

Clinton, NJ

N-16

Location: Route 31

Gross Leasable Area: 54,600 SF

County: Hunterdon

Anchor Space: 47,400 SF ~ will divide

Year Renovated: n/a

Satellite Space: 7,200 SF

Parking Spaces: Ample

Traffic Count: 31,000 cars per day

Major Tenants: Radio Shack

Property Description: Built in the late 80's and up until approximately 5 years ago, was anchored by a 47,400 square foot Shop Rite Supermarket. Shop Rite has since closed this location but is obligated to continue paying rent and its proportionate share of CAM/Tax expenses until June 7, 2010.

Demographic Profile:

5 Mile Radius

Population: 36,455

Households: 11,884

Income:

Average Household Income: \$111,637

Per Capita Income: \$90,775

Market Description: Lack of zoning and sewer availability to other sites makes this site desirable. Well positioned just north of the Route 22 / 78 interchange. A recent intersection upgrade of the highway to the north and south is a strong indication of future growth. Area retailers include WalMart, A & P, Shop Rite and McDonald's.

