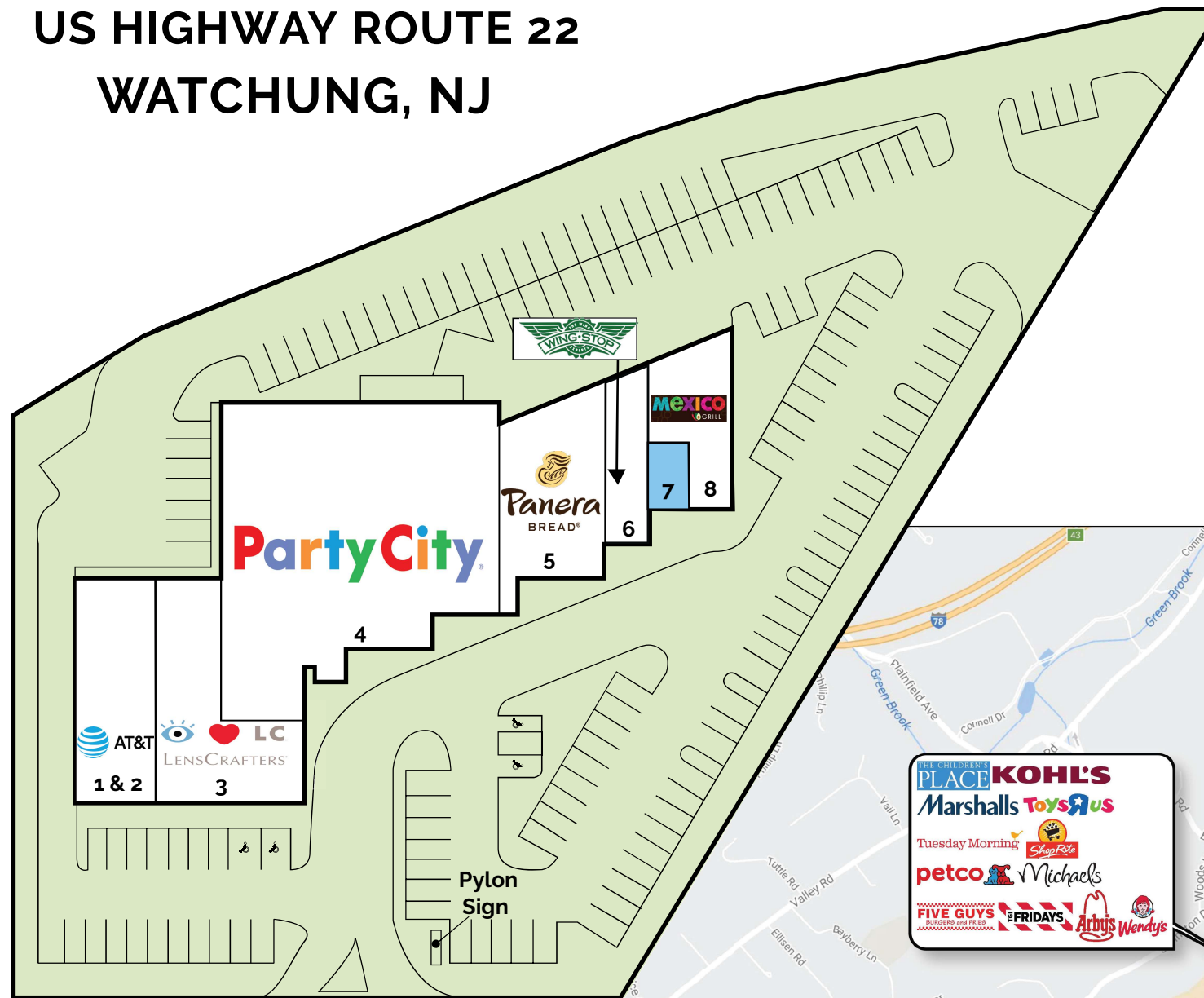


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Across From Blue Star Shopping Center



TENANTS		
1 & 2	AT & T	3,752 s.f.
3	Lenscrafters	4,798 s.f.
4	Party City	15,325 s.f.
5	Panera Bread	4,175 s.f.
6	Wing Stop	1,680 s.f.
7	AVAILABLE	800 s.f.
8	Mexico Grill	2,200 s.f.



- Cross easements with The Shoppes at Watchung complex at Route 22 and Terrill Road. Tenants include Cinemark Theatre, Sierra Trading, Home Sense, David's Bridal, City MD, Sport Clips & Ulta.
- Route 22 is the major shopping corridor in Somerset and Union counties, drawing high disposable income residents from the primary 5 mile trade area.
- Chains which have a major presence in the tri-state metro region are represented on Route 22.
- Over 58,000 vehicles pass Watchung Commons daily.
- Watchung is predominantly a homeowner community with more that 75% of housing units owner occupied and 63% of households own 2 or more vehicles.

Location
Route 22 East and Terrill Road
Watchung, Somerset County, New Jersey

Access
Route 22 and 28
I-78 and I-287
Garden State Parkway
New Jersey Turnpike

Type
Neighborhood Shopping Center

Parking
145 Spaces