

THE SHOPS AT
— LC —
LEDGEWOOD
COMMONS

Meet. Eat. Shop.



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Modernized Retail in the Heart of Morris County





Set for an October 2020 grand opening, The Shops at LedgeWood Commons is a brand new, 470,000 square foot open-air shopping center that will be anchored by a Walmart Supercenter, Marshalls, Ashley Homestore, and 24 Hour Fitness.

With over 700 feet of frontage on Route 10 in Roxbury Township, NJ, LedgeWood Commons is conveniently located only a quarter mile from Route 46 and 2 miles from I-80 in Morris County, NJ in a notable trade corridor with strong area demographics.

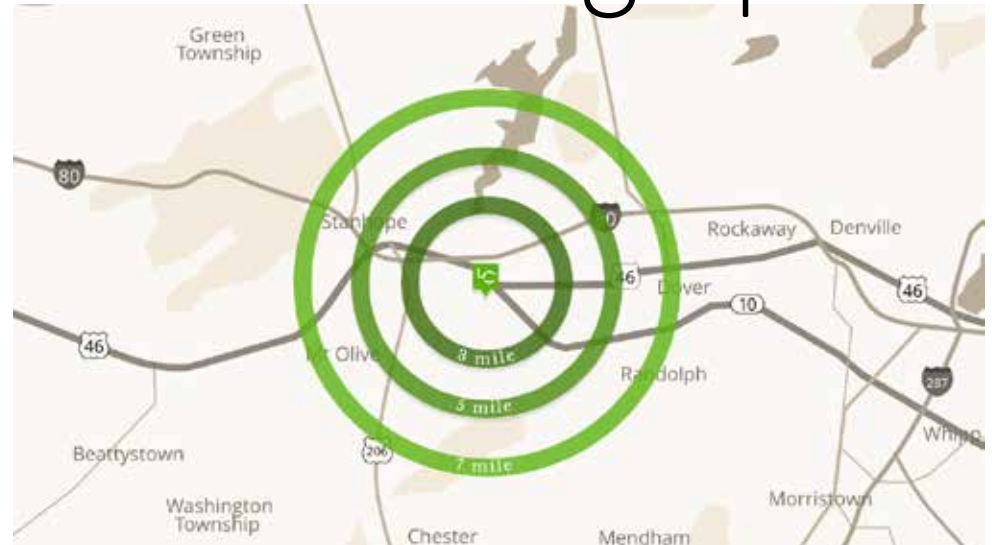
LedgeWood Commons offers retailers a variety of anchor and junior anchor, inline, and pad site opportunities.



Demographics

	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS
 POPULATION	34,106	105,549	171,512
 HOUSEHOLDS	12,933	39,275	63,401
 AVERAGE HH INCOME	\$137,756	\$127,879	\$137,271
 DAYTIME POPULATION	14,812	41,327	71,217

TRAFFIC COUNT: 32,207 ADT



LEASED BY:

JEFFERY REALTY
 Retail Specialist

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OWNERSHIP:
 **ADVANCE**
 REALTY INVESTORS

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Center Size
470,000 SF

Parking Ratio
4.5 spaces per 1,000 SF

Leased

A100	WALMART SUPERCENTER	164,087 SF
A200	MARSHALLS	22,506 SF
A500	ASHLEY FURNITURE	35,848 SF
A600	24 HOUR FITNESS	37,438 SF
B300	BARNES & NOBLE	13,877 SF
B400	ULTA	10,793 SF
B500	FIVE BELOW	8,480 SF
B600	MENS WAREHOUSE	6,194 SF
E100	RED LOBSTER	9,160 SF
E200	WENDY'S	2,800 SF
E300	LEMON TREE SALON	3,025 SF

Available

A300	AVAILABLE	23,235 SF
A400	AVAILABLE	19,235 SF
A700	AVAILABLE	35,269 SF
B700	AVAILABLE	5,161 SF

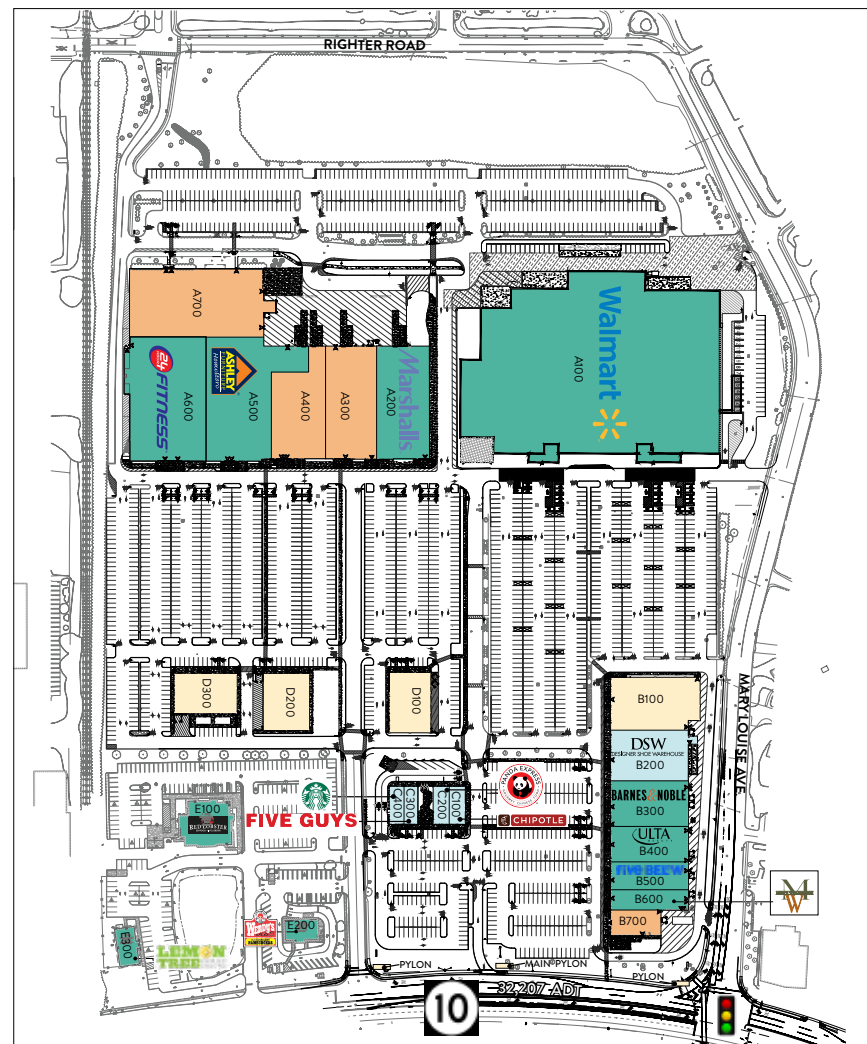
Approved Future Retail

B100	AVAILABLE	18,066 SF
D100	AVAILABLE	9,908 SF
D200	AVAILABLE	10,936 SF
D300	AVAILABLE	10,000 SF

Proposed

B200	DSW	15,707 SF
C100	CHIPOTLE	2,387 SF
C200	PANDA EXPRESS	2,089 SF
C300	FIVE GUYS	2,238 SF
C400	STARBUCKS	2,239 SF

Leasing Plan



Leased Available Future Retail Proposed

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OVERALL SITE



BUILDING B



BUILDING A



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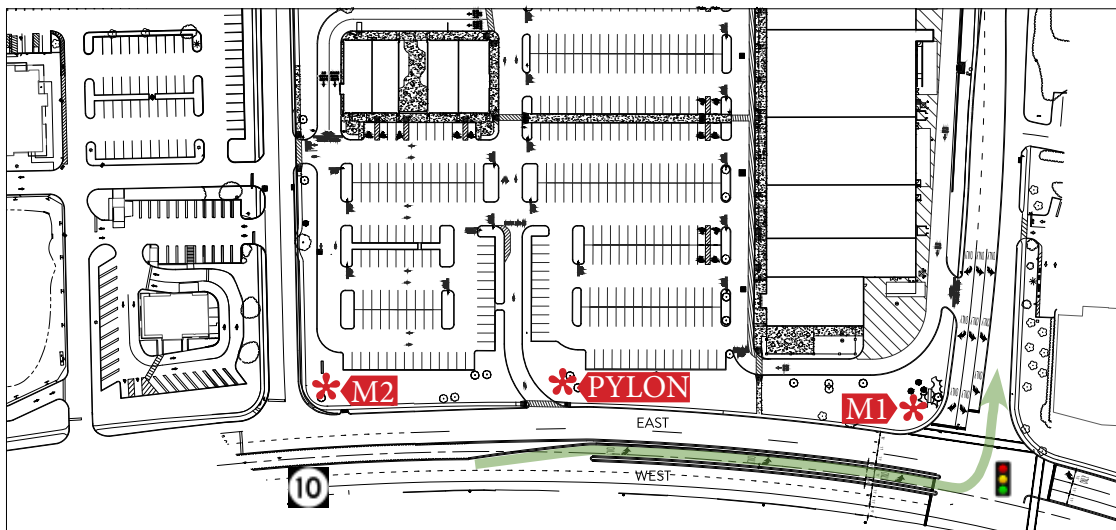
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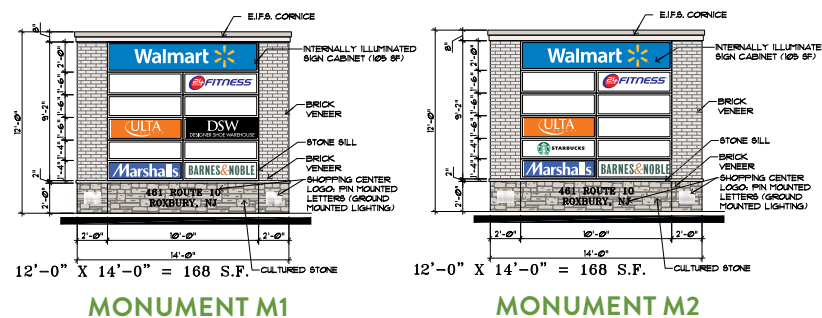
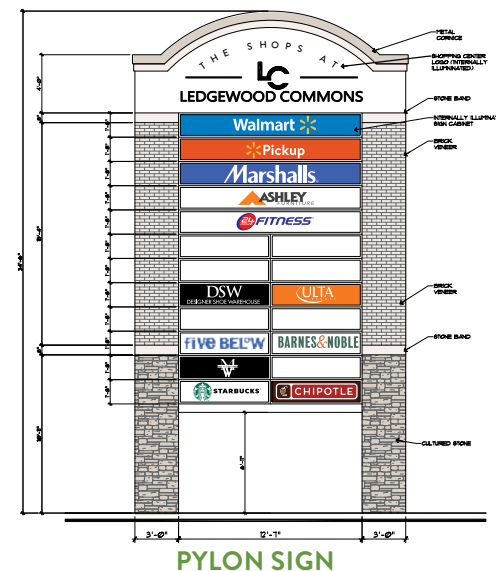
- New modernized power center in a notable trade area with 700 feet of frontage on Route 10.
- NJDOT signalized approved left hand turn from Route 10 West onto Mary Louise Ave.
- All new pylon and monument signs with additional site wide wayfinding signage.

APPROVED LEFT HAND TURN & Pylon/Monument Signage



Capital Plan

NEW PYLON AND MONUMENT SIGNAGE



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