



# Roxbury Commons

## Neighborhood Shopping Center

180 Howard Blvd /CR615  
Mount Arlington, NJ 07856

### PROPERTY DESCRIPTION

Roxbury Commons situated north of Seasons Drive and opposite Mt. Arlington Plaza is a 23,200 SF neighborhood shopping center anchored by outparcels Cracker Barrel Restaurant and Holiday Inn Express. Roxbury Commons affords strong daytime population, immediate access to Exit 30 Interstate 80, Routes 46 and 10 and adjacent to existing and brand-new residential developments.

### AVAILABLE SPACE

Unit 16: +/- 1,900 SF

### RENTAL RATES

\$17.00 psf NNN

### CAM, RE TAXES & INS

\$7.50 psf NNN projected 2023

### TRAFFIC COUNT

ADT 12,960 Howard Blvd /CR615

### COMMENTS

- Located less than 1/2 mile north from the new Mt. Arlington rail and bus station at Howard Boulevard and Exit 30 of I-80;
- Over 1,400 multi and single-family residential developments recently completed, under construction or approved in Roxbury trade area;
- Neighboring retailers and businesses include PNC Bank, KinderCare, QuickChek, Marriott Courtyard;

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

**Joel Tomlinson**

**Asst. VP – Brokerage Department**

**[jtomlinson@silbertrealestate.com](mailto:jtomlinson@silbertrealestate.com)**

**908-604-6900 x106**

# SILBERT

REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

**Linked in**



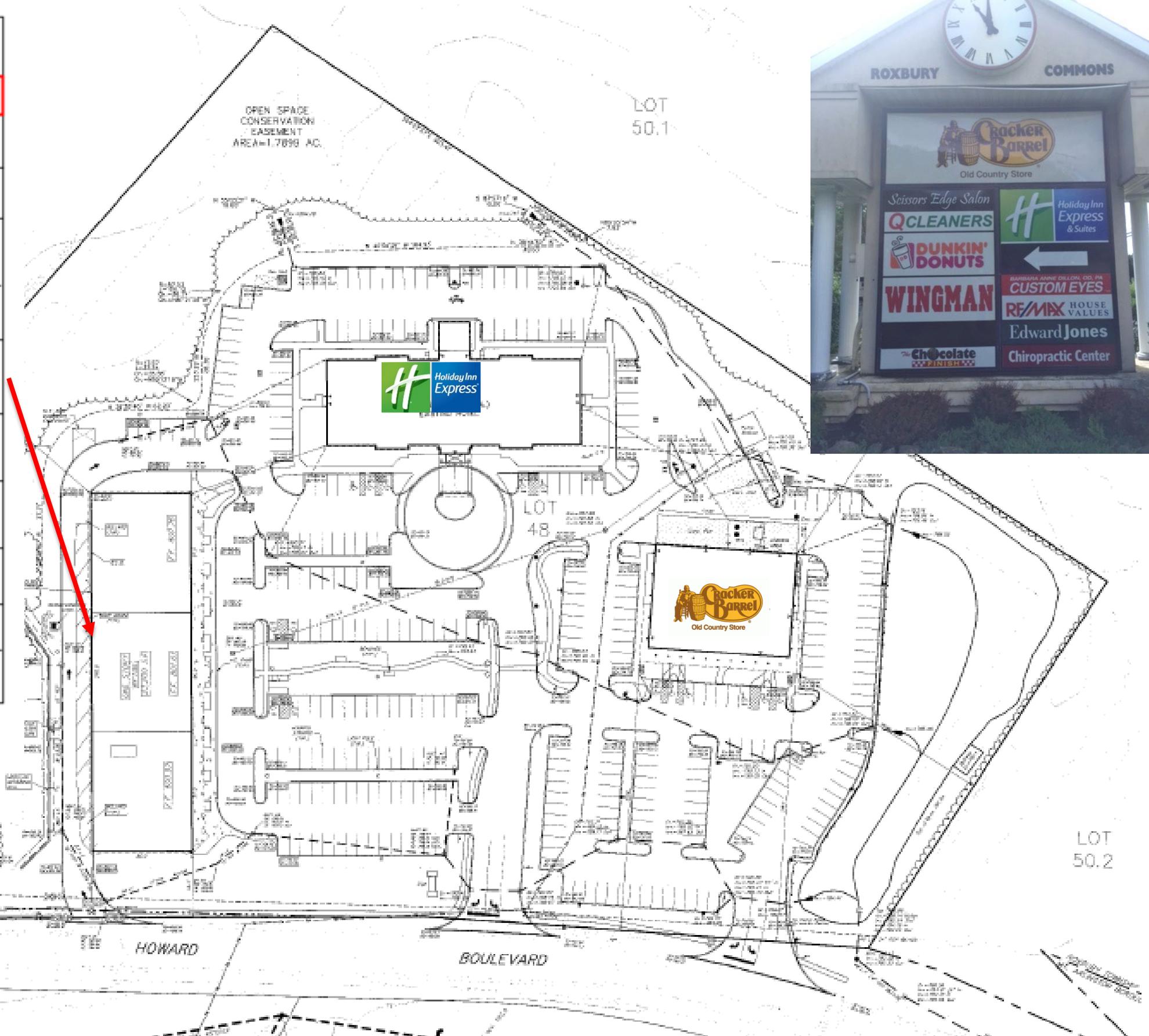
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# Site Plan

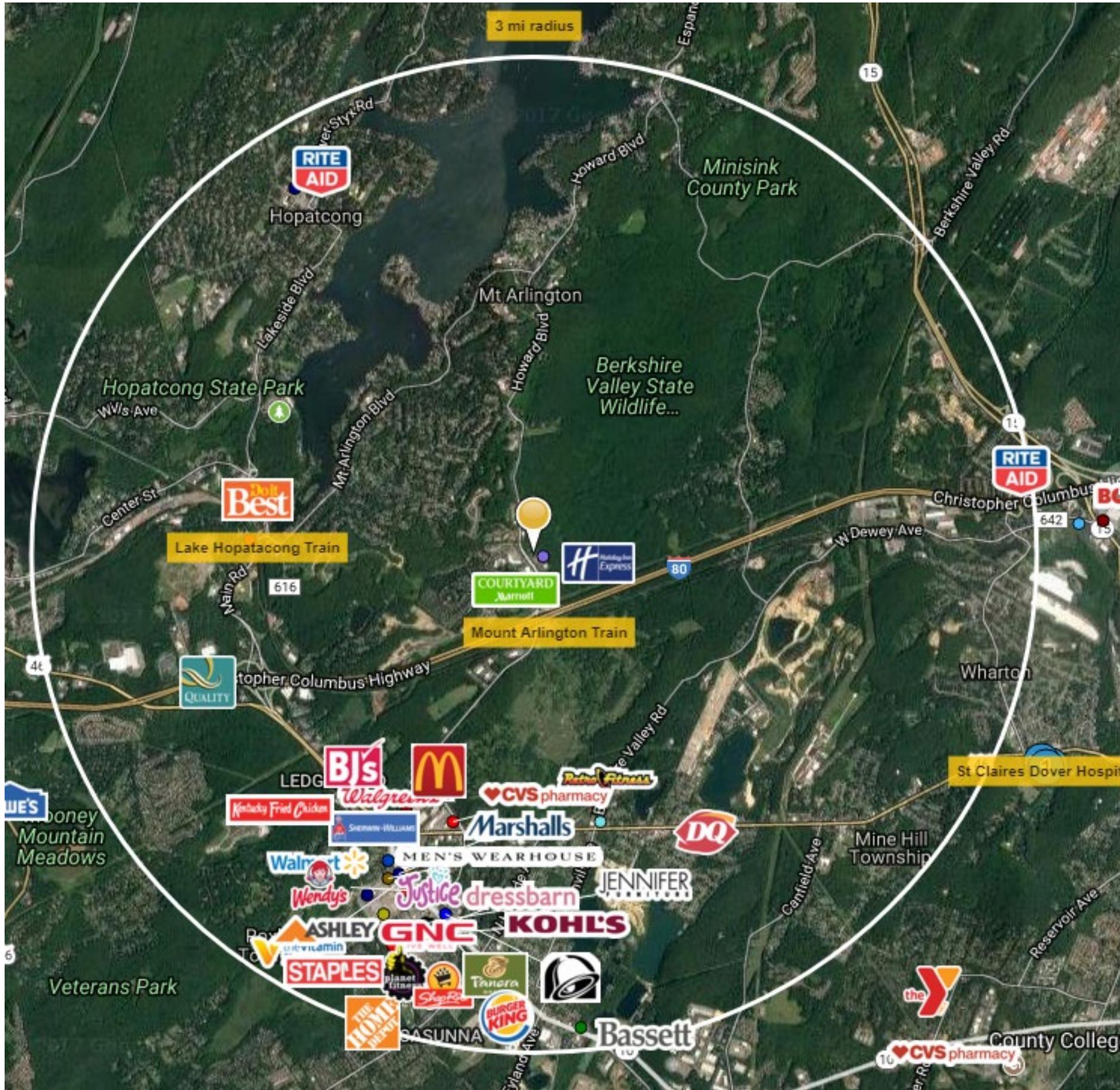
80'

Unit 18 – Eye Doctor
<b>Unit 16- AVAILABLE 1,9000 SF</b>
Unit 15 – Star Studio Dance
Unit 14– Edward Jones
Unit 12-Martial Arts
Unit 11 – Martial Arts
Unit 10 – Restaurant
Unit 8 – Hair Salon
Unit 6 –Dry Cleaners
Unit 4 –Chiropractor
Unit 2 – ReMax
Unit 1 - Dunkin' Donuts

80'



# Trade Area Aerial



# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	13,558
Average HH Income	\$103,799
Median HH Income	\$90,346
Total Households	5,572
Median Age	42.1
Daytime Population	9,888

## 3 Mile Radius

Population	38,697
Average HH Income	\$114,494
Median HH Income	\$92,565
Total Households	15,496
Median Age	41.4
Daytime Population	26,146

## 5 Mile Radius

Population	114,368
Average HH Income	\$121,847
Median Household Income	\$97,424
Total Households	44,415
Median Age	40.8
Daytime Population	81,803

