



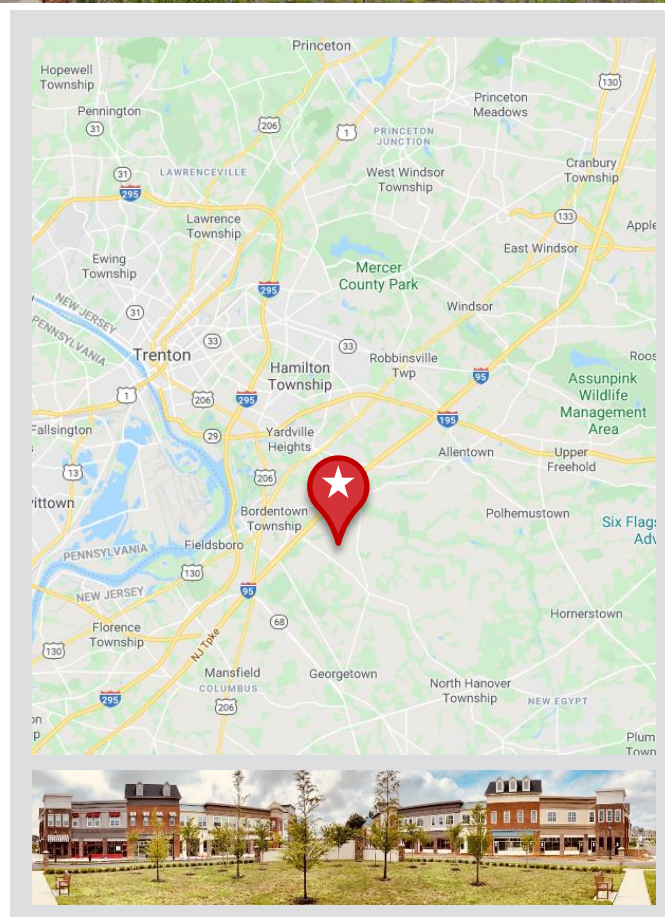
The Shops at Old York Village

90-105 Saddle Way

Chesterfield, NJ 08515

- Multiple units available ranging from 1,000 SF to 2,625 SF
- Newly Constructed "Downtown" Mixed Use Center with 39,000 SF of Retail space and over 1,000 homes
- Ample parking, covered walkways
- Operating Expenses: \$6.95/SF
- 75% Leased. Join current tenants Gervasio's, Stem Academy for Young Kids & Fundaes Arcade, Monroe Dental
- Easy accessibility to the NJ Turnpike, Routes 1, 206, I-95
- Ideally located at the intersection of Old York Road and Saddle Way which provides the most direct route to the recently constructed Chesterfield Elementary School.
- Tenants will benefit from daily school traffic, as well as foot and bicycle traffic from the active surrounding community

Lease: \$22.00 plus all Operating Expenses



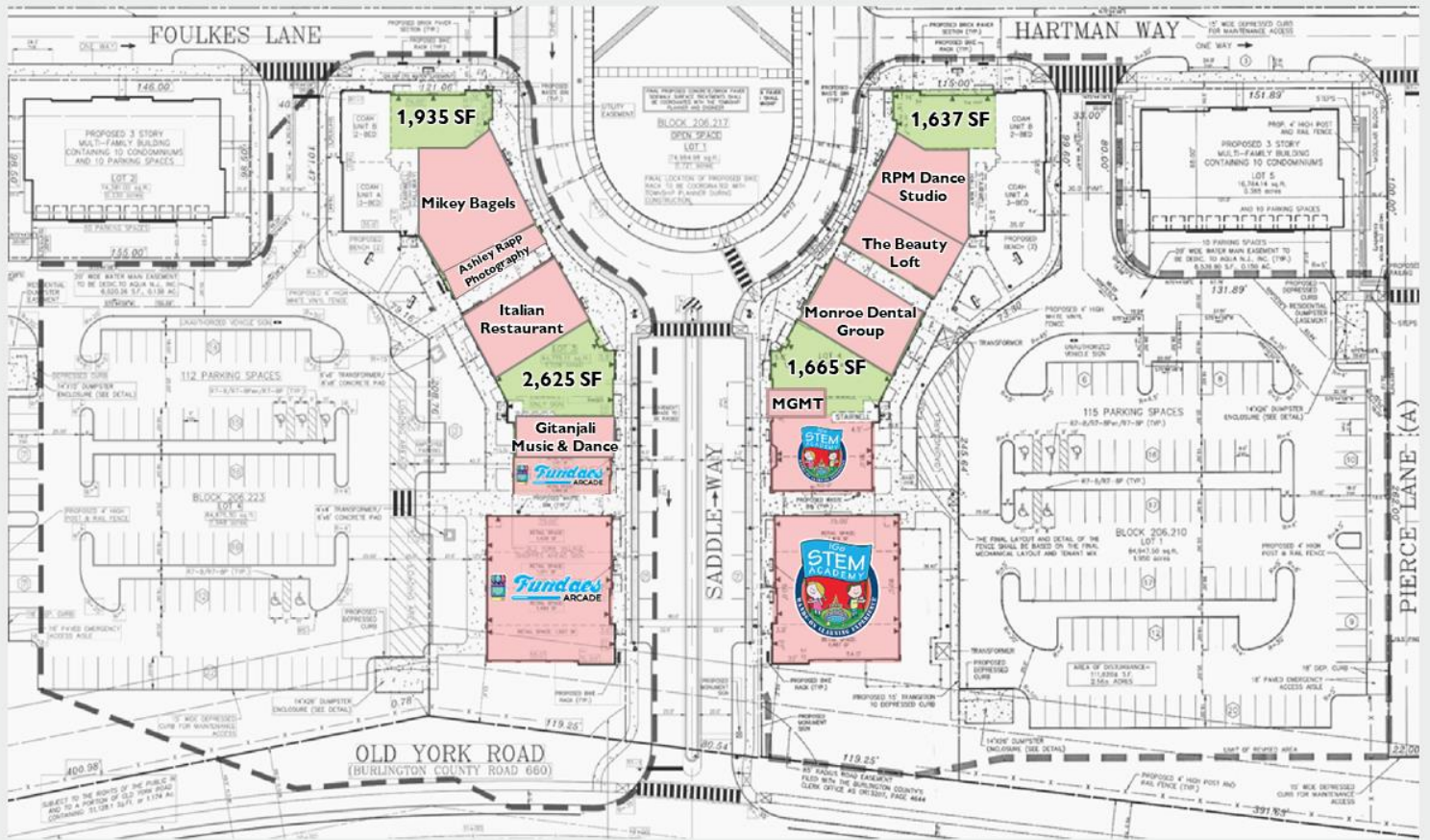
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:

Gerard Fennelly and Matt Fennelly

7,862 SF Retail Space

90-105 Saddle Way, Chesterfield, NJ 08515



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