

# FOR LEASE

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530 Route 515  
Vernon, NJ

Available for Lease: 2,800 SF | 3,000 SF

Acreage: 24 Acres

Etan Tammam  
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SABRE

# FOR LEASE

530 Route 515  
Vernon, NJ



## VERNON VALLEY PLAZA AVAILABLE | FOR LEASE

**ADDRESS:** 530 Route 515 Vernon, NJ

**SPACE AVAILABLE:**

2,800 SF | 3,000 SF

**ACREAGE:** 24 Acres

**ASKING RENT:** Upon Request

**PARKING:** 493+ Spaces

**CO-TENANTS:** Acme Super Market, Starbucks, US Postal Service, JAG Physical Therapy, and Snap Fitness

**AREA RETAIL:** CVS, Dunkin' Donuts, First Union, Burger King, Rite Aid, TD Bank, PNC Bank

| Demographics       | 1 mile   | 3 miles  | 5 miles  |
|--------------------|----------|----------|----------|
| Population         | 820      | 13,512   | 26,478   |
| Median HHI         | \$76,130 | \$87,944 | \$94,215 |
| Daytime Population | 970      | 4,552    | 7,262    |

- Close proximity to Mountain Creek (465) (Ski Resort, Water Park & Mountain Bike Park), Crystal Springs Resort (400), Mineral Springs Resort & Van Dyke Residential
- Highly visible Pylon signage
- Traffic-controlled intersection

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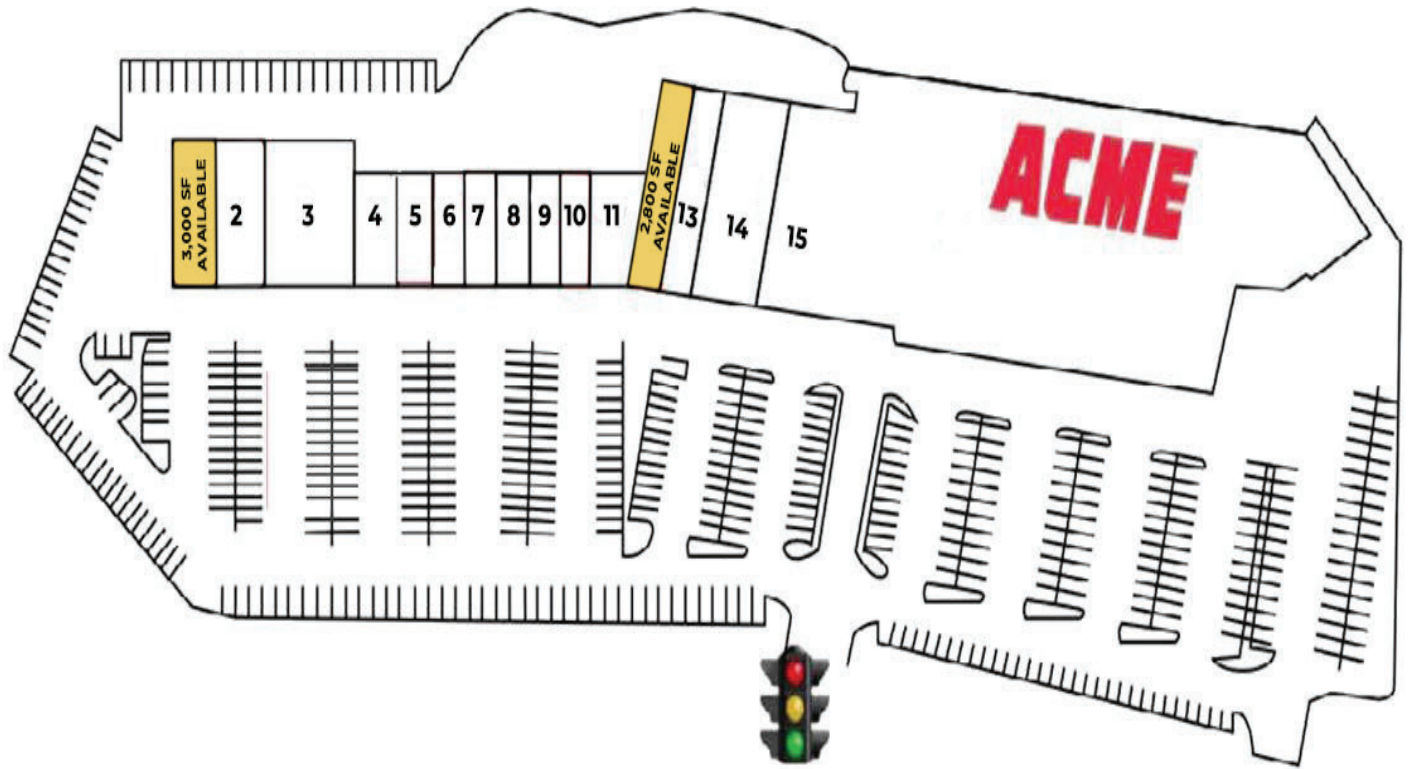
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## SITE PLAN



### TENANTS AND AVAILABILITIES

|                         |                 |
|-------------------------|-----------------|
| <b>1. Available</b>     | <b>3,000 SF</b> |
| 2. JAG Physical Therapy | 3,000 SF        |
| 3. Snap Fitness         | 6,000 SF        |
| 4. Frank's Pizza        | 3,720 SF        |
| 5. Sushi Ya             | 2,000 SF        |
| 6. Hair Salon           | 1,600 SF        |
| 7. Nails                | 1,600 SF        |
| 8. Cleaners             | 1,600 SF        |
| 9. Total Eye Care       | 1,600 SF        |
| 10. Total Eye Care      | 1,600 SF        |
| 11. Lox of Bagels       | 1,600 SF        |
| <b>12. Available</b>    | <b>2,800 SF</b> |
| 13. US Post Office      | 5,243 SF        |
| 14. Liquor Store        | 6,000 SF        |
| 15. ACME                | 52,687 SF       |

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## PHOTOS



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AERIAL



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