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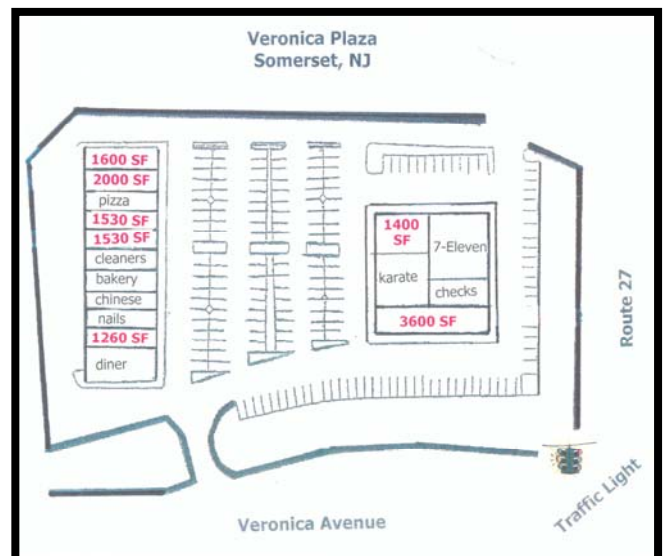


**PRIME RETAIL SPACE AVAILABLE FOR LEASE**

**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>1,530 Square Feet (4a &amp; 4b)</b> <b>1,260 Square Feet (9)</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>	\$6.85 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>	Stop & Shop, McDonald's, STS Tire, Taco Bell, and Bank of America.		
<b>NOTES:</b>	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>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Population	8,111	103,314	201,554
Average HH Income	\$66,247	\$66,843	\$70,367



# Veronica Plaza Somerset, NJ

