



# Roxbury Commons

## Neighborhood Shopping Center

180 Howard Blvd /CR615  
Mount Arlington, NJ 07856

### PROPERTY DESCRIPTION

Roxbury Commons situated north of Seasons Drive and opposite Mt. Arlington Plaza is a 23,200 SF neighborhood shopping center anchored by outparcels Cracker Barrel Restaurant and Holiday Inn Express. Roxbury Commons affords strong daytime population, immediate access to Exit 30 Interstate 80, Routes 46 and 10 and adjacent to existing and residential developments.

### AVAILABLE SPACE

Unit 10: +/- 2,500 SF  
(Former Restaurant with full build-out)  
Unit 16: +/- 1,850 SF

### RENTAL RATES

Upon Request, subject to use and creditworthiness

### CAM, RE TAXES & INS

\$8.25 psf NNN projected 2025

### TRAFFIC COUNT

ADT 6,994 Howard Blvd /CR615

### COMMENTS

- Located less than 1/2 mile north from the new Mt. Arlington rail and bus station at Howard Boulevard and Exit 30 of I-80;
- Over 1,400 multi and single-family residential developments recently completed, under construction or approved in Roxbury trade area;
- Neighboring retailers and businesses include Dollar Tree, Kessler PT, Holiday Inn, QuickChek & Marriott Courtyard;

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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# SILBERT

REALTY & MANAGEMENT COMPANY, INC.

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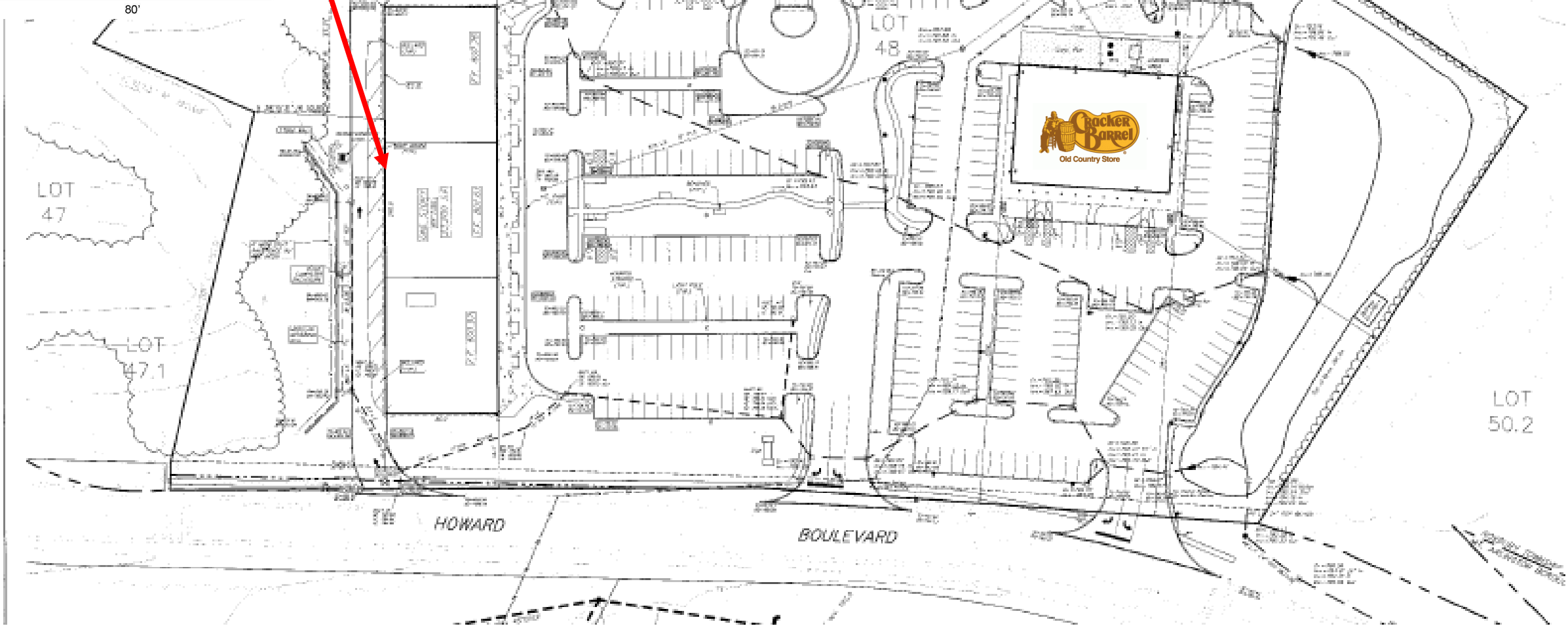


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# Site Plan

Unit 18 –Eye Doctor
<b>Unit 16- AVAILABLE +- 1,850 SF</b>
Unit 15 – Star Studio Dance
Unit 14– Edward Jones
Unit 12- CKO
Unit 11 – Martial Arts
<b>Unit 10 – Available +- 2,500 SF</b>
Unit 8 – Hair Salon
Unit 6 –Dry Cleaners
Unit 4 –Preventative Paws Veterinarian
Unit 2 – Event space
Unit 1 - Dunkin' Donuts





# Immediate Aerial





Trade Area Aerial





# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	13,669
Average HH Income	\$139,198
Median HH Income	\$108,797
Total Households	5,635
Median Age	44.1
Daytime Population	8,608

## 3 Mile Radius

Population	40,141
Average HH Income	\$140,441
Median HH Income	\$111,046
Total Households	15,725
Median Age	41.9
Daytime Population	22,241

## 5 Mile Radius

Population	117,955
Average HH Income	\$146,836
Median Household Income	\$121,904
Total Households	44,893
Median Age	41.0
Daytime Population	71,043

