

For Information Contact:

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WOODRIDGE, NEW JERSEY

247-257 VALLEY BOULEVARD

Acreage	1/3 Acre
Total GLA:	6,510 Square Feet
Available Space:	810 Square Feet
Availability:	Immediate
Rental Rate:	Call for Quote!
NNN Charges:	\$7.10 Per Square Foot
Parking:	6+/- Spaces On-Site plus On Street
Traffic Count:	20,000 Cars Per Day
Frontage:	120' on Valley Boulevard 80' on Marlboro Road

Anchor/Tenants: Emilia Romagna Restaurant and MiniMunchkins Day Care

Neighboring Retailers: CVS, Rite Aid, Wachovia, Valley National Bank, PNC Bank

Notes: Very active downtown neighborhood with on site parking. Center recently renovated.

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	22,505	233,156	543,031
Households (est)	9,167	84,180	200,371
HH Income	\$70,862	\$57,718	\$62,537





