

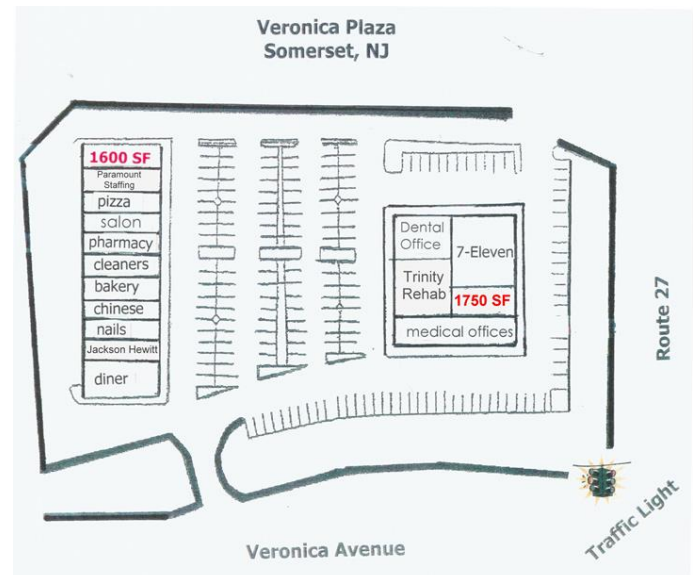
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PRIME RETAIL SPACE AVAILABLE FOR LEASE
SOMERSET, NEW JERSEY
1165 ROUTE 27 AT VERONICA AVENUE - VERONICA PLAZA

Total GLA:	30,000 Square Feet		
Available Sizes / Unit # :	1,600 Square Feet 1,750 Square Feet		
Availability:	Immediate		
Rental Rate:	Market – Free Rent Period to Qualified Lessees!		
Parking:	175 + Parking Spaces on Site		
Traffic Count:	37,000 Cars Per Day		
NNN Charges:	\$7.35 Per Square Foot		
Daytime Pop:	179,220		
Anchor Tenants:	7-Eleven, Veronica Diner, China Moon, Trinity Rehab and many others		
Neighboring Retailers:	Stop & Shop, McDonald's, STS Tire, Taco Bell, and Bank of America.		
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.		
Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,111	103,314	201,554
Average HH Income	\$66,247	\$66,843	\$70,367



Veronica Plaza Somerset, NJ

