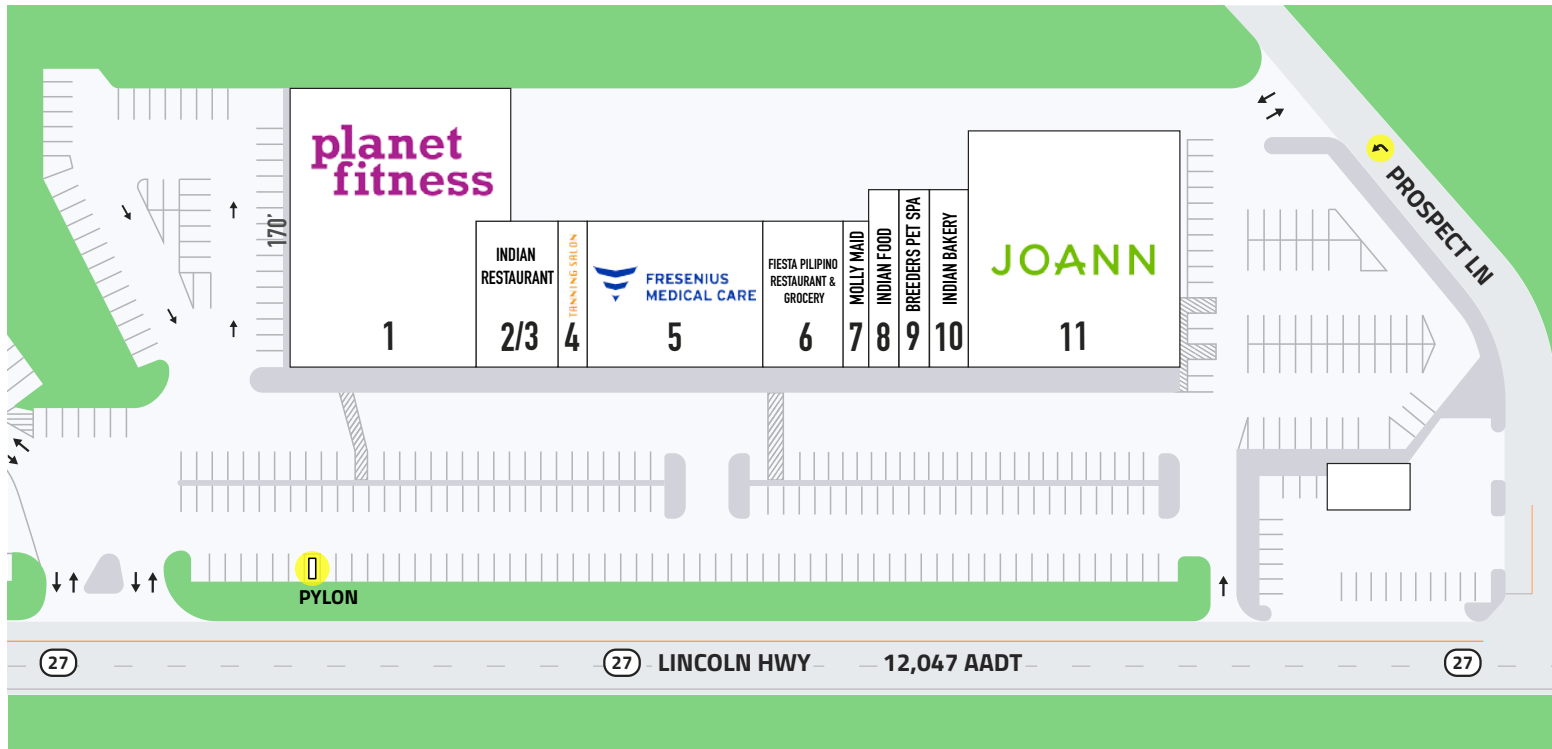


COLONIA SHOPPING CENTER

1250 ROUTE 27, COLONIA, NJ 07067
(MIDDLESEX COUNTY)

**None Currently
AVAILABLE FOR LEASE**



TENANT KEY

| | | |
|-----|---|-----------|
| 1 | Planet Fitness 125'x170' Irreg. | 20,160 SF |
| 2/3 | Indian Restaurant 44'x80' | 3,520 SF |
| 4 | Tanning Salon 14'x80' | 1,148 SF |
| 5 | Fresenius 87'x80' | 7,087 SF |
| 6 | Fiesta Philipino Restaurant & Grocery 70'x80' | 5,650 SF |
| 7 | Molly Maid 12'x80' | 984 SF |
| 8 | Indian Food | 1,560 SF |
| 9 | Breeders Pet Spa 14'x100' | 1,400 SF |
| 10 | Indian Bakery 25'x100' | 2,500 SF |



AVAILABILITIES

- None Currently

TRAFFIC COUNTS

- 12,047 SF on Lincoln Hwy

DEMOGRAPHICS

| | 1-Mile | 3-Mile | 5-Mile |
|----------------|-----------|-----------|-----------|
| Population | 13,122 | 146,018 | 357,804 |
| Avg. HH Income | \$139,488 | \$125,719 | \$128,797 |

KEY HIGHLIGHTS

- 59,206 SF GLA on 5.15 Acres
- Affluent Demographics; Household Incomes over \$139,000 in 1-Mile radius
- Located right off Exit 132 from Garden State Parkway, Center is approximately a straight 2.3 Mile drive down Route 27 (Lincoln Highway) from the Garden State Parkway
- Ingress/Egress access points on both Lincoln Highway and Prospect Lane
- Excellent Visibility with large Pylon Sign on Lincoln Hwy and a total of approximately 650 Feet of Frontage on Lincoln Hwy
- Total of 289 Parking Stalls of dedicated parking

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ROSEN ASSOCIATES
MANAGEMENT CORP

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. RAMC has not verified any of this information, nor has RAMC conducted any investigation regarding the material presented in this marketing brochure. RAMC makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided. This Marketing Brochure is not a substitute for your thorough due diligence investigation. If and until such time as mutual lease documents have been executed and delivered neither party is bound to the other.

All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.



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