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VERNON, NEW JERSEY

Vernon Valley Plaza - Route 94 / Route 515

Join A & P Supermarket and US Post Office

Total GLA: 93,033 Square Feet

Unit 1
 12,000 Square Feet ~ Will Divide
 Available Upon 60 Days' Notice

Unit 4 / 2,000 Square Feet
 Available Upon 60 Days' Notice

Available Sizes: **Unit 9** / 1,600 Square Feet
 Available August 1, 2011

Unit 11 / 2,783 Square Feet
 Available Immediately

Pad Site / Also Available
 ½ acre – 1 acre suitable for bank or fast food

Rental Rate: Call for Quote!

NNN Charges: \$6.07 Per Square Foot

Parking: 493+ Cars

Traffic Count: 15,000 cars per day

Anchors: A & P, a liquor store, and the Post office.

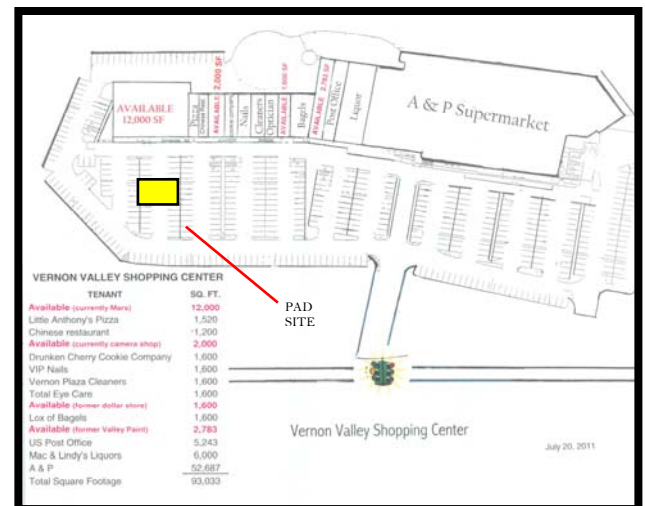
Neighboring Retailers: Dunkin' Donuts, Burger King, Eckerd Drug

Notes: The only supermarket anchored shopping center within 10 miles. This is the region's primary center and is extremely active.

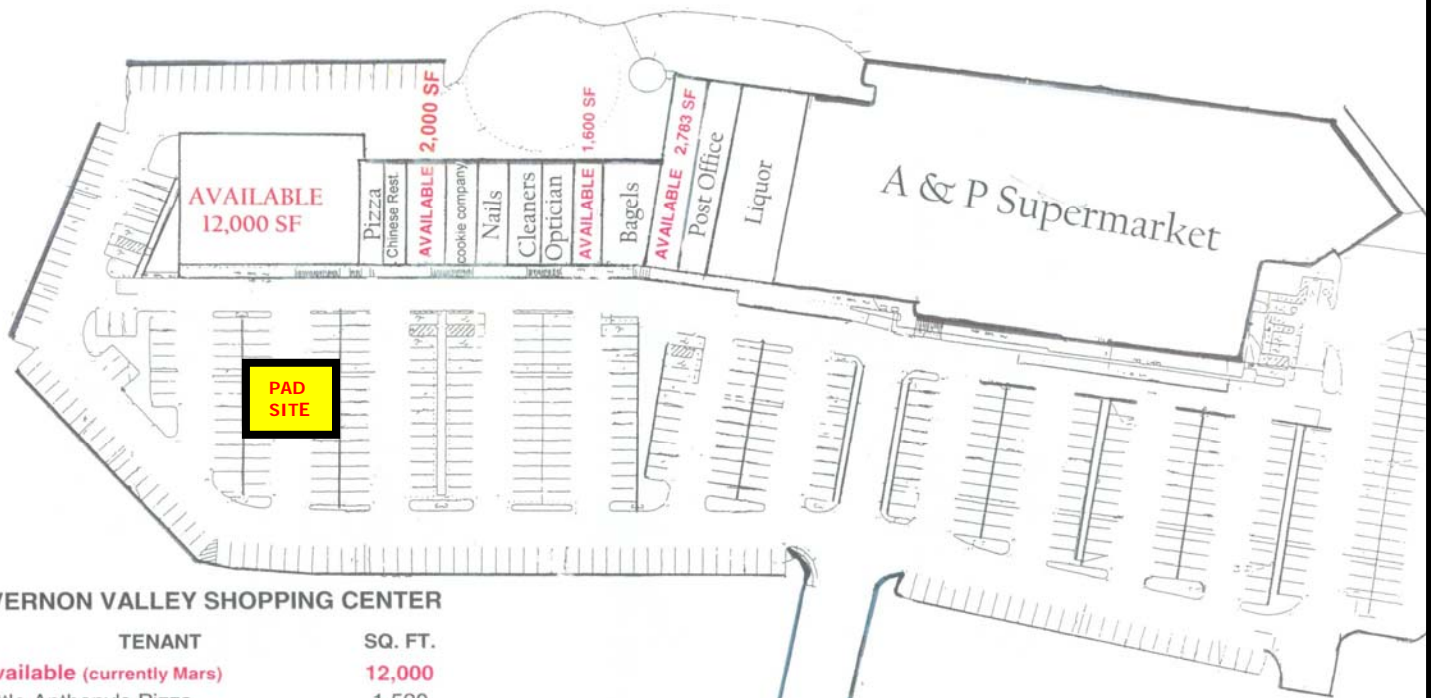
Demographics: **1 Mile** **3 Miles** **5 Miles**

Population 2,791 12,735 29,530

HH Income \$75,069 \$80,476 \$82,528



Vernon Valley Shopping Center July 20, 2011



VERNON VALLEY SHOPPING CENTER

TENANT	SQ. FT.
Available (currently Mars)	12,000
Little Anthony's Pizza	1,520
Chinese restaurant	1,200
Available (currently camera shop)	2,000
Drunken Cherry Cookie Company	1,600
VIP Nails	1,600
Vernon Plaza Cleaners	1,600
Total Eye Care	1,600
Available (former dollar store)	1,600
Lox of Bagels	1,600
Available (former Valley Paint)	2,783
US Post Office	5,243
Mac & Lindy's Liquors	6,000
A & P	52,687
Total Square Footage	93,033



Vernon Valley Shopping Center

July 20, 2011

