

CEDAR SQUARE SHOPPING CENTER

2087 ROUTE 9 SOUTH, OCEAN VIEW, NJ 08230

CEDAR SQUARE SHOPPING CENTER

SEEKING

RESTAURANTS, HAIR SALON, MEDICAL, FITNESS AND PET RETAILERS



OFFERING SUMMARY

Available SF: 800 - 42,000 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Cedar Square Shopping Center - **Jr. Anchor Space Available | 22,673 SF**

PROPERTY HIGHLIGHTS

- **Jr. Anchor Space Available | 22,673 SF**
- 146,500 SF Neighborhood Center
- Prime Retail Site Available Immediately: 800 - 42,000 SF
- 2 Out parcels
- Signalized Location at Route 9 & Route 50
- Convenient Access to Route 50 and Garden State Parkway
- NEWLY OPENED | Freestanding Cape Regional Health Facility
- NEW D.O.T. Field Office

FOR MORE INFORMATION CONTACT:

JOHN T. OSTROWSKI

201.703.9700 x121

jostrowski@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



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Space	NORTH BUILDING	SF
C-1a	AVAILABLE	3,133
C-1b	ROTO-ROOTER PLUMBING & WATER CLEANUP	867
C-2	NEW JERSEY DEPARTMENT OF TRANSPORTATION	1,600
C-3	Restaurant Space - AVAILABLE	2,400
C-4	H&R BLOCK	800
C-5	LabCorp	1,600
C-6	Pretty NAILS	800
C-7	CS Cleaners	800

Space	Pad-Sites	SF
D-1	AVAILABLE	2,500
D-2	AVAILABLE	2,000
F-1	CAPE REGIONAL MEDICAL CENTER	6,800
G-1	McDonald's	3,900



Space	EAST BUILDING	SF
B-1	AVAILABLE	6,400
B-2	AVAILABLE	12,606
B-3	AVAILABLE	22,673
B-4	DOLLAR GENERAL	7,200
A-1	ACME	

Space	SOUTH BUILDING	SF
E-1	AVAILABLE	1,200
E-2	Medical Space - AVAILABLE	2,400
E-3	Restaurant Space - AVAILABLE	2,700
E-4	Medical Space - AVAILABLE	2,220
E-5	AVAILABLE	1,200
E-6	AVAILABLE	1,200
E-7	AVAILABLE	1,200
E-8	AVAILABLE	1,200

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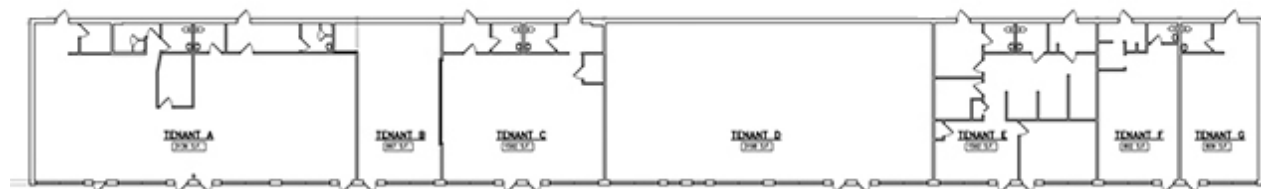
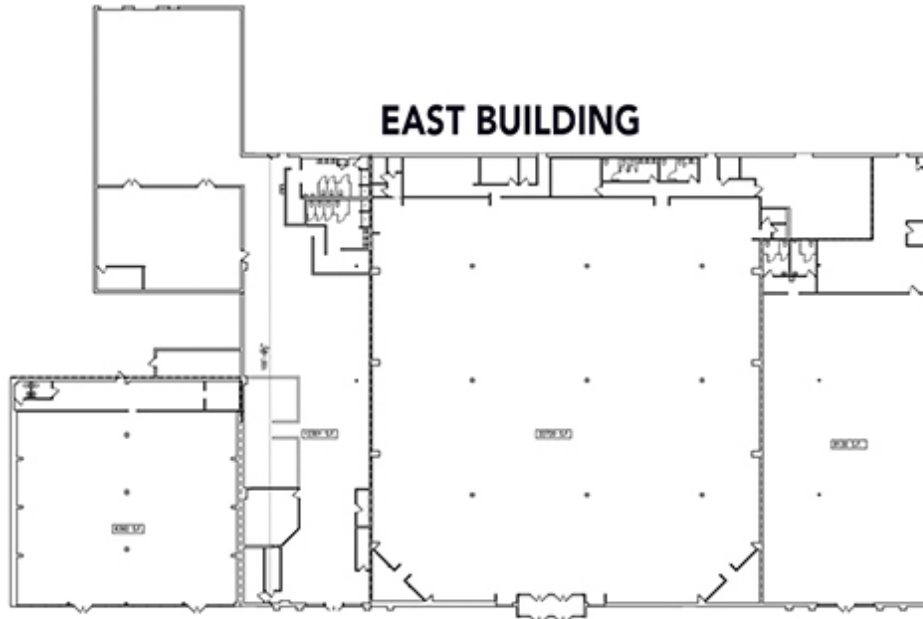
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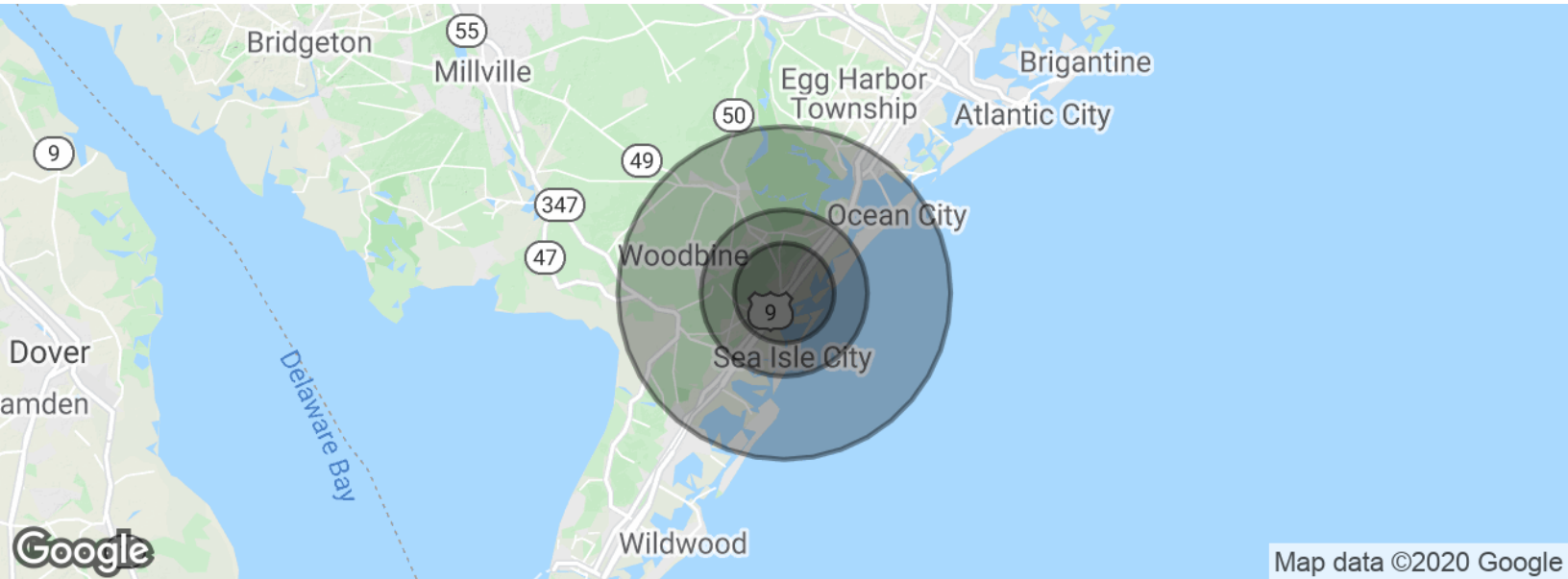
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POPULATION	3 MILES	5 MILES	10 MILES
Total population	6,696	14,685	48,383
Median age	46.4	47.1	46.2
Median age (Male)	44.6	45.5	44.8
Median age (Female)	48.4	48.7	47.0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	2,741	6,252	20,711
# of persons per HH	2.4	2.3	2.3
Average HH income	\$94,922	\$90,352	\$86,747
Average house value	\$340,071	\$323,602	\$430,154

* Demographic data derived from 2010 US Census

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