

FOR LEASE | RETAIL

BREWERS BRIDGE PLAZA

2080 West County Line Road | Jackson, NJ 08527



PROPERTY SUMMARY

Available SF:	± 1,600 - 3,200 SF
Lease Rate:	\$25.00 - 37.15 SF/yr (NNN)
Lot Size:	± 8.59 Acres
Building Size:	± 75,000 SF
Cross Streets:	County Line & Brewers Bridge Roads
Traffic Count:	27,000

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Available Unit 2	± 1,600	\$25.00 SF/yr
Available Unit 4 & 5	± 1,600 - 3,200	\$25.00 SF/yr
Pad Site	± 2,692	\$100,000 per year

PROPERTY OVERVIEW

Pad Sites and Retail for Lease at Brewers Bridge Plaza - Medical Offices also Permitted

LOCATION OVERVIEW

At the intersection of West County Line Road and Brewers Bridge Road, with easy access to Routes 9 and 195.

PROPERTY HIGHLIGHTS

- 70,000 SF shopping center anchored by Kosher grocery store
- Prime retail site at traffic light corner
- Abundant on-site parking
- Medical offices permitted
- Pylon signage
- Taxes \$185,320 (2015)
- Tenants include: Santander Bank, Nutree Pharmacy, Millennium Eye Care, Jenny's Organic Cleaners, CKO Kickboxing, All Make Appliances, Safer Orthodontics, Brenda's of Brooklyn and more

FOR MORE INFORMATION, PLEASE CONTACT:

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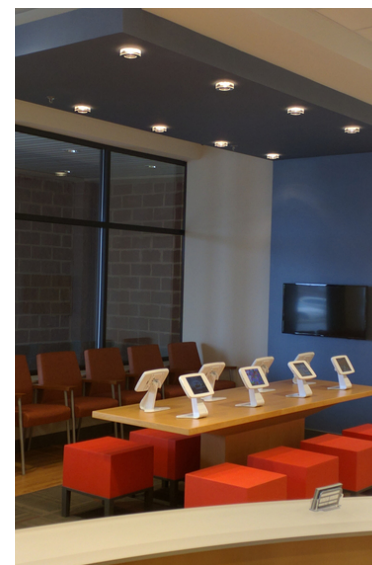
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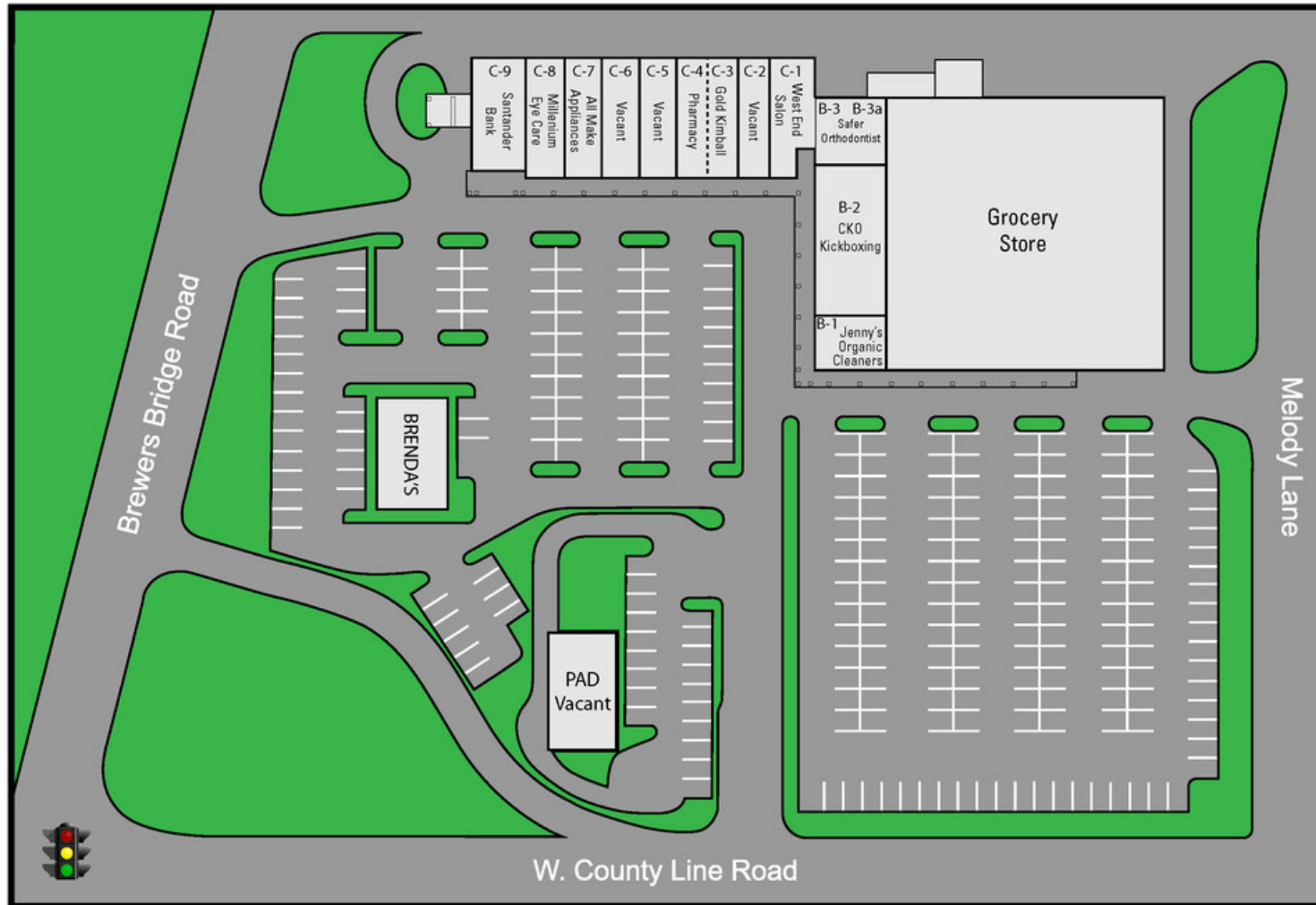


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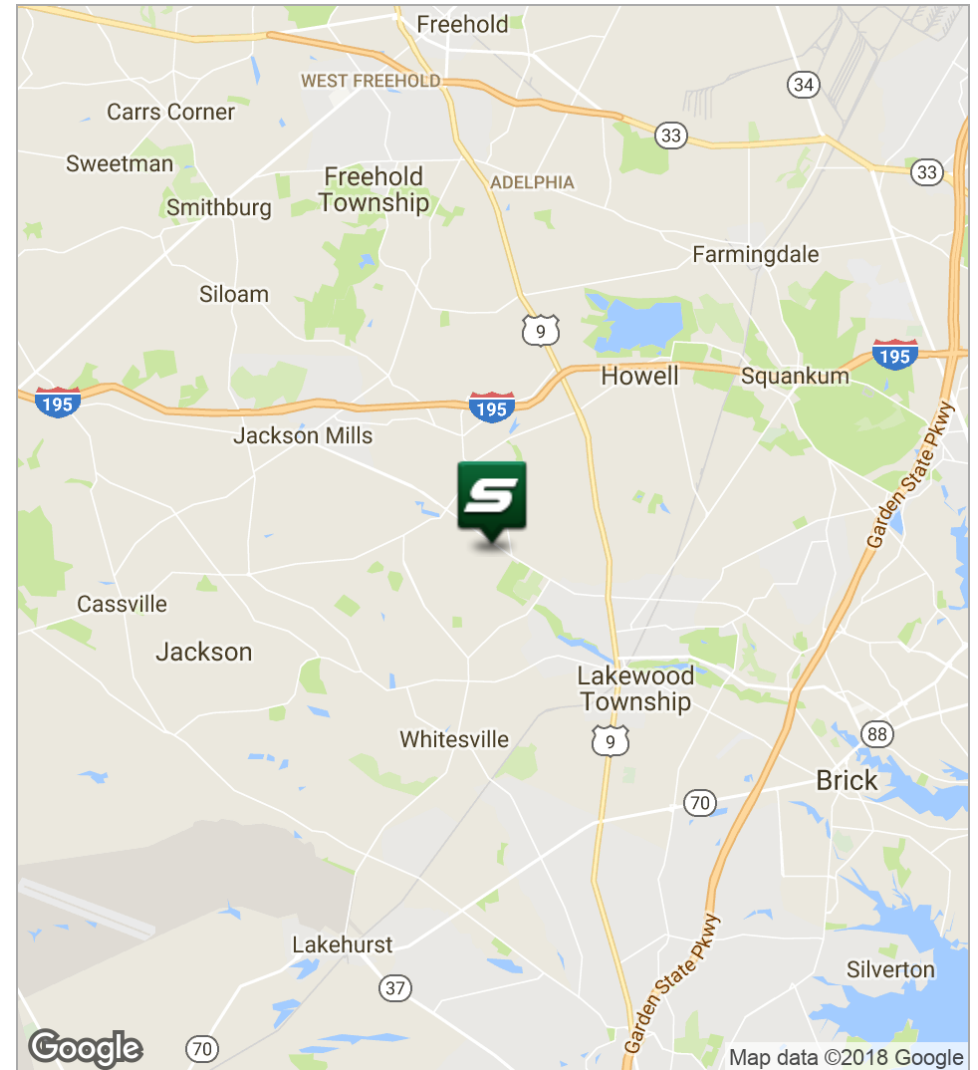
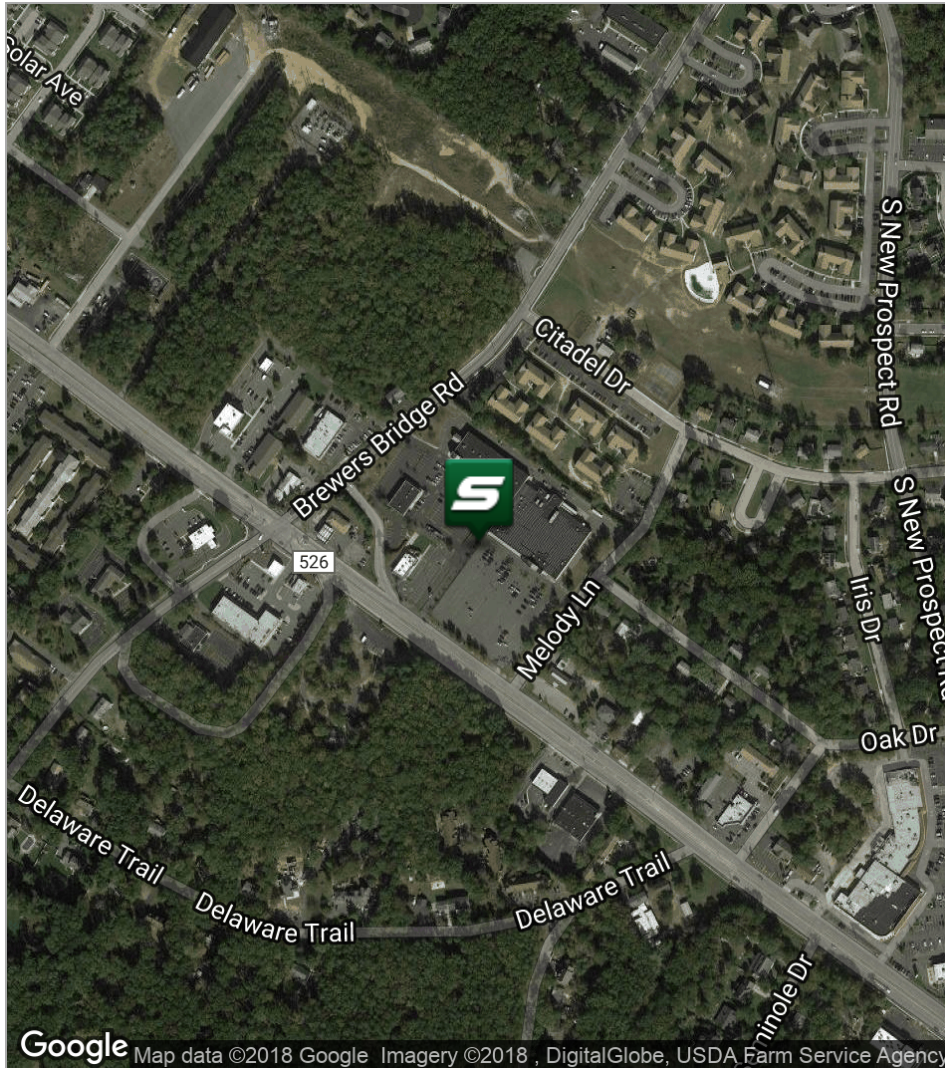


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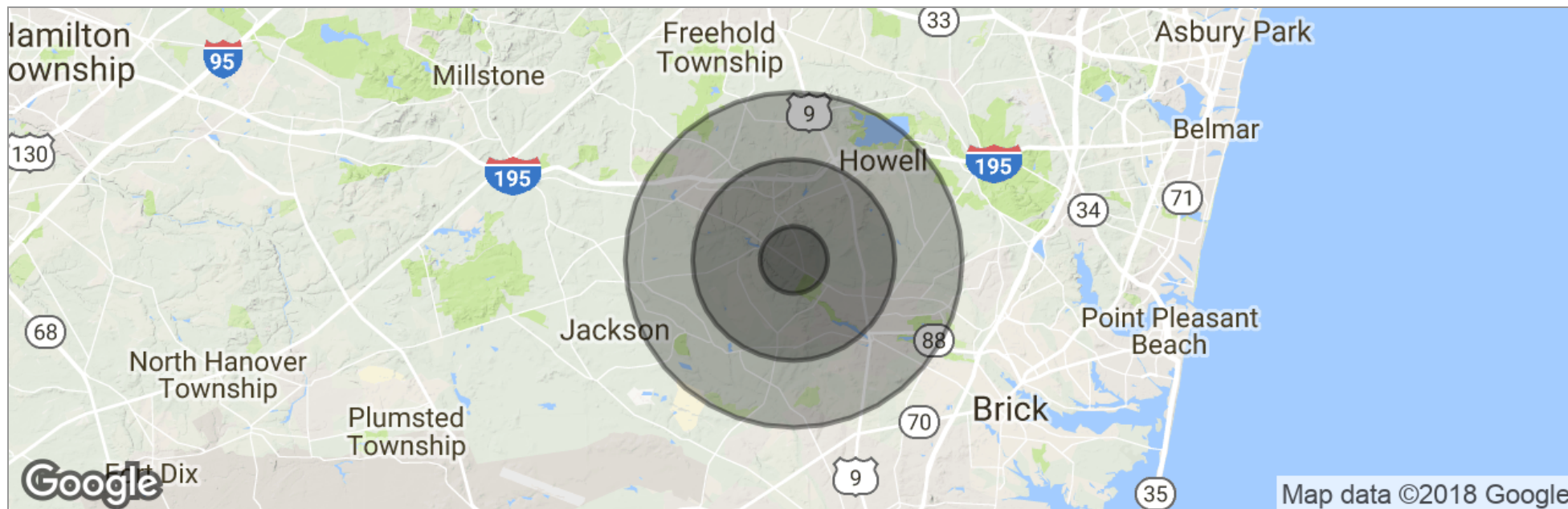


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	1 Mile	3 Miles	5 Miles
Total Population	9,956	66,081	165,202
Population Density	3,169	2,337	2,103
Median Age	31.9	30.9	29.6
Median Age (Male)	29.5	29.7	28.7
Median Age (Female)	34.3	32.1	30.5
Total Households	3,232	19,607	47,523
# of Persons Per HH	3.1	3.4	3.5
Average HH Income	\$84,338	\$89,871	\$81,614
Average House Value	\$373,848	\$387,721	\$376,536

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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