

8 W. Main St. Somerville, NJ 08876  
Somerset County

## EXCLUSIVE FOR LEASE

2700 SF Retail Space



### PROPERTY DESCRIPTION

2700 SF Street Level Retail Store in a Newer Building, Former Yoga Studio. Located in the Heart of Award-Winning Downtown Somerville. Located in B-1 Zone Permitted Uses include Retail stores, Paint, Hardware, Clothing, Auto & Home Supply, Home Furnishings, Appliance Stores and more.

### OFFERING SUMMARY

Price for Lease:	\$29/SF
Building size:	5,400 SF
Block, Lots:	Blk: 113 Lot: 17
Parking:	On-Street Parking, Borough Parking Lots
Zone:	B-1 Central Business District

### PROPERTY HIGHLIGHTS

- Downtown Somerville is a Vibrant Walkable Main Street with a mix of Retail, Specialty Shops, Cafes and a Variety of Restaurants.
- Two Blocks from NJ Transit Somerville Station
- Location minutes to all major highways-

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,243	22,235	47,026
Median Age:	40.1	41.8	42.8
Total Population	10,073	60,186	126,814
Average HH Income	159,723	166,916	181,104

Timothy P. Deluccia  
Broker Associate  
908-938-6405  
tim@delucciacommercialgroup.com

Deluccia Commercial Group  
1996 Washington Valley Rd.  
PO Box 305  
Martinsville, NJ 08836

8 W. Main St. Somerville NJ 08876

