

# 1711 ROUTE 10

## BRIARCLIFF COMMONS



# SPACE DETAILS

## LOCATION

Intersection of Routes 10 and 202

## APPROXIMATE SIZE

Space 2	40,239 SF
Space 4	5,547 SF
Space 15	2,000 SF

## POSSESSION

Immediate

## TERM

Negotiable

## FRONTAGE

Space 2	172 FT on Route 10
Space 4	40 FT on Route 10
Space 15	25 FT on Route 10

## SITE STATUS

Vacant

## CO-TENANTS

Kohl's, Harmon Face Values, Pro-Haircutters, Massage Envy, GameStop, Village Spa, Terry's Pet Depot, Chipotle Mexican Grill, GNC, First Watch, Mattress Firm, Wells Fargo, Verizon Wireless and Chick-fil-A and Skechers

## NEIGHBORS

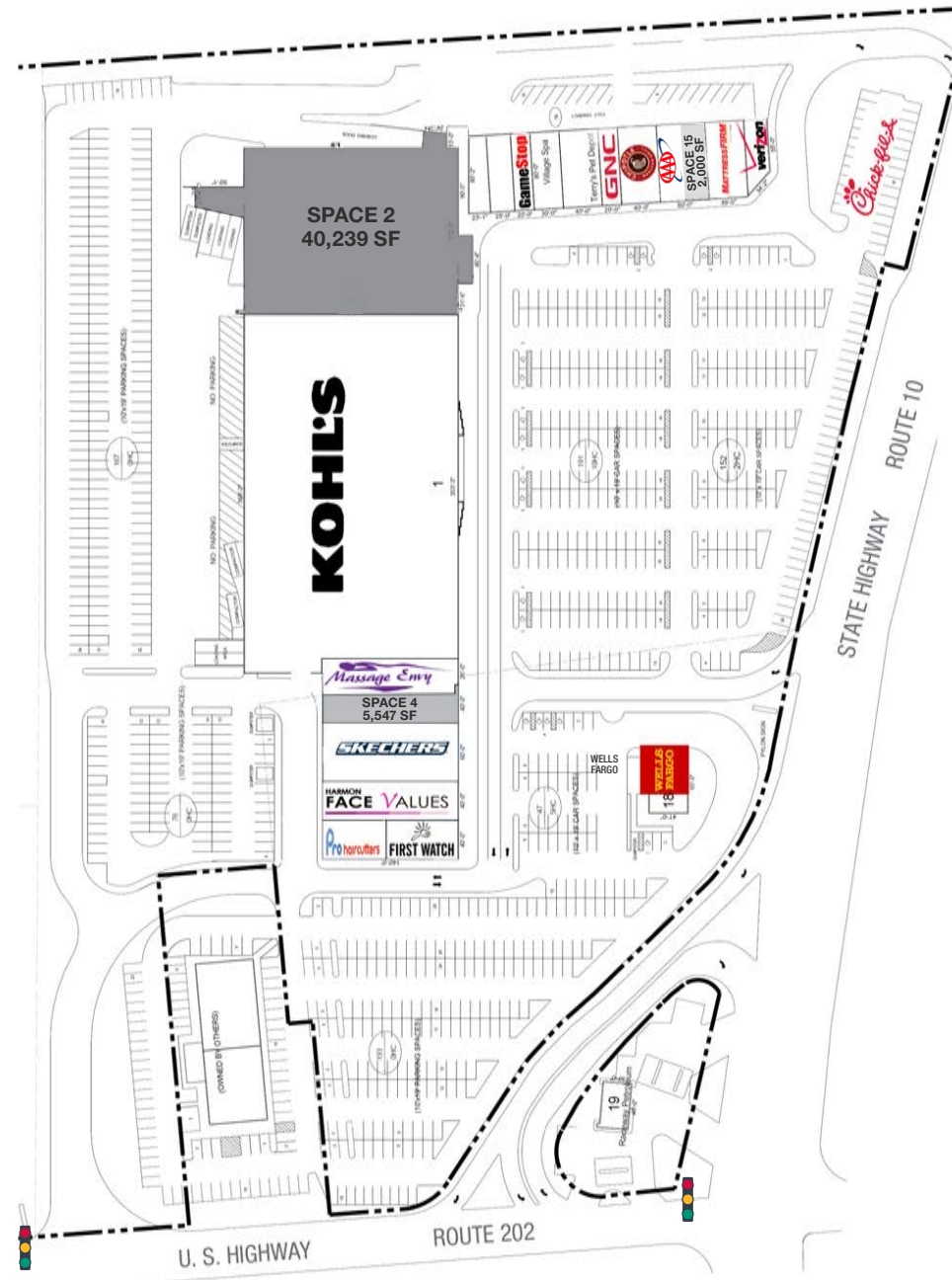
Wegmans, Super Stop & Shop, Smashburger, T-Mobile, Zinburger, FedEx Office, Barnes & Noble, and Ruth's Chris Steakhouse

## COMMENTS

Kohl's anchored regional shopping center situated at a signalized intersection with multiple points of ingress and egress from both the East and Westbound sides of Route 10 (Mt. Pleasant Avenue)

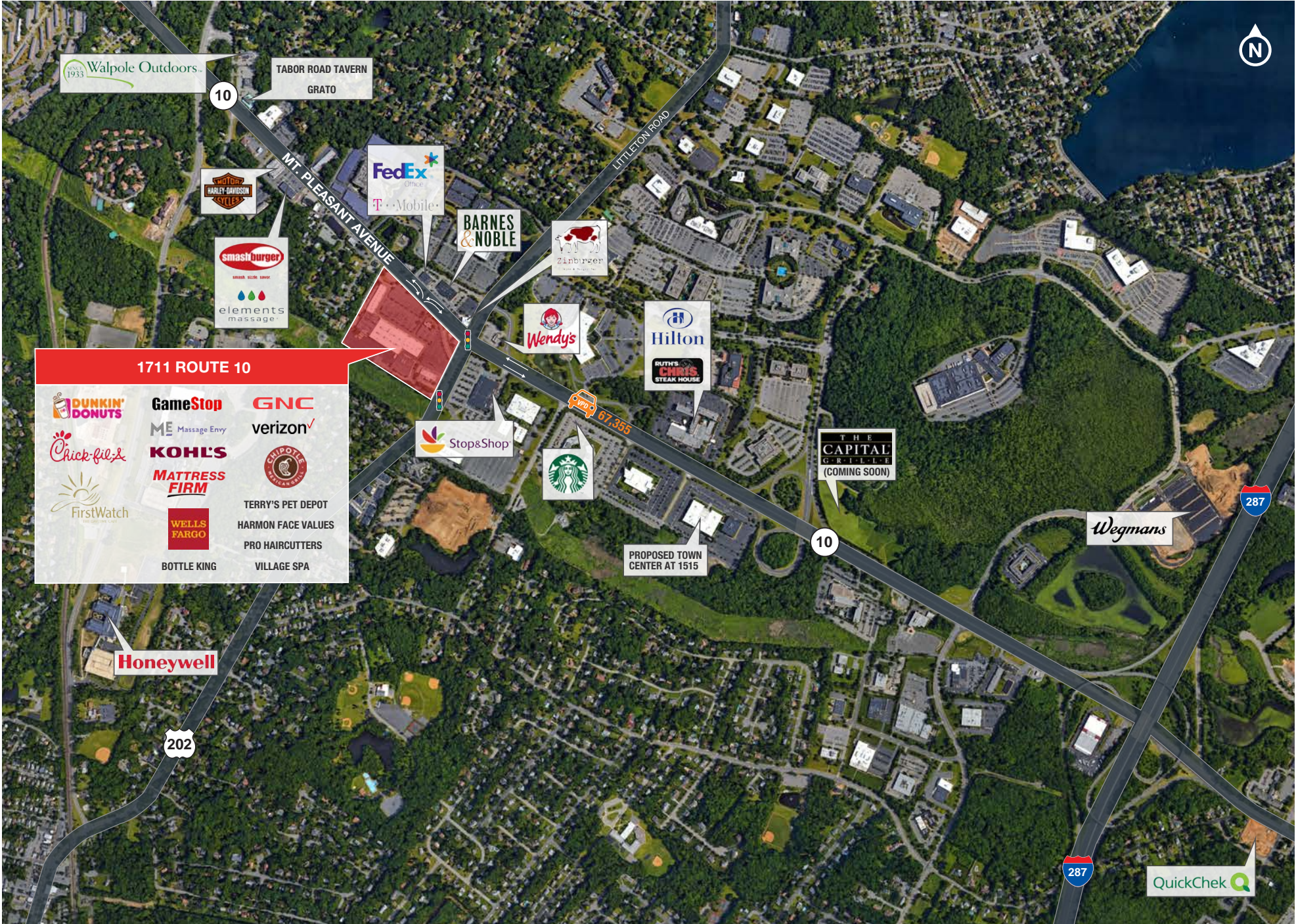
Located within a dense daytime office population

## SITE PLAN



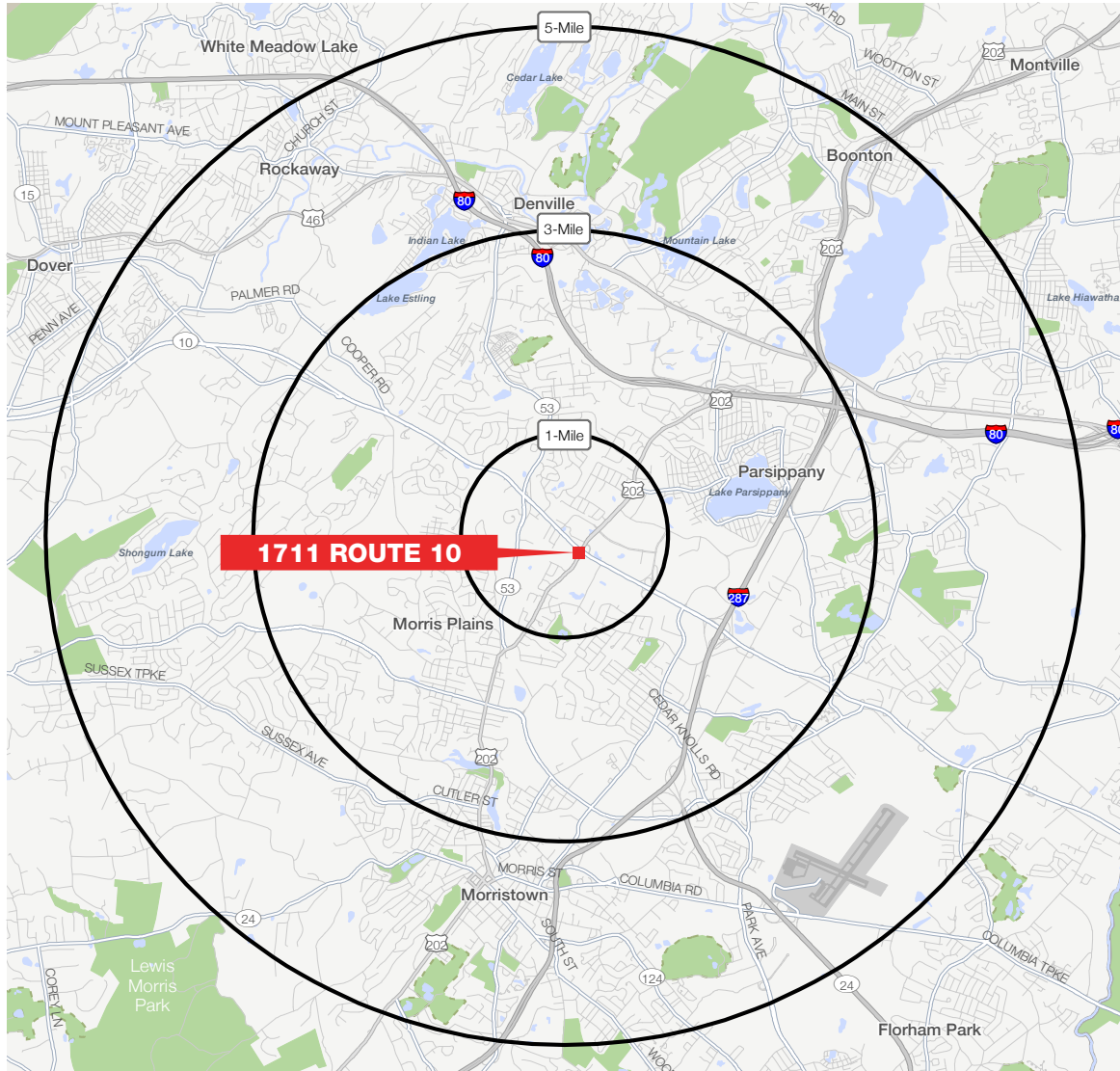


# AERIAL





# AREA DEMOGRAPHICS



## MEDIAN AGE

1 mile	44.90
3 miles	42.40
5 miles	42.00

## FOOD AND BEVERAGE ANNUAL EXPENDITURE PER HOUSEHOLD

1 mile	\$14,029.86
3 miles	\$12,725.76
5 miles	\$13,280.77

## AVERAGE HOUSEHOLD INCOME

1 mile	\$144,335
3 miles	\$130,940
5 miles	\$135,616

## ESTIMATED DAYTIME POPULATION

1 mile	26,442
3 miles	113,055
5 miles	251,961

## TOTAL POPULATION

1 mile	5,840
3 miles	60,110
5 miles	150,204

2017 numbers

## CONTACT EXCLUSIVE AGENTS

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