

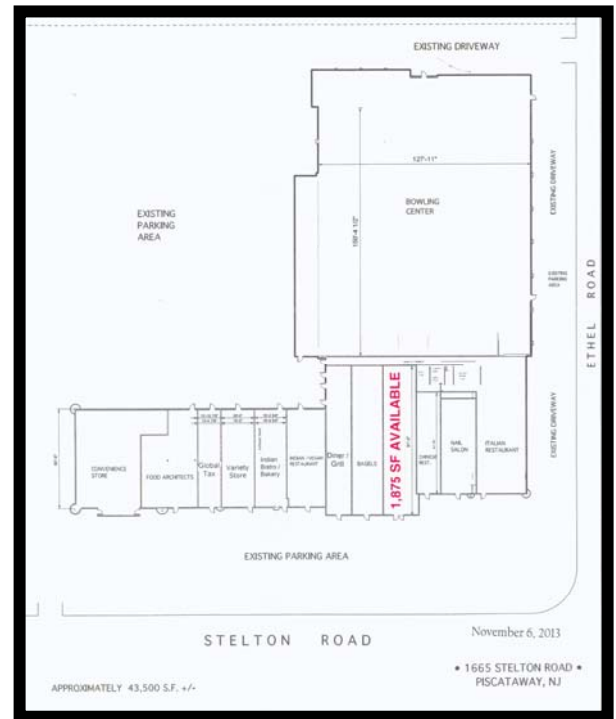
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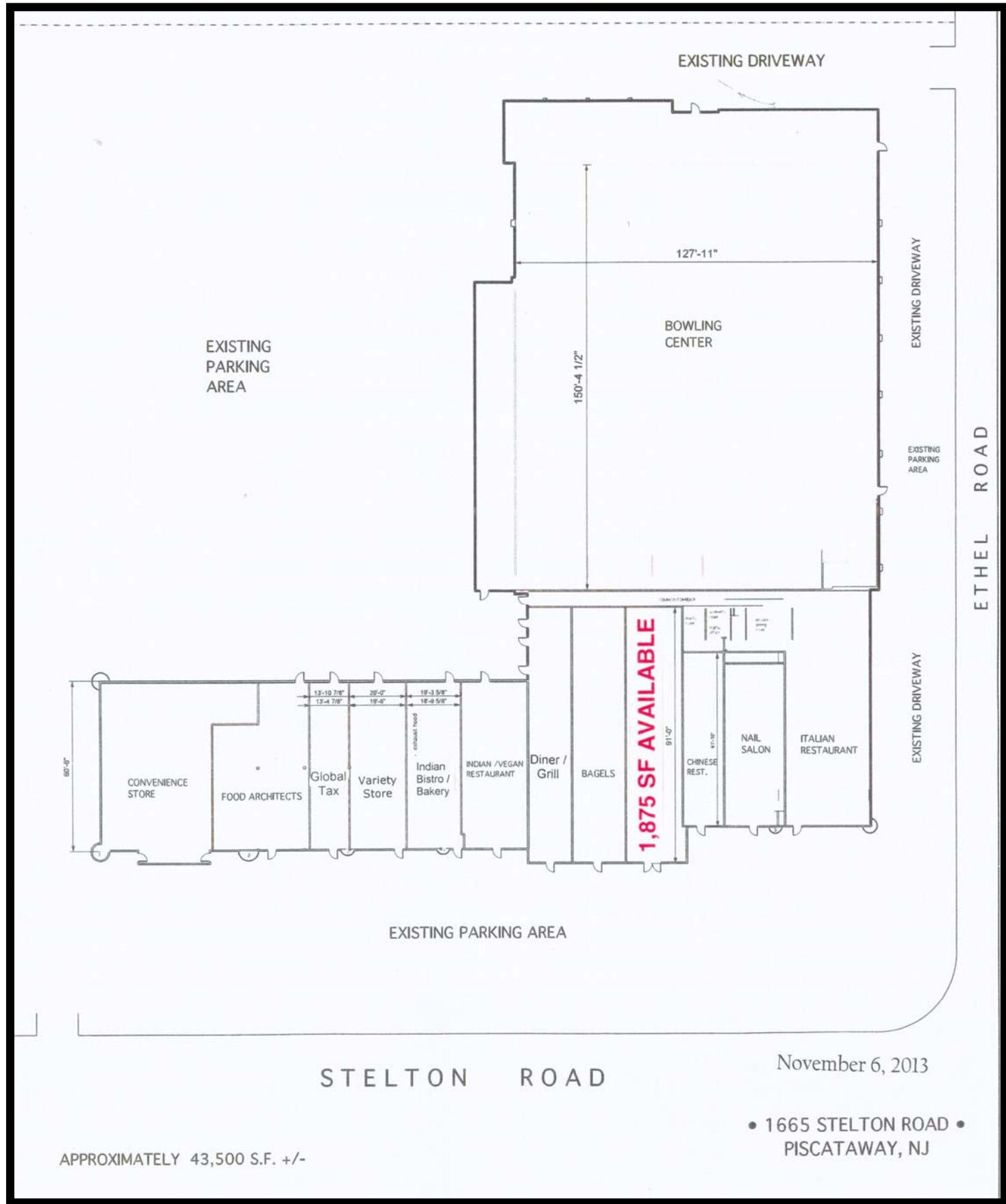


# 1665 STELTON ROAD PISCATAWAY, NEW JERSEY

<b>Acreage</b>	3.6 Acres
<b>Total GLA:</b>	43,775 Square Feet
<b>Available:</b>	<b>1,875 Square Feet</b> <b>24,000 Square Feet (Clear Span)</b>
<b>Availability:</b>	Immediate
<b>Rental Rate:</b>	Market
<b>NNN Charges:</b>	\$6.54 Per Square Foot
<b>Parking:</b>	Ample On Site Parking (200+ spaces)
<b>Traffic Count:</b>	20,000 Cars Per Day
<b>Anchor/Tenants:</b>	Stelton Lanes Bowling Alley; Al Dente Italian Restaurant; Sam I Am Bagels; Quick Stop and many other fine retailers.
<b>Neighboring Retailers:</b>	A new mixed use development is proposed directly across the street from this location. The project consists of 70,000 square feet of retail space and 100 residential units.
<b>Notes:</b>	This center is located at the traffic controlled intersection of Stelton Road and Ethel Road; newly renovated; pylon signage available; excellent tenant mix.
<b>Demographics:</b>	<b><u>1 Mile</u></b> <b><u>3 Miles</u></b> <b><u>5 Miles</u></b>
<b>Population</b>	12,158      105,822      298,222
<b>Avg. HH Income</b>	\$108,086      \$92,433      \$88,713









JUSTICE ST

COMMONWEALTH AVE

STELTON RD

ETHEL RD

HAINES AVE



Proposed  
mix use project  
100 Units  
70,000 SF Retail