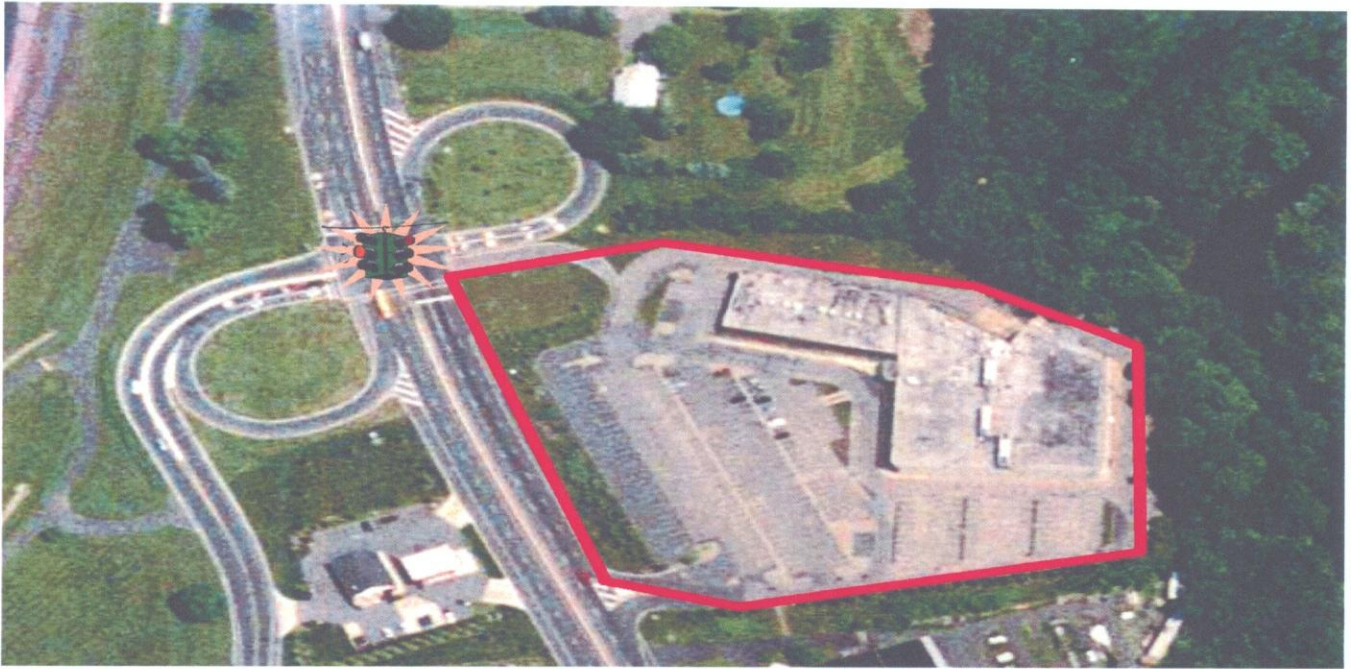


SHOPPING CENTER FOR SALE
ROUTE 31, CLINTON, NJ
ARROW MILL PLAZA

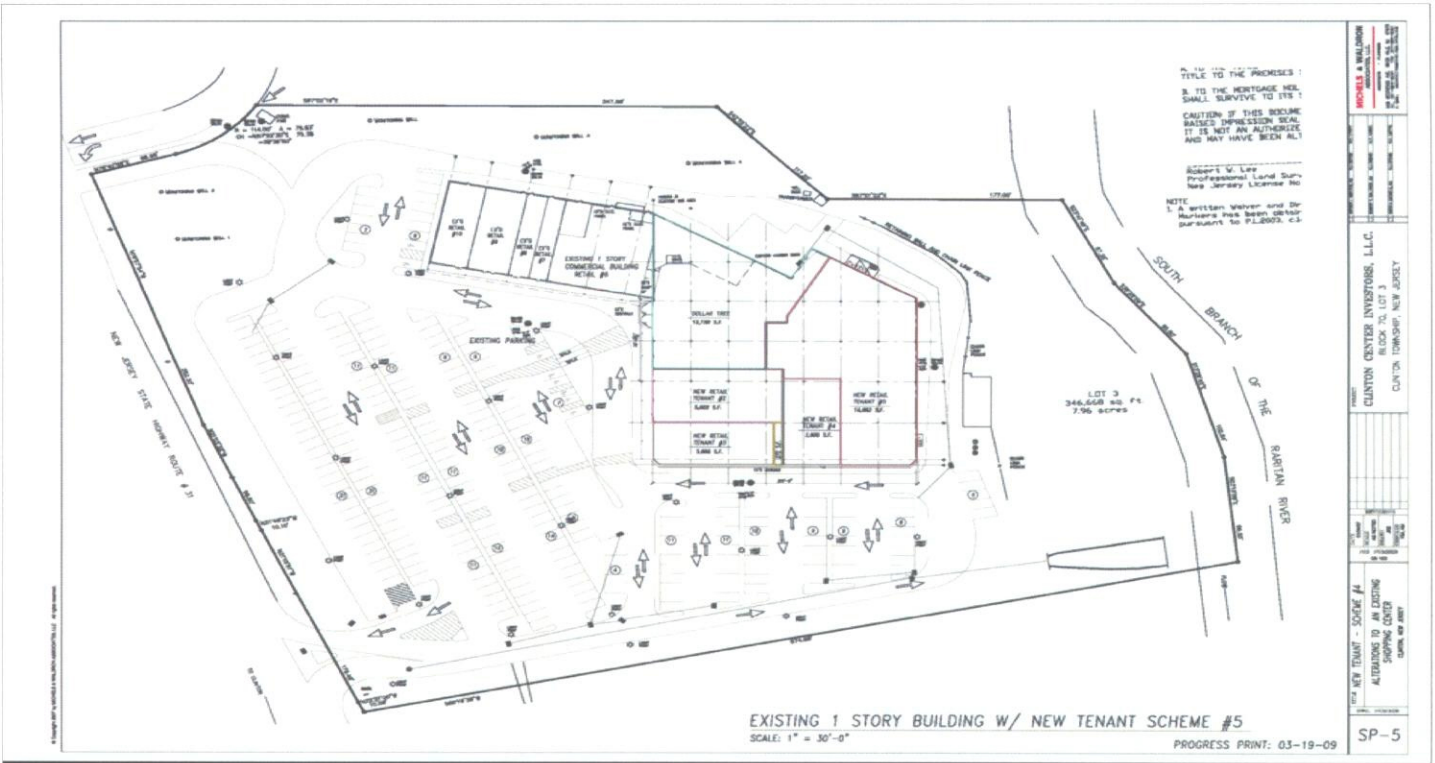
PRIME RE-DEVELOPMENT OPPORTUNITY



Sale Price: Call For Quote
Total GLA: 54,600 Square Feet
Parking: 243 Spaces
Traffic Count: 20,000 Cars Per Day



Re-Development: Owner has approvals and architectural plans for a full facade renovation and will entertain a Joint Venture on this prime re-development site in a high income, under served retail area. ShopRite has vacated the property.



PROPOSED WEST ELEVATION
NOT TO SCALE

• Demographics:	<u>5 Miles</u>	<u>7 Miles</u>	<u>10 Miles</u>
Population:	23,893	41,107	81,532
Avg. HH Income:	\$120,789	\$128,771	\$131,074

For Additional Information Contact Owner:
 Vince Castagno or Bill Mooney
 Net Property Group, LLC
 116 Route 22 • North Plainfield, NJ 07060 • 908 226-0123
www.netpropertygroup.com



