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**PRIME RETAIL SPACE AVAILABLE FOR LEASE**

**SOMERSET, NEW JERSEY**

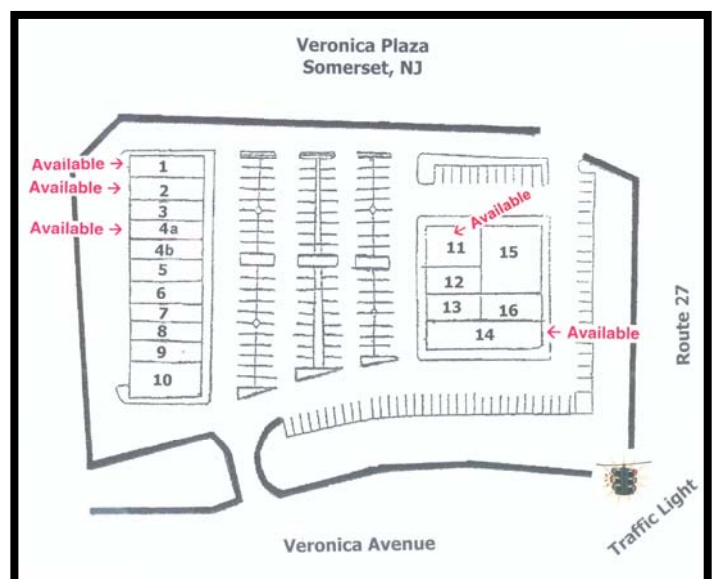
**1165 ROUTE 27 AT VERONICA AVENUE - VERONICA PLAZA**

<b>Total GLA:</b>	30,000 Square Feet
<b>Available Sizes / Unit # :</b>	<b>3,600 Square Feet End Cap (14)</b> <b>2,000 Square Feet (2)</b> <b>1,600 Square Feet (1)</b> <b>1,400 Square Feet (11)</b> <b>1,400 Square Feet (4a)</b>
<b>Availability:</b>	Immediate
<b>Rental Rate:</b>	Market – Free Rent Period to Qualified Lessees!
<b>Parking:</b>	175 + Parking Spaces on Site
<b>Traffic Count:</b>	37,000 Cars Per Day
<b>NNN Charges:</b>	\$6.35 Per Square Foot
<b>Daytime Pop:</b>	179,220

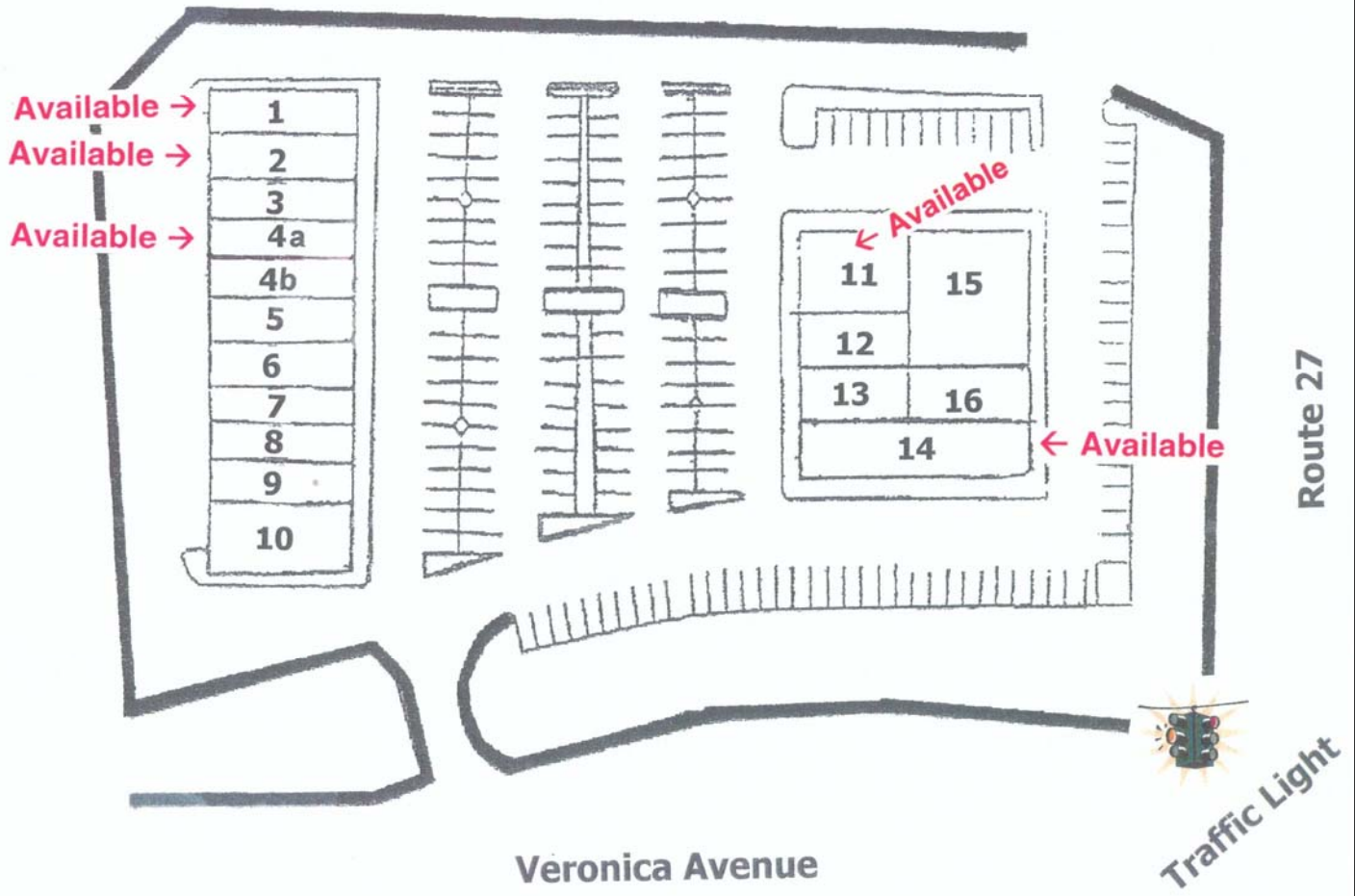
<b>Anchor Tenants:</b>	7-Eleven, Veronica Diner, China Moon and many others
<b>Neighboring Retailers:</b>	Taco Bell, McDonald's, STS Tire, Bank of America and Aldi

**NOTES:** There is a bus stop at the Route 27 entrance to this shopping center.  
A highly visible and well maintained plaza with a great mix of tenants.

<b>Demographics:</b>	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	8,111	103,314	201,554
Household (est.)	2,660	38,454	74,344
Average HH Income	\$66,247	\$66,843	\$70,367



Veronica Plaza  
Somerset, NJ



Route 27

Veronica Avenue

Traffic Light

