



STREET VIEW



TOWNE PLAZA | 990 US HIGHWAY 202 BRANCHBURG, NJ

FOR LEASE | 960 SF UP TO 7,420 SF

SHANE WIERKS

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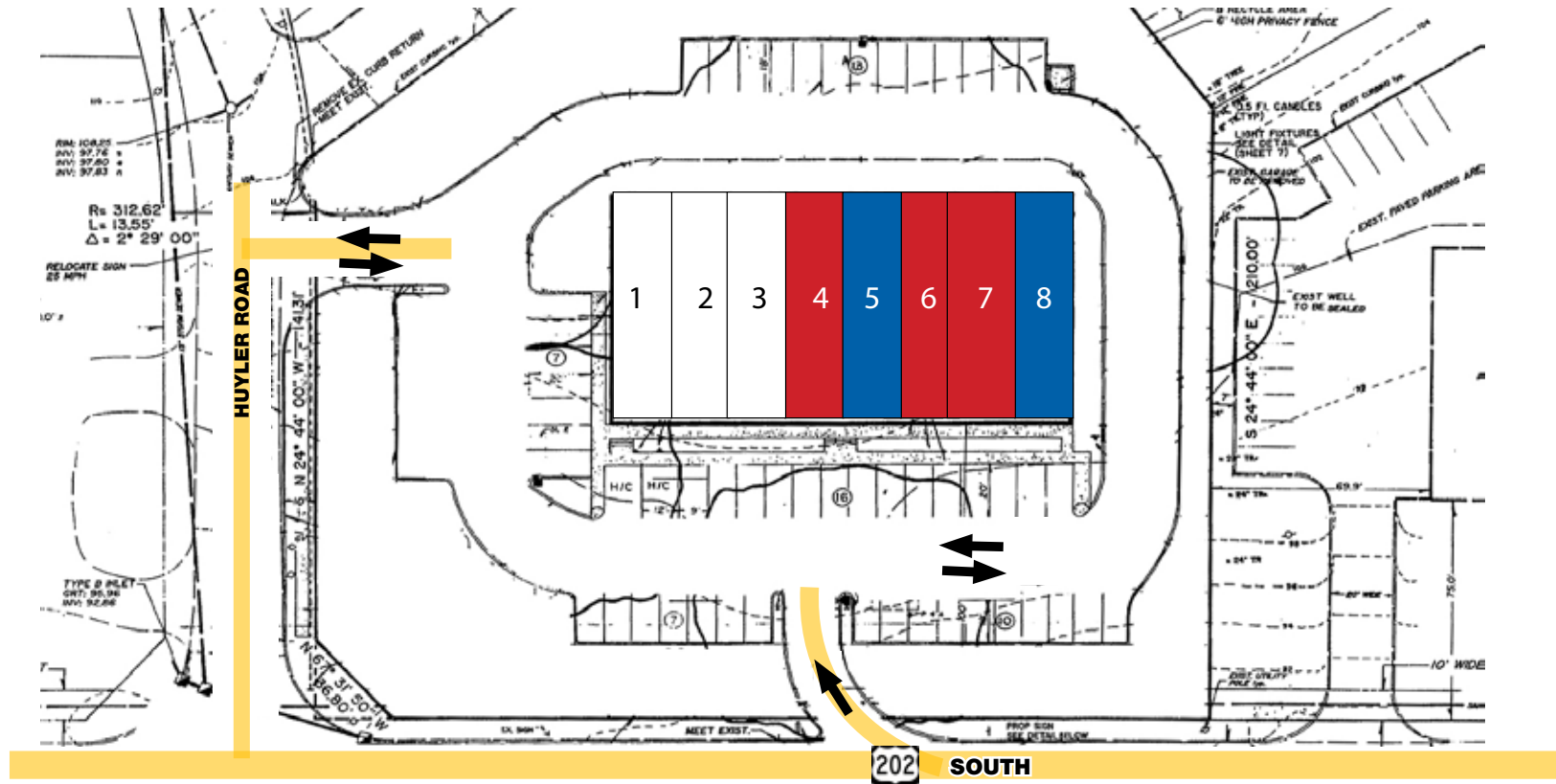
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TOWNE PLAZA | 990 US HIGHWAY 202 | BRANCHBURG, NJ



GLA

11,979 SF

AVAILABLE

960 SF Up
To 7,420 SF

ASKING RENT

Call For Quote

NNN

\$7.00/PSF

PARKING

60 Spaces

TRAFFIC COUNT

44,092 VPD on Route 202

CO-TENANTS

Express Mart, Vinnie's Pizza,
Hairport Salon, Liu's Garden, Karate




TENANTS & AVAILABILITIES

1 EXPRESS MART	1,819 SF
2 VINNIE PIZZA	1,440 SF
3 HAIRPORT	1,300 SF
4 VACANT	1,230 SF
5 LIU'S GARDEN	1,230 SF
(CAN BE MADE AVAILABLE)	
6 VACANT	960 SF
7 VACANT	2,217 SF
8 KARATE	1,783 SF
(CAN BE MADE AVAILABLE)	

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DEMOGRAPHICS

	 Population	 Households	 Average HHI
1 mile	8,968	3,666	\$106,540
3 miles	51,971	19,936	\$131,617
5 miles	120,824	45,969	\$143,045

NEIGHBORING RETAILERS

Wegmans, Home Depot, CVS, McDonald's, Fairfield Inn & Sutes, TD Bank, McDonald's, Subway, Dunkin', Wells Fargo, Verizon, Ruby Tuesday

NOTES

- Recently renovated roof, New repaved parking lot
- Stabilized retail property with well-balanced Tenant mix
- Prominent visibility from Highway 202
- Major regional retail location
- Convenient access from US Highway 22, 206, and I-287