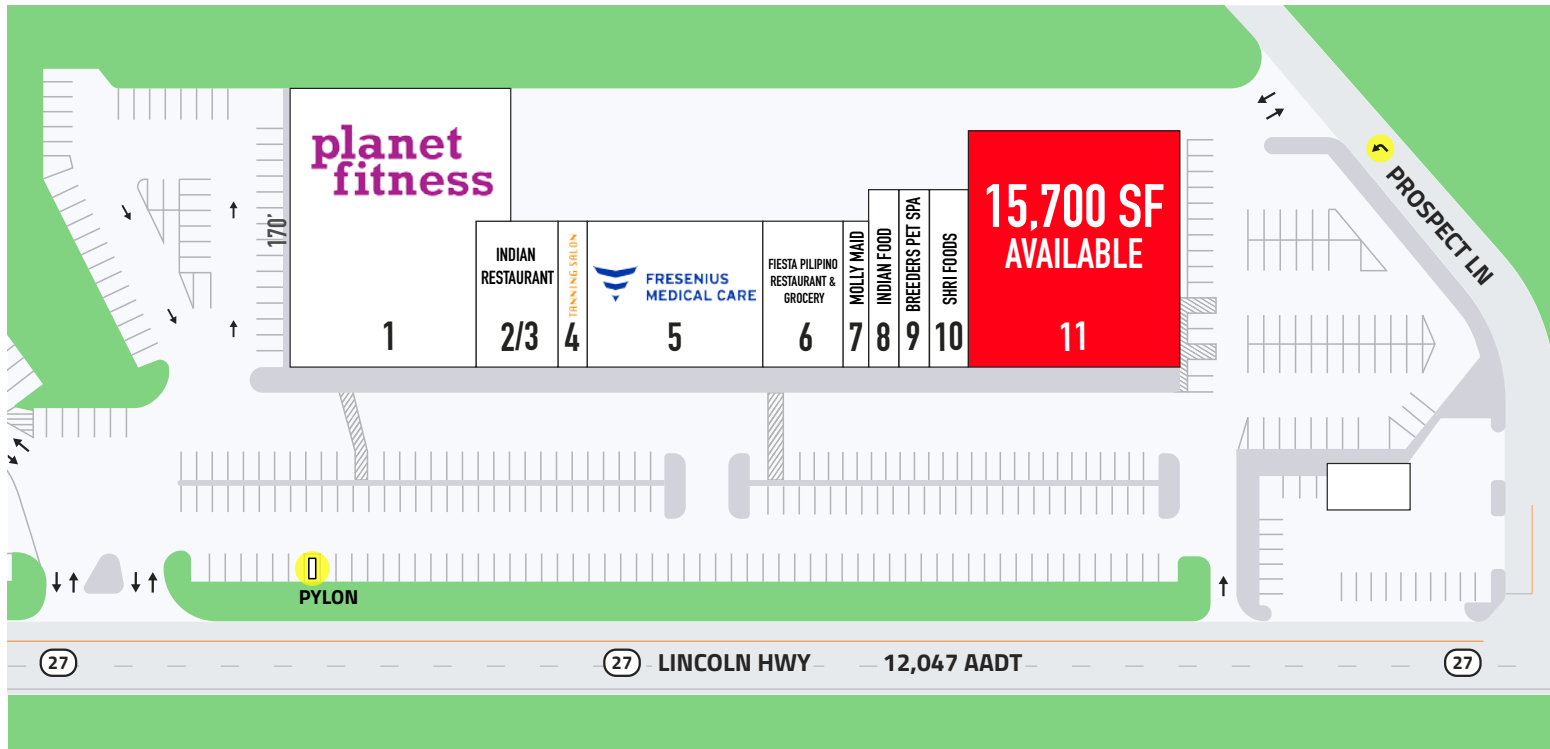


COLONIA SHOPPING CENTER

1250 ROUTE 27, COLONIA, NJ 07067
(MIDDLESEX COUNTY)

15,700 SF

AVAILABLE FOR LEASE



TENANT KEY

1	Planet Fitness 125'x170' Irreg.	20,160 SF
2/3	Indian Restaurant 44'x80'	3,520 SF
4	Tanning Salon 14'x80'	1,148 SF
5	Fresenius 87'x80'	7,087 SF
6	Fiesta Philipino Restaurant & Grocery 70'x80'	5,650 SF
7	Molly Maid 12'x80'	984 SF
8	Indian Food	1,560 SF
9	Breeders Pet Spa 14'x100'	1,400 SF
10	Shri Foods 25'x100'	2,500 SF
11	Available 120'x135'	15,700 SF

AVAILABILITIES

- 15,700 SF end cap space

TRAFFIC COUNTS

- 12,047 SF on Lincoln Hwy

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	13,122	146,018	357,804
Avg. HH Income	\$139,488	\$125,719	\$128,797

KEY HIGHLIGHTS

- 59,206 SF GLA on 5.15 Acres
- Affluent Demographics; Household Incomes over \$139,000 in 1-Mile radius
- Located right off Exit 132 from Garden State Parkway, Center is approximately a straight 2.3 Mile drive down Route 27 (Lincoln Highway) from the Garden State Parkway
- Ingress/Egress access points on both Lincoln Highway and Prospect Lane
- Excellent Visibility with large Pylon Sign on Lincoln Hwy and a total of approximately 650 Feet of Frontage on Lincoln Hwy
- Total of 289 Parking Stalls of dedicated parking



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ROSEN ASSOCIATES
MANAGEMENT CORP

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All dimensions and information are approximate, and deemed from the best sources available. No representation is made to the accuracy thereof.



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