

TENANT ALLOWANCE & FREE RENT AVAILABLE FOR NEW TENANTS



**SEEKING
MEDICAL USERS
OFFICE SPACE
AVAILABLE**

1600 PERRINEVILLE RD.
MONROE TWP., NEW JERSEY
CONCORDIA SHOPPING CENTER

FOR LEASE 827 - 6,737 SF

SHANE WIERKS
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JEFFERY REALTY
Retail Specialist

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





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TENANT ROSTER

- OP-39 Wells Fargo 3,764 SF
- OP-40 Northfield Bank 2,532 SF
- 1 AB Carpet 2,043 SF
- 2 UPS 1,823 SF
- 3 Verizon Wireless 1,216 SF
- 4-5 Kessler Rehabilitation 2,336 SF
- 6 Concordia Cleaners 813 SF
- 7-8 P&A Pizza Restaurant 2,033 SF
- 9-10 Lucky Star Chinese 2,040 SF
- 11 Monroe Jewelers 816 SF
- 12 Monroe Wine & Spirits 3,039 SF

- 13-21 Super Stop & Shop 66,572 SF
- 17A OceanFirst Bank 3,278 SF
- 22 AVAILABLE 827 SF**
- 23 Dr. Steven Giarratano 1,232 SF
- 24 Concordia Foot and Ankle 1,229 SF
- 25 Monroe Internal Medicine 1,120 SF
- 26 Pending Lease 2,998 SF
- 28 Pending Lease 3,000 SF
- 29 Arnold Mayberg, CPA 1,001 SF
- 30 Happy Lim's Taekwondo 2,512 SF
- 31 AVAILABLE 2,458 SF**
- 32 Care Street Homecare 998 SF

- 37 BP Gas 2,160 SF
- 41A Dubin Orthodontics 1,076 SF
- 41B Dr. Bruce Kern 1,485 SF
- 41C.2 Best Brains Tutoring 1,317 SF
- 41C.1 Leased 1,930 SF
- 42 AVAILABLE 6,737 SF**
- 51 Monroe Diner 1,820 SF
- 52-53 Mrs. Kumar's Indian Cuisine 3,007 SF
- 54 Image Nail Salon 1,605 SF
- 55 Monroe Eye Care 2,084 SF
- 56 NJ Hearing & Tinnitus 1,849 SF
- 57 AVAILABLE 1,340 SF**



1600 PERRINEVILLE RD. MONROE TWP., NJ

SITE INFORMATION

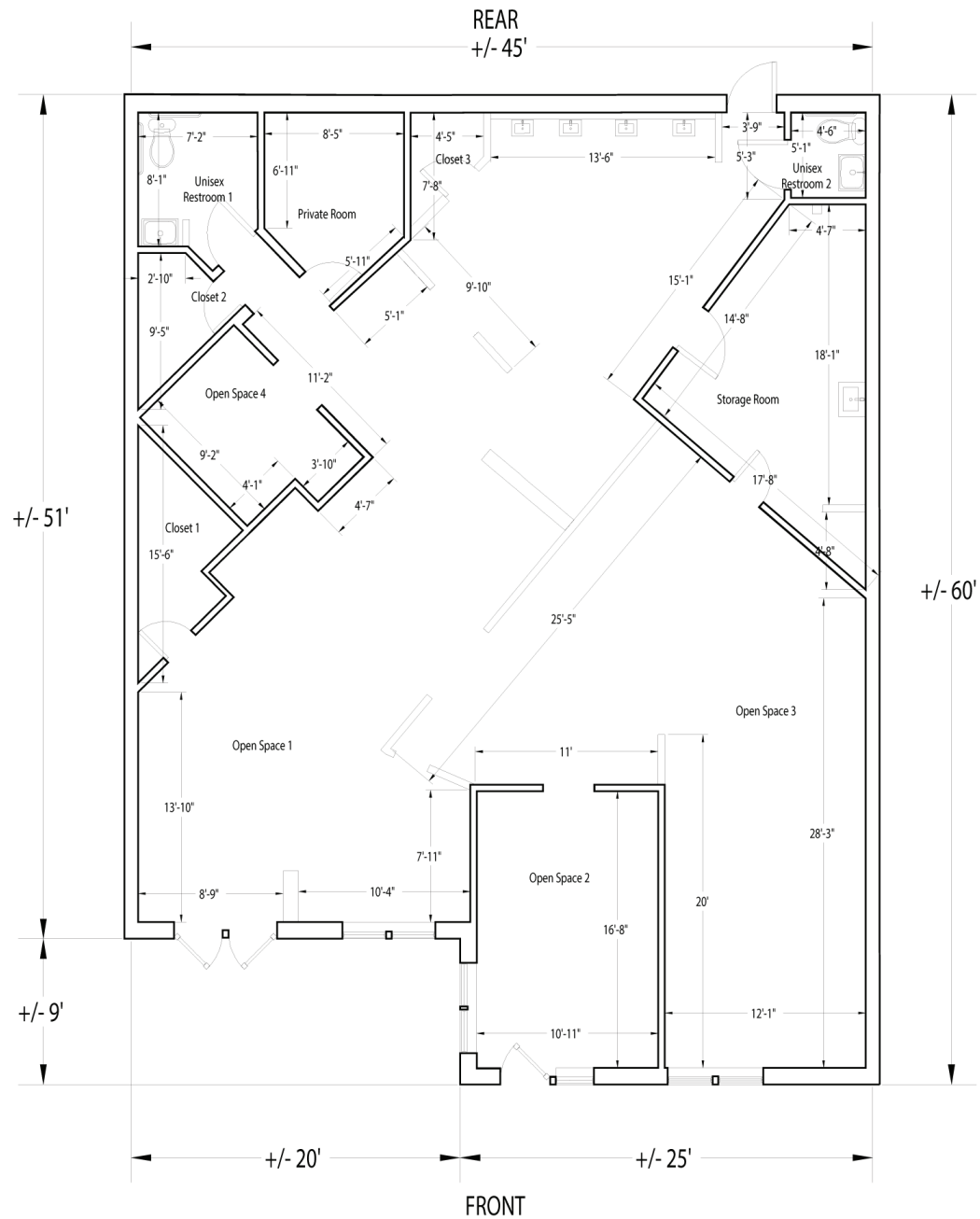
GLA: 135,090 SF

PARKING: 602 SPACES

- NOTES:**
- High-performing 135,090 SF community center prominently located along the NJ Turnpike
 - Anchored by a diverse tenant mix including Stop & Shop
 - Positioned within a densely populated commercial area with over 1,000 business located within a 3-mile radius and a wealthy consumer demographic.
 - Significant growth in the residential market over the last few years will drive pedestrian traffic to the center

RENT: CALL FOR QUOTE **TRAFFIC:** 8,039 VPD

NNN CHARGE: \$9.15 PSF



1600 PERRINEVILLE RD. MONROE TWP., NJ

SUITE 31

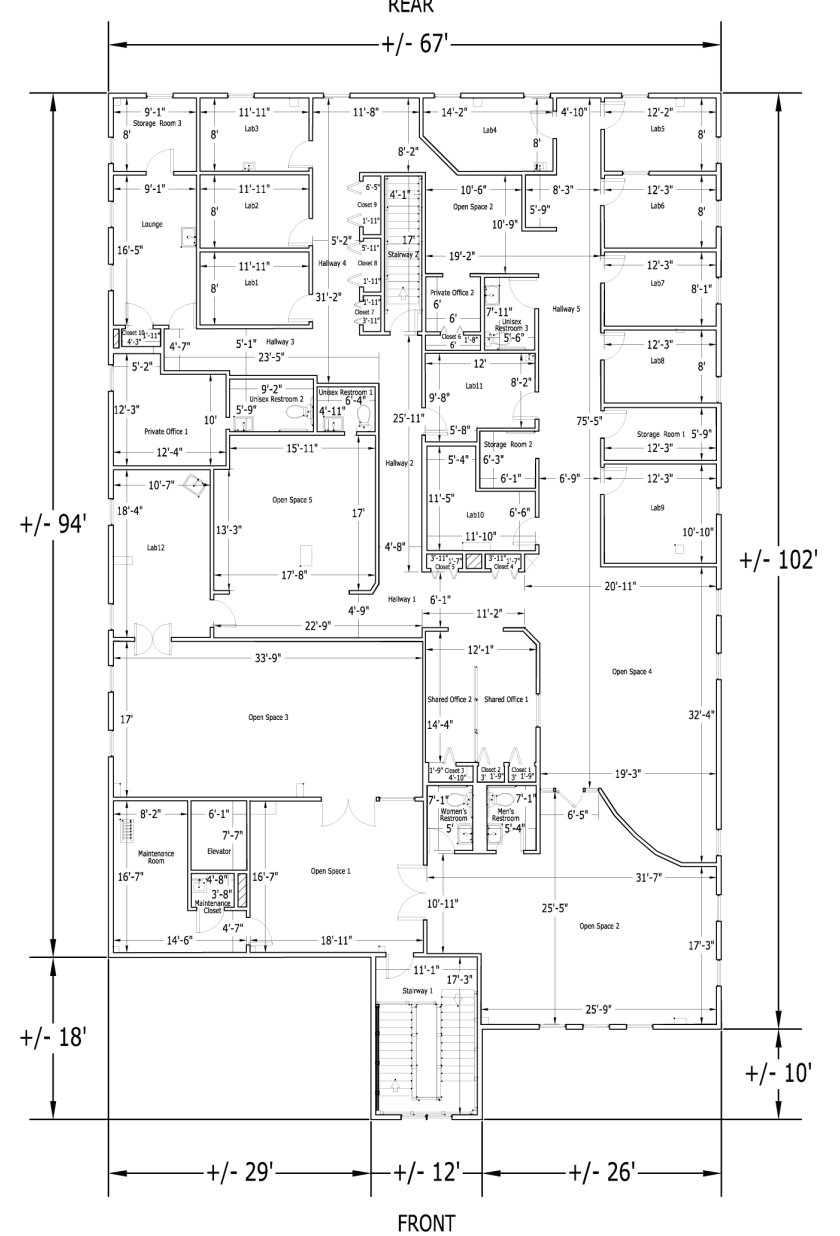


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PROPOSED SUITE 42

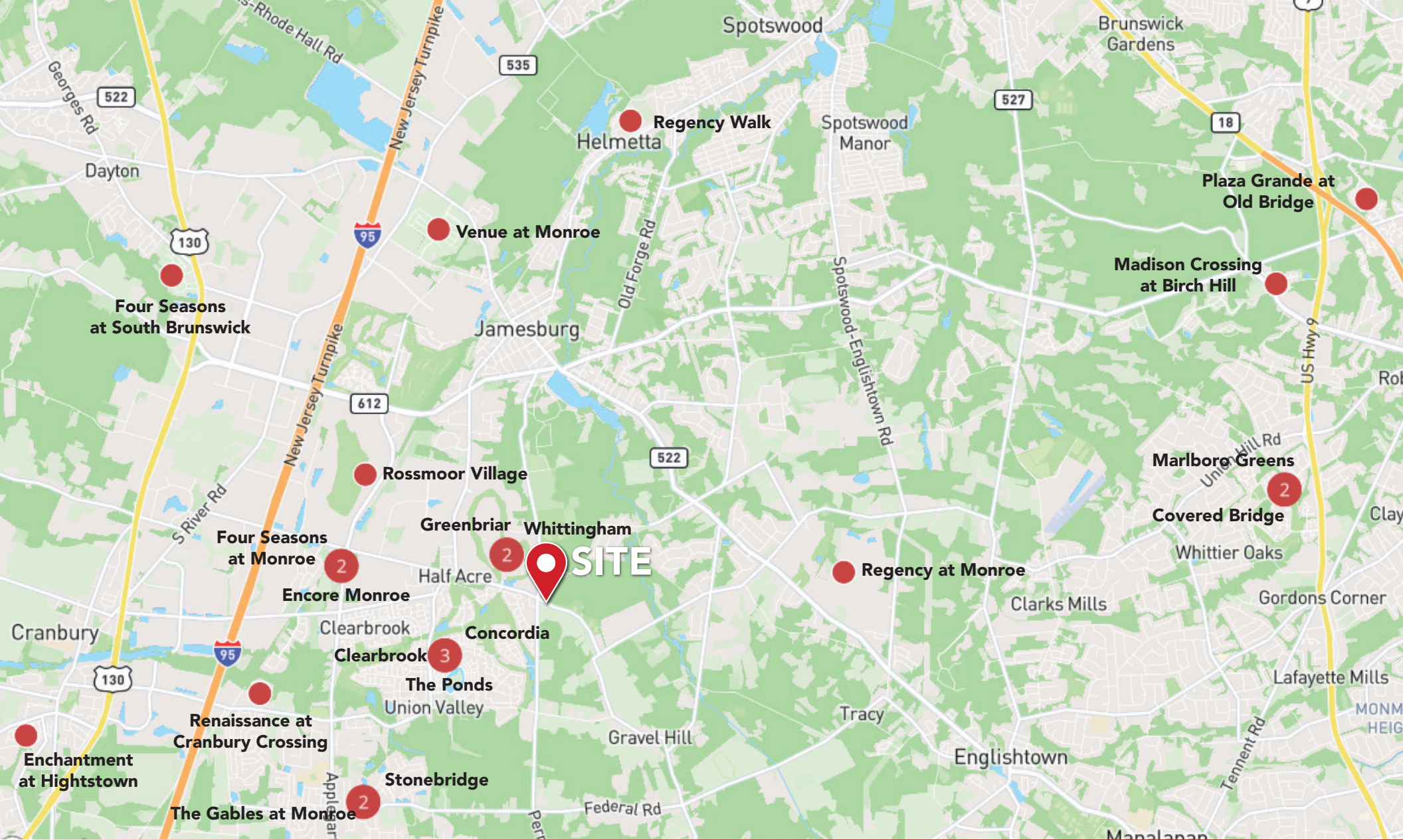


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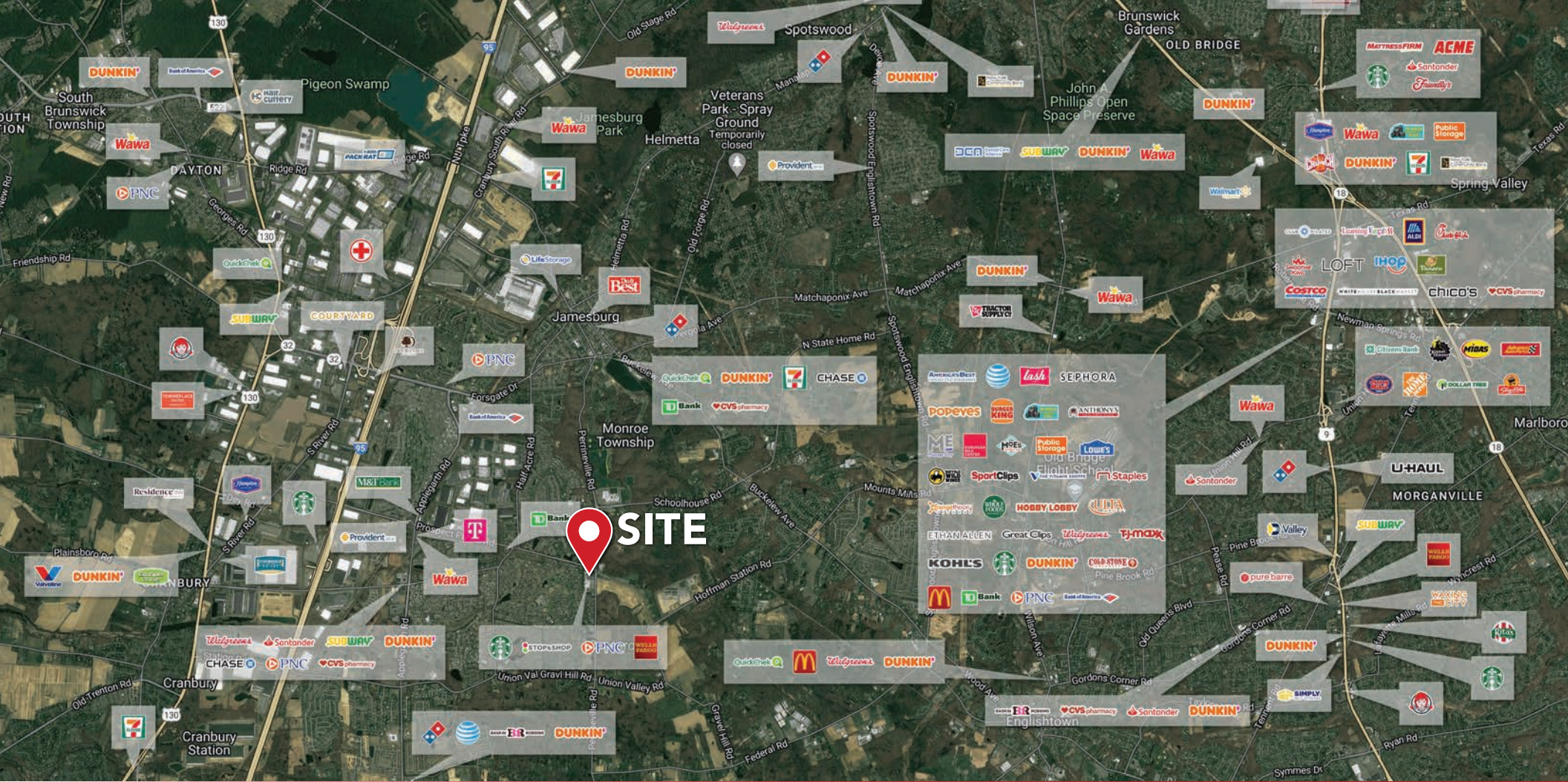
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55+ COMMUNITIES



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MARKET AERIAL



 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Total Population	35,861	82,721	178,220
Average HHI	\$126,755	\$137,365	\$145,473
Households	16,670	32,682	68,063