

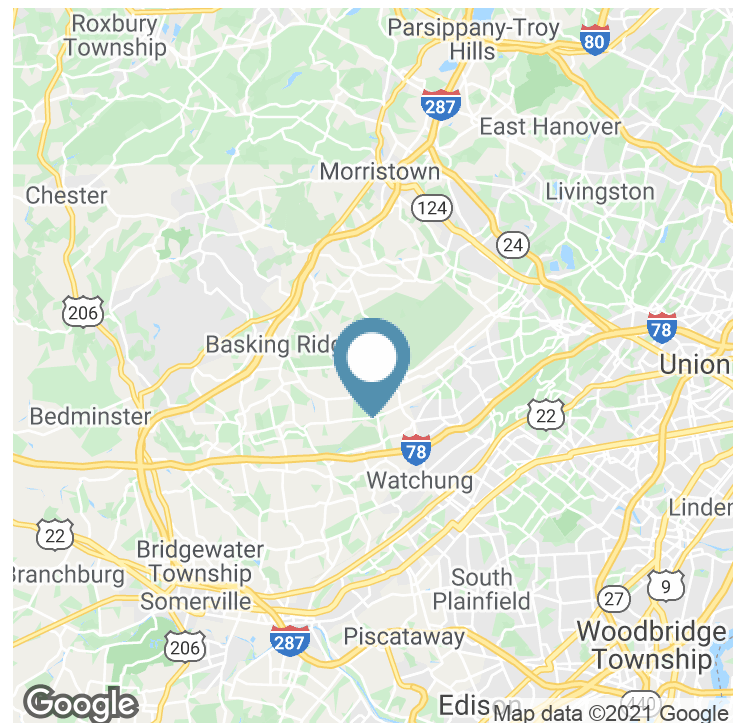
FOR LEASE | 1107 Valley Road | Stirling, NJ 07980

1,000 - 4,700 SF RETAIL SUITES



PROPERTY HIGHLIGHTS

- **11,000 SF Neighborhood 2 Story Elevatored Commercial Retail/Office Center**
- **Available:** 4,700 SF first floor retail space that includes three vacant units consisting of **1,000 SF**, **1,700 SF** and **2,000 SF** and is expandable to 5,700 SF
- **Zoning:** PVO Passaic Valley Overlay. Permitted uses include retail, service retail, business and professional offices, medical offices, financial institutions, childcare, health clubs, fitness centers and recreational uses.
- **Parking:** 45 On-site spaces
- **Utilities:** Natural Gas, City Water & Sewer; each unit is separately metered for electric & gas
- **Lease Rate:** \$16.00 PSF NNN
- **CAM/Taxes (Est. 2020):** \$7.50 PSF
- **Location:** Fronts Valley Road (CR512), a commuter route between Warren, Basking Ridge and downtown Berkeley Heights. Convenient to Exit 36 off I-78. Neighborhood retail includes Walgreens, ShopRite, US post office, Investors Bank, Hallmark, and Valley Mall with national retailers Home Goods, TJ Maxx, Old Navy, Sherwin Williams, Panera Bread, Starbucks.
- **Also Available for Sale**



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RETAIL PHOTOS



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AERIAL MAP



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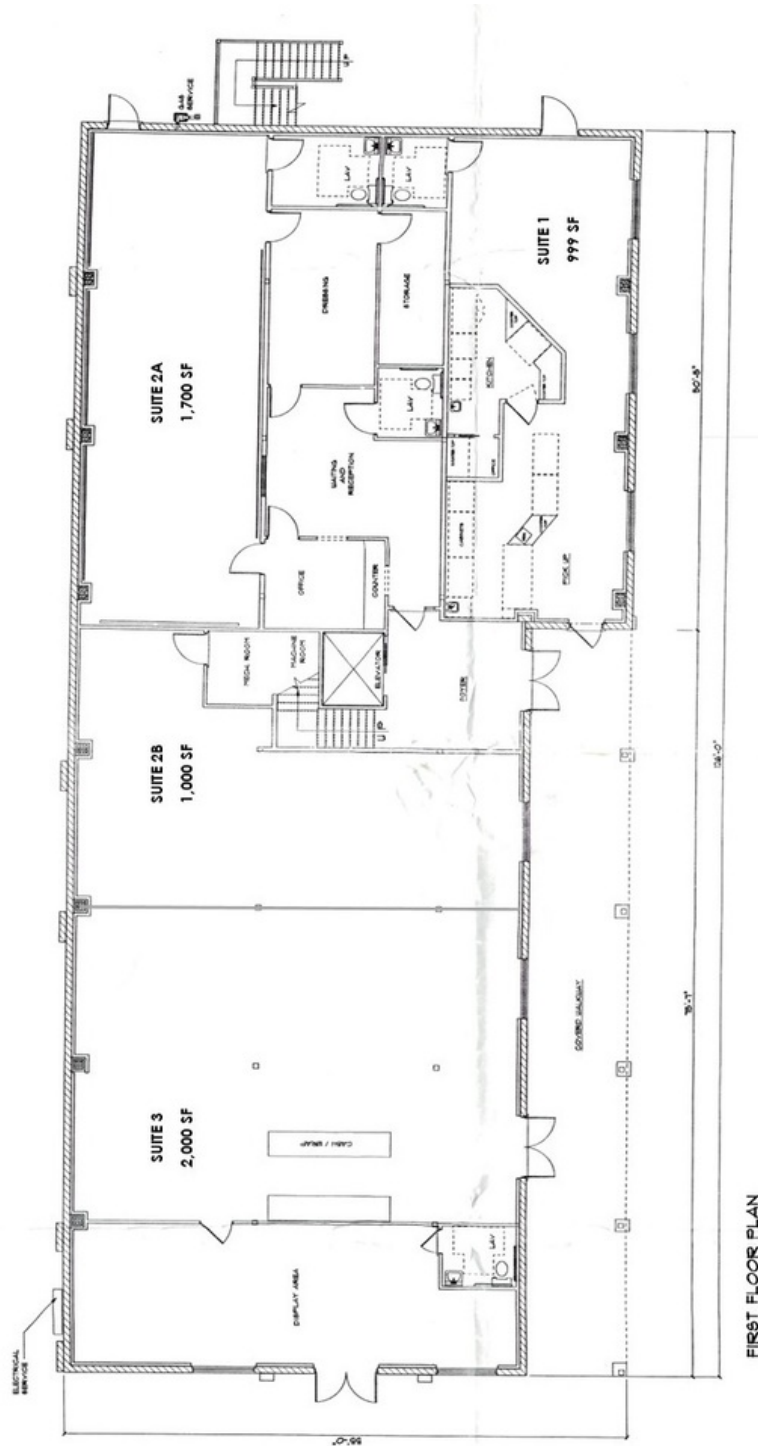
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FIRST FLOOR PLANS



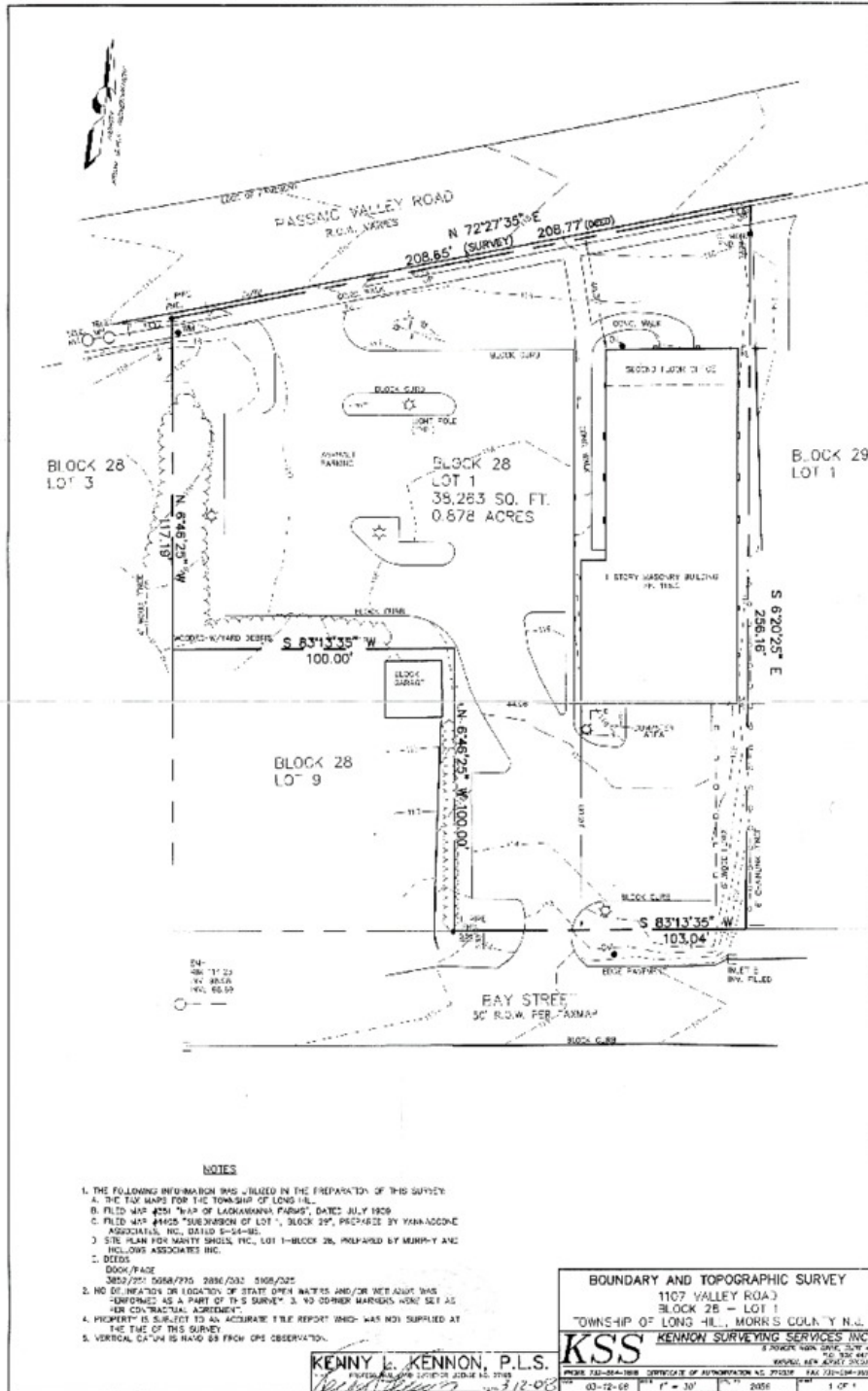
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SITE PLANS



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RETAILER MAP



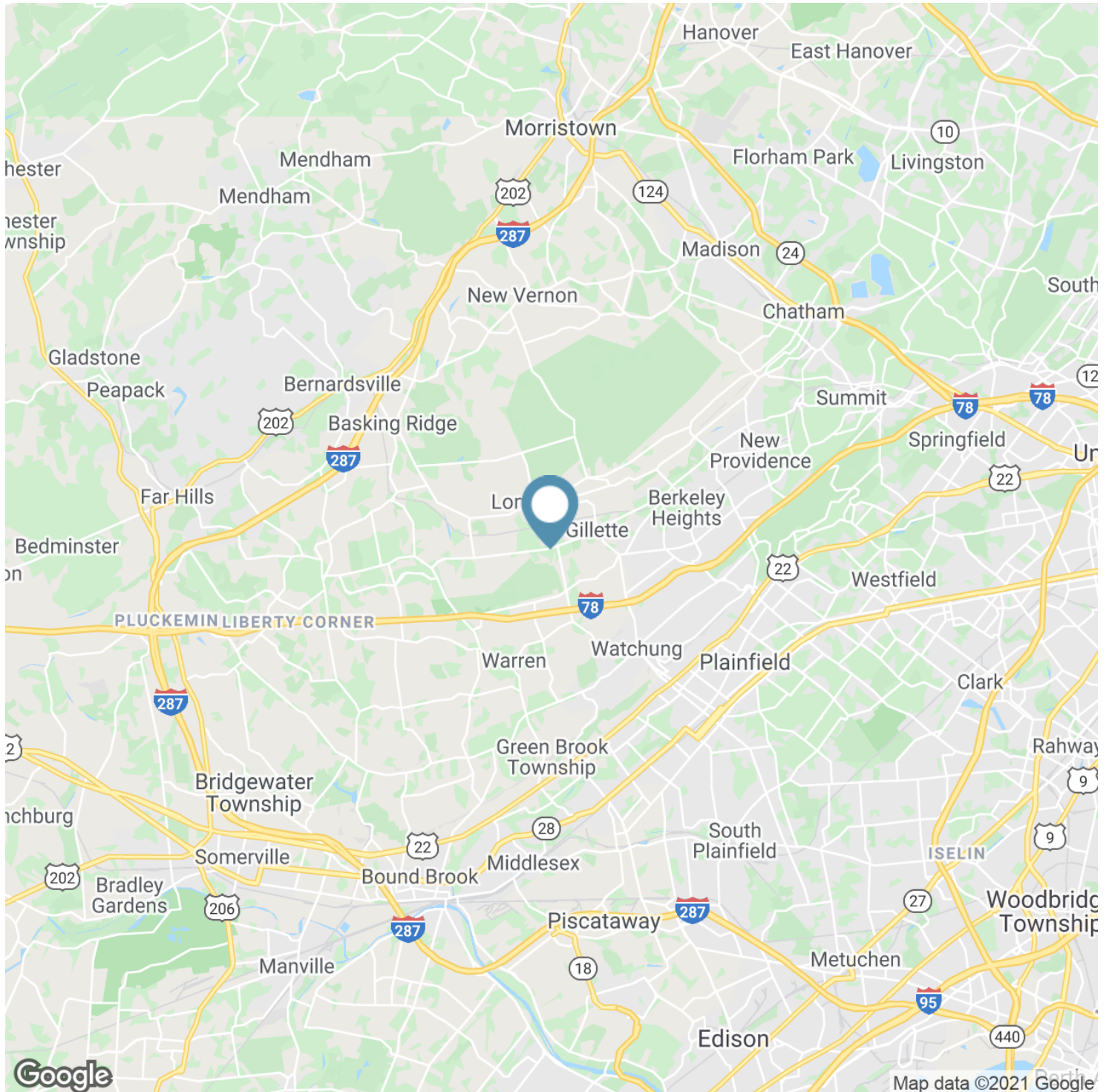
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LOCATION MAP



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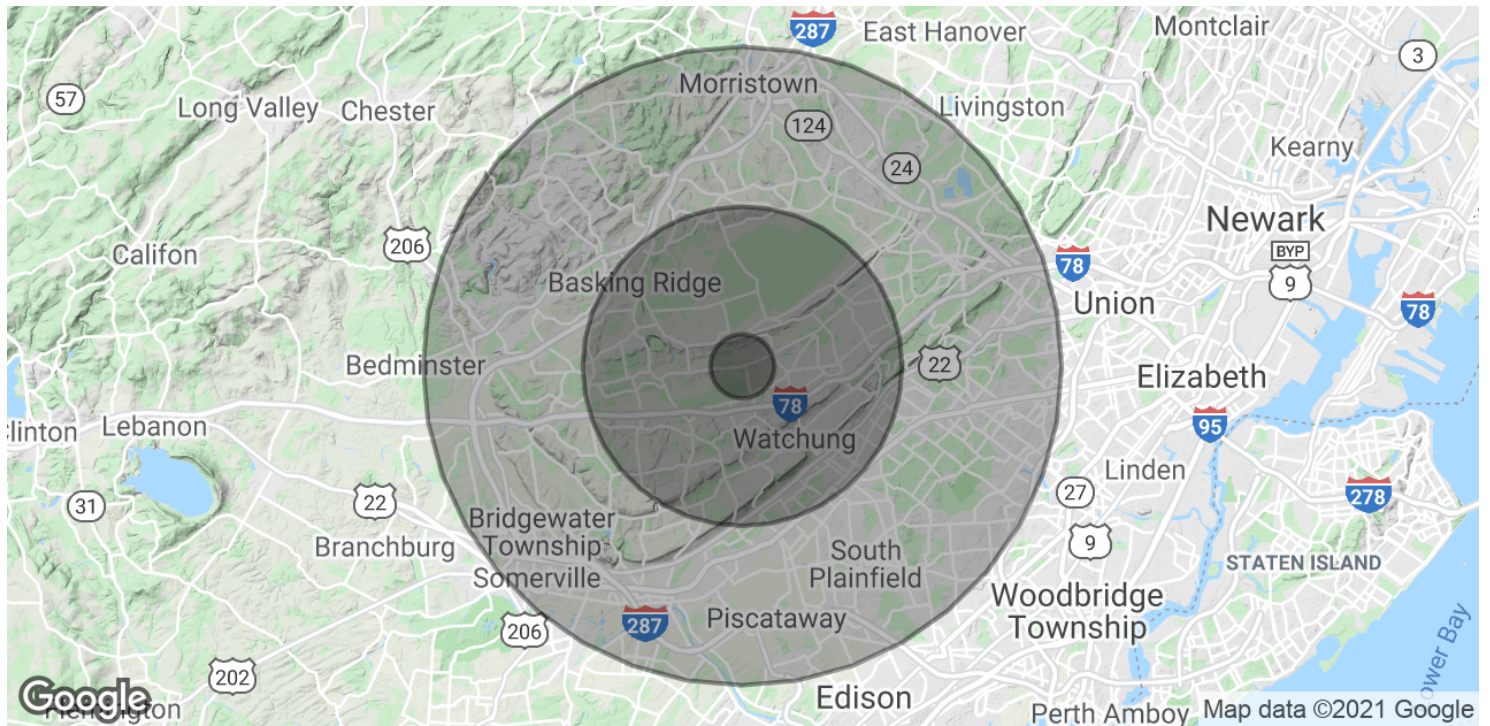
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,158	91,903	589,716
Average age	43.3	41.1	39.4
Average age (Male)	42.8	40.2	38.4
Average age (Female)	43.7	42.0	40.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	741	31,911	206,496
# of persons per HH	2.9	2.9	2.9
Average HH income	\$165,697	\$150,271	\$134,342
Average house value	\$622,728	\$563,433	\$553,296

* Demographic data derived from 2010 US Census

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