RETAIL SPACE FOR LEASE

GEDAR GROVE CENTRE

120 CEDAR GROVE LANE, SOMERSET, NJ

IMMEDIATE AVAILABILITY RANGING FROM 800 - 9,120 SF

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

PROPERTY OVERVIEW

HIGHLIGHTS

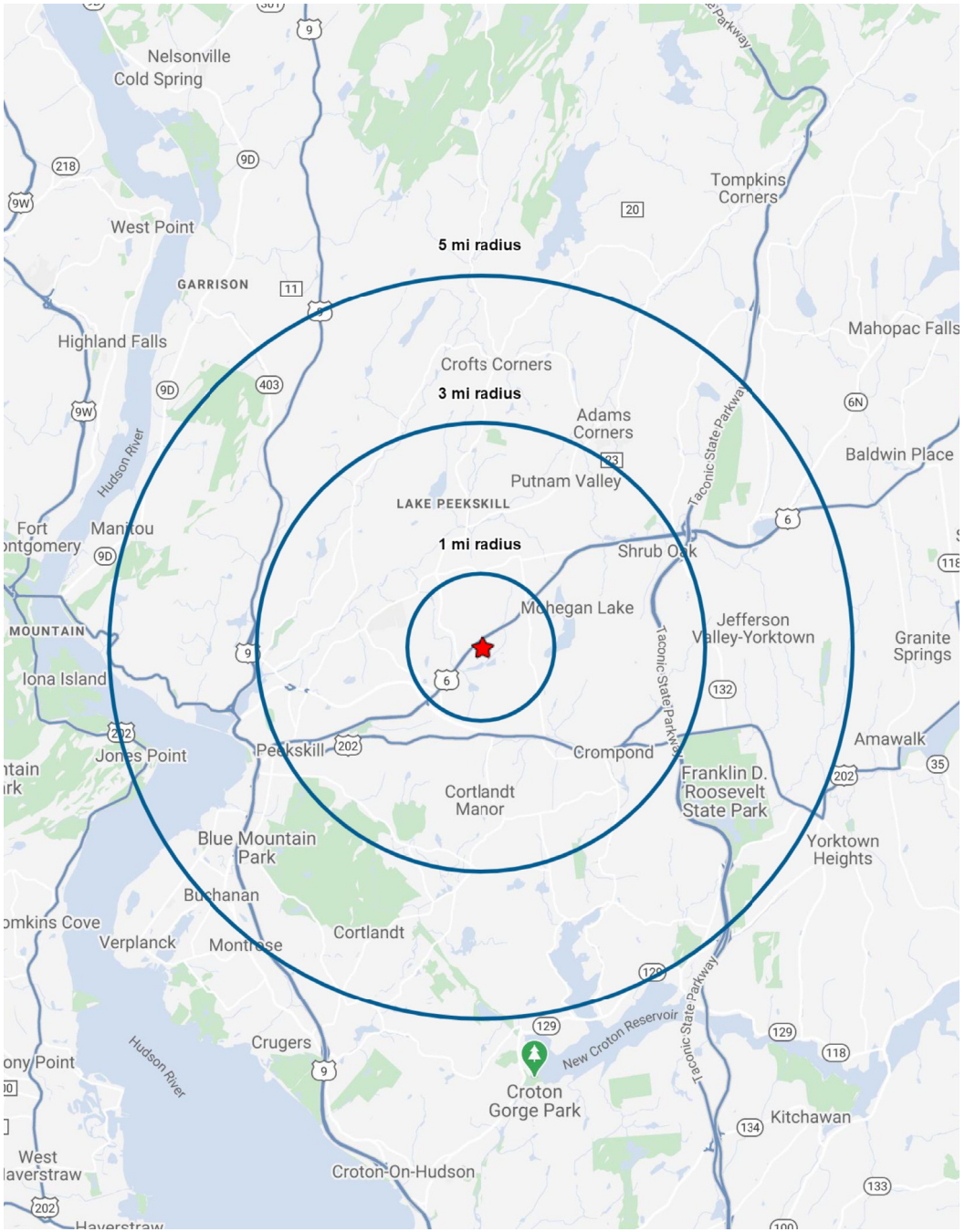
- 70,000 SF community shopping center
- Located off of Interstate 287 and Easton Avenue
- Situated within 10 miles of all 3 Rutgers University campuses, home to over 71,000 students
- Approximately 2,000 hotel rooms within a 2 mile radius
- Ideal uses include full and quick service restaurants, service oriented retail and an immediate care facility

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	7,484	55,288	208,941
HOUSEHOLDS	3,319	21,028	70,704
DAYTIME EMPLOYEES	6,712	32,889	108,465
AVERAGE HH INCOME	$133,572	$127,246	$112,827

TRAFFIC COUNTS

CEDAR GROVE LANE	19,569 AADT
EASTON AVENUE	41,147 AADT
INTERSTATE 287	142,932 AADT



TENANT ROSTER

1	Zoup	5	The Fitness Factory	9	Moe's Southwest Grill	13	Kunson Nails II	17	800 SF Available	21	Allstate	25	1,520 SF Available
2	1,200 SF Available	6	Jo-Sho	10	Kurry Zone	14	Pronto Deli	18	La Ritz Cleaners	22	hhgregg	26	6,000 SF Available
3	3,163 SF Available	7	1,592 SF Available	11	Piazza Orsillo	15	1,358 SF Available	19	1,600 SF Available	23	Starbucks	27	Unity Bank
4	Master Han Karate	8	King Palace Chinese	12	1,626 SF Available	16	Supercuts	20	Derma Laser Center	24	LOI Negotiations		

CEDAR GROVE CENTRE | **SITE PLAN**

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CEDAR GROVE CENTRE | MARKET AERIAL

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