

# WATCHUNG COMMONS

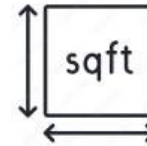


1680 RT 22 East, Watchung, NJ

Watchung Commons is located on RT 22 East, featuring over 1,000 feet of Route 22 highway frontage. With more than 66,000 vehicles passing the property daily and direct access to Terrill Road, the center of commerce in Watchung has shifted to our intersection. The redevelopment of the former Sears and Sears Auto properties has further enhanced this intersection. Tenants such as Home Sense, Sierra Trading, Cinemark, Ulta Cosmetics, Millers Ale House, and Chick Fil A. With over 250,000 people earning a median income over \$140,000 annually within 5 miles, Watchung Commons offers prime, easy access to this marketplace for consumers and retailers alike.



473 Parking Spaces



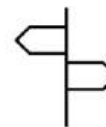
+/- 71,406 square feet



268,500 People in 5 miles



\$142,838 Med. HH income in 5 miles



Regional Access

RT 22, RT 78  
Terrill Rd.



Location

RT 22 & Terrill Rd  
Watchung, NJ



15,325 SF Available



CINEMARK™

Heading East



Watchung Commons

KOHL'S Marshalls SALLY BEAUTY  
ShopRite FIVE GUYS THE CHILDREN'S PLACE  
BURGERS and FRIES Wendy's Arby's FRIDAYS  
DOLLAR TREE

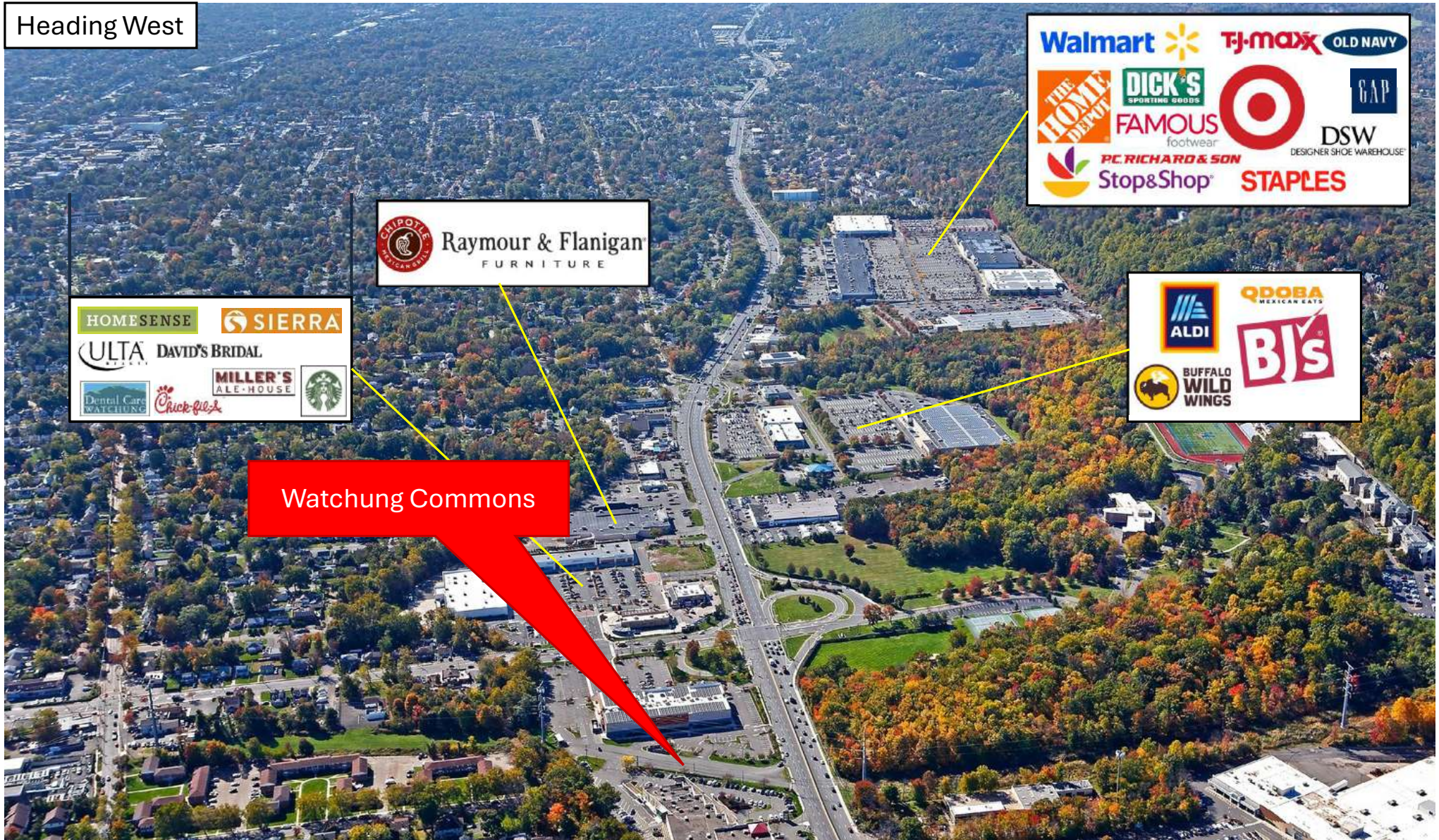
HOMESENSE SIERRA  
ULTA DAVID'S BRIDAL  
Dental Care WATCHUNG Chick-fil-A MILLER'S ALE-HOUSE Starbucks

CHIPOTLE MEXICAN GRILL Raymour & Flanigan FURNITURE

Heading West



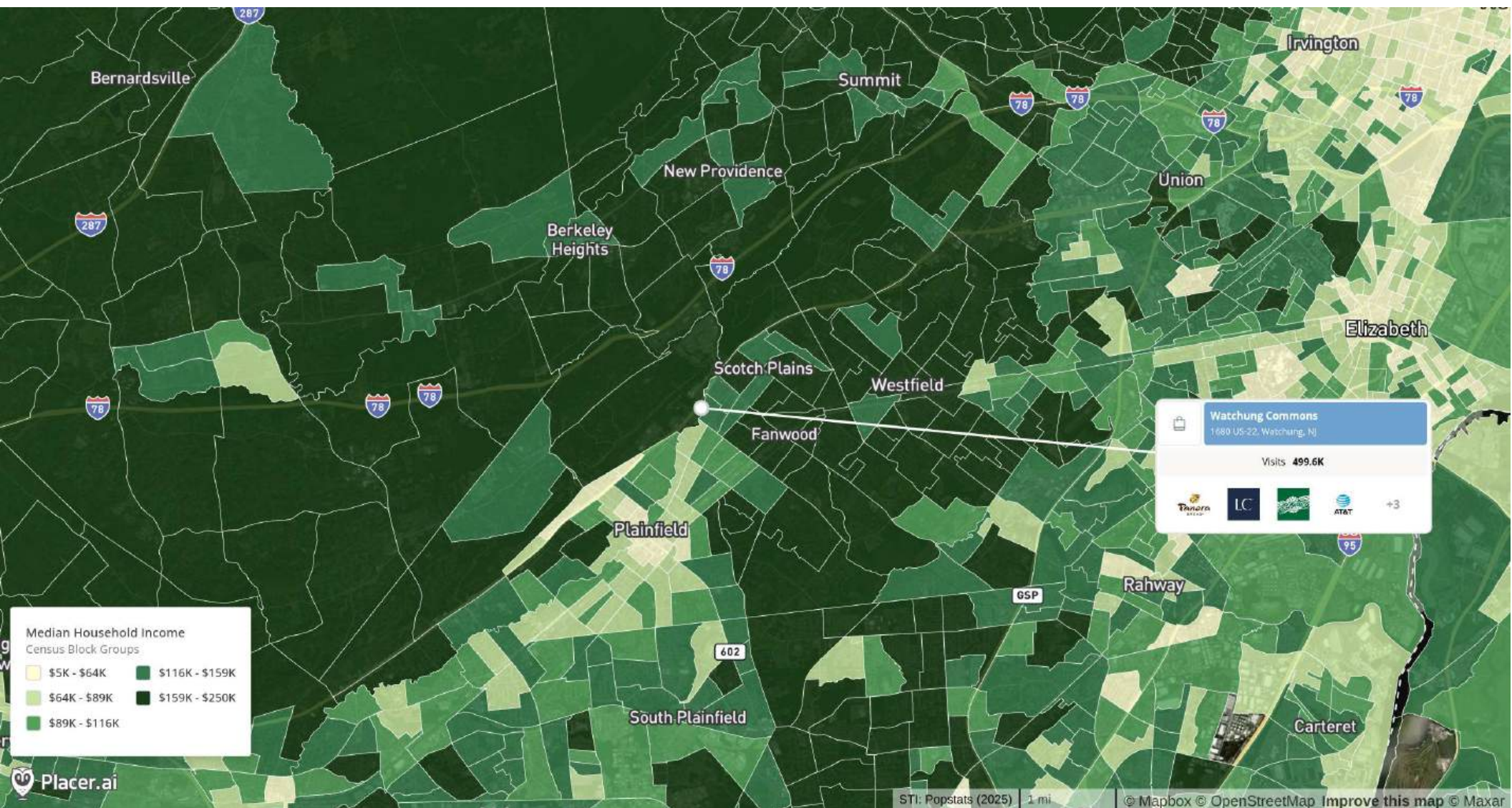
Watchung Commons

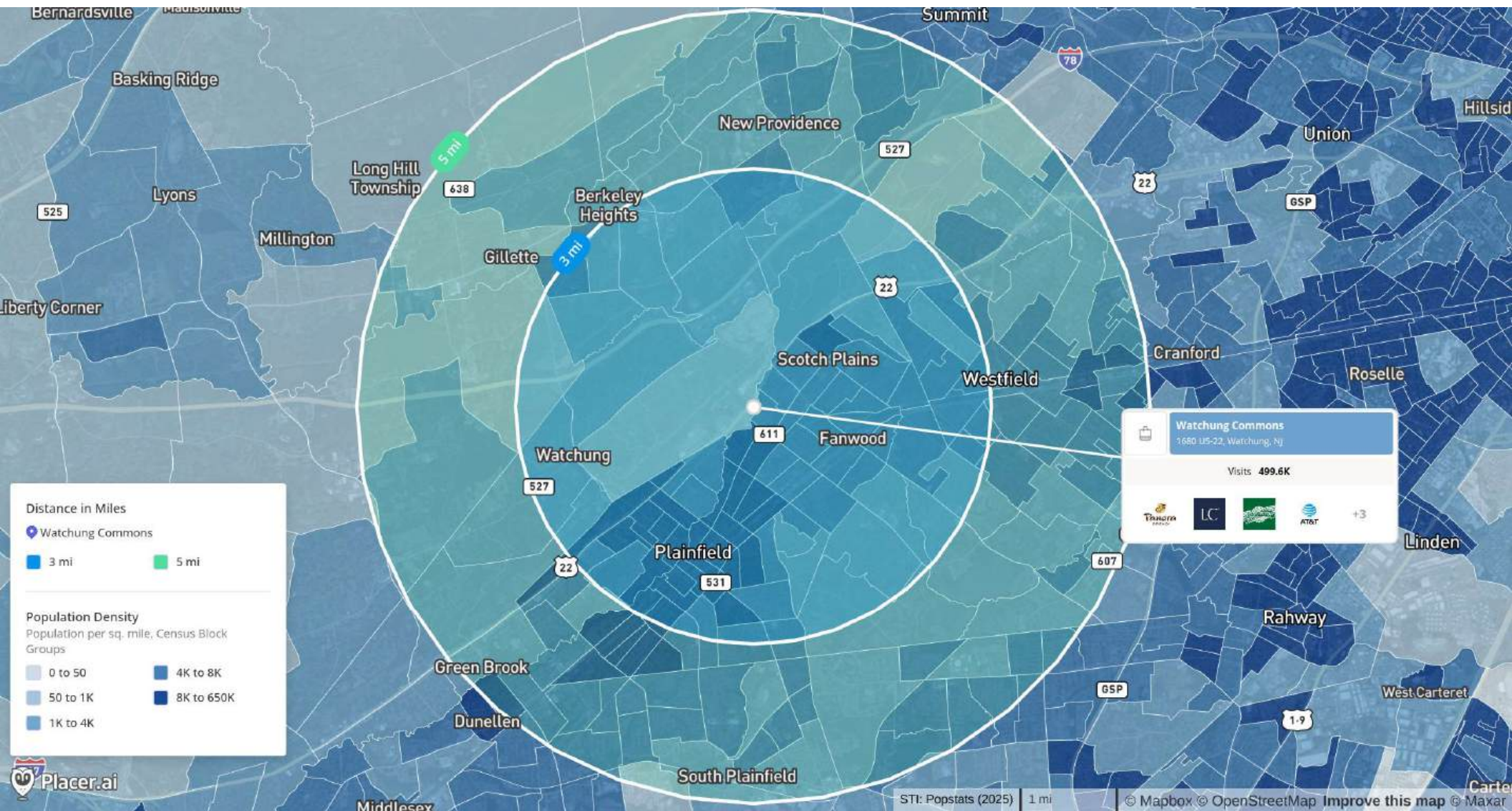


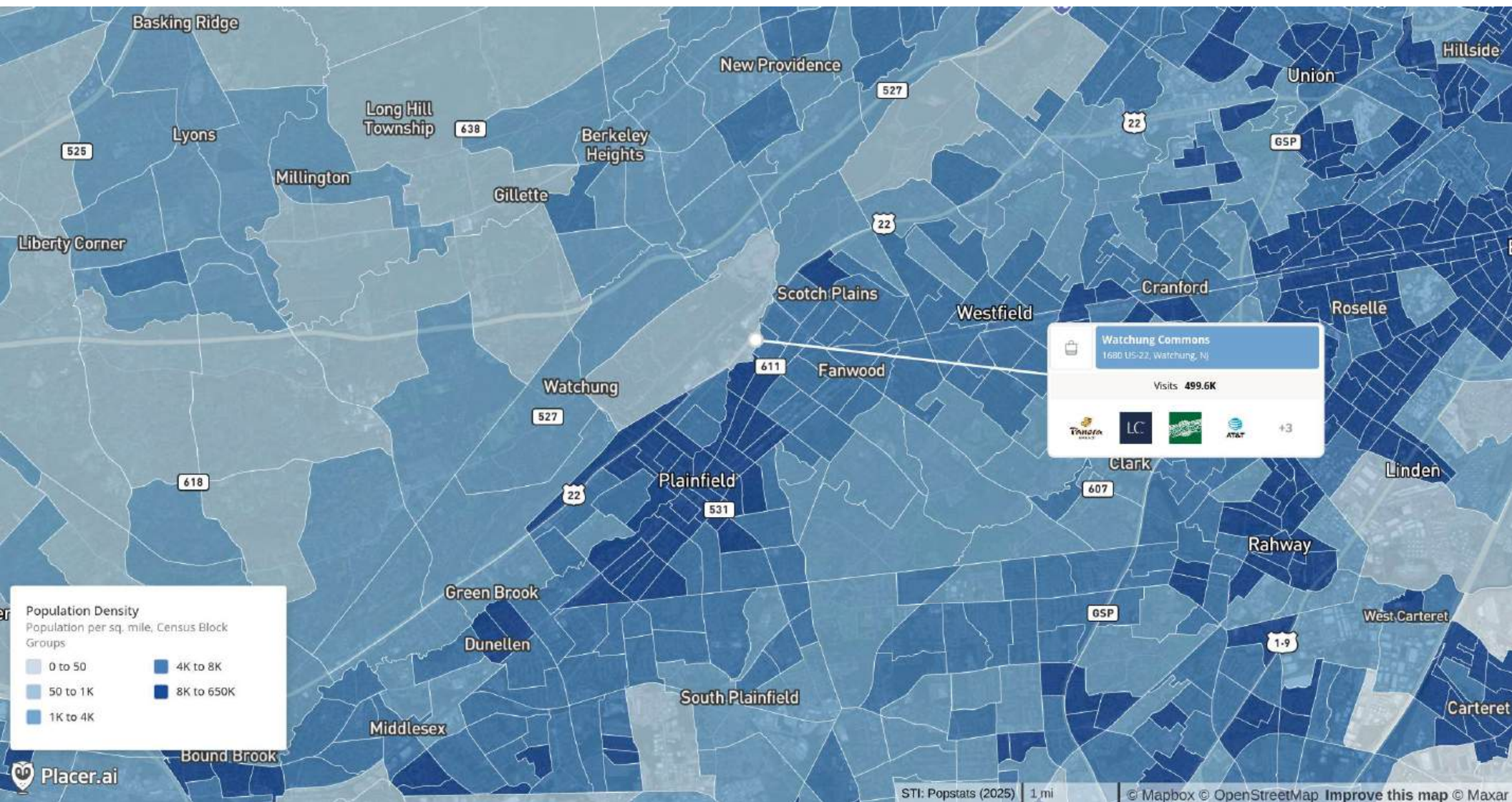
# Demographics

|                                       | 1 Mile        |                                      | 3 Mile         |                                      | 5 Mile          |                                      |
|---------------------------------------|---------------|--------------------------------------|----------------|--------------------------------------|-----------------|--------------------------------------|
| Overview                              |               |                                      |                |                                      |                 |                                      |
| Population                            | 16,742        |                                      | 118,952        |                                      | 268,500         |                                      |
| Households                            | 5,929         |                                      | 38,314         |                                      | 90,035          |                                      |
| Persons per Household                 | 2.78          | <div><div></div><div>109</div></div> | 3.07           | <div><div></div><div>120</div></div> | 2.96            | <div><div></div><div>116</div></div> |
| Household Median Income               | \$96,462.84   | <div><div></div><div>111</div></div> | \$125,355.59   | <div><div></div><div>144</div></div> | \$142,838.52    | <div><div></div><div>164</div></div> |
| Household Median Disposable Income    | \$80,306.26   | <div><div></div><div>107</div></div> | \$102,665.25   | <div><div></div><div>137</div></div> | \$115,583.4     | <div><div></div><div>154</div></div> |
| Household Median Discretionary Income | \$55,526.68   | <div><div></div><div>96</div></div>  | \$76,905.19    | <div><div></div><div>133</div></div> | \$93,973.72     | <div><div></div><div>162</div></div> |
| Average Income Per Person             | \$47,312.06   | <div><div></div><div>100</div></div> | \$56,918.76    | <div><div></div><div>121</div></div> | \$67,853.24     | <div><div></div><div>144</div></div> |
| Median Rent                           | \$1,789.35    | <div><div></div><div>127</div></div> | \$1,810.93     | <div><div></div><div>128</div></div> | \$1,901.1       | <div><div></div><div>35</div></div>  |
| Median House Value                    | \$612,049.03  | <div><div></div><div>196</div></div> | \$751,900.29   | <div><div></div><div>192</div></div> | \$840,787.83    | <div><div></div><div>215</div></div> |
| Households in Poverty                 | 567 (9.6%)    | <div><div></div><div>7</div></div>   | 3,257 (8.5%)   | <div><div></div><div>67</div></div>  | 6,390 (7.1%)    | <div><div></div><div>56</div></div>  |
| Household Median Wealth               | \$75,289.23   | <div><div></div><div>92</div></div>  | \$90,197.54    | <div><div></div><div>110</div></div> | \$102,143.61    | <div><div></div><div>125</div></div> |
| Average Age                           | 40.64         | <div><div></div><div>99</div></div>  | 39.71          | <div><div></div><div>96</div></div>  | 40.82           | <div><div></div><div>99</div></div>  |
| Median Age                            | 40.45         | <div><div></div><div>100</div></div> | 38.78          | <div><div></div><div>96</div></div>  | 41.25           | <div><div></div><div>102</div></div> |
| Households with Children              | 1,841 (31.1%) | <div><div></div><div>116</div></div> | 13,518 (35.3%) | <div><div></div><div>132</div></div> | 32,203 (35.8%)  | <div><div></div><div>33</div></div>  |
| High School Graduate or Higher        | 9,769 (83.5%) | <div><div></div><div>94</div></div>  | 67,559 (84.3%) | <div><div></div><div>94</div></div>  | 163,777 (89.2%) | <div><div></div><div>100</div></div> |





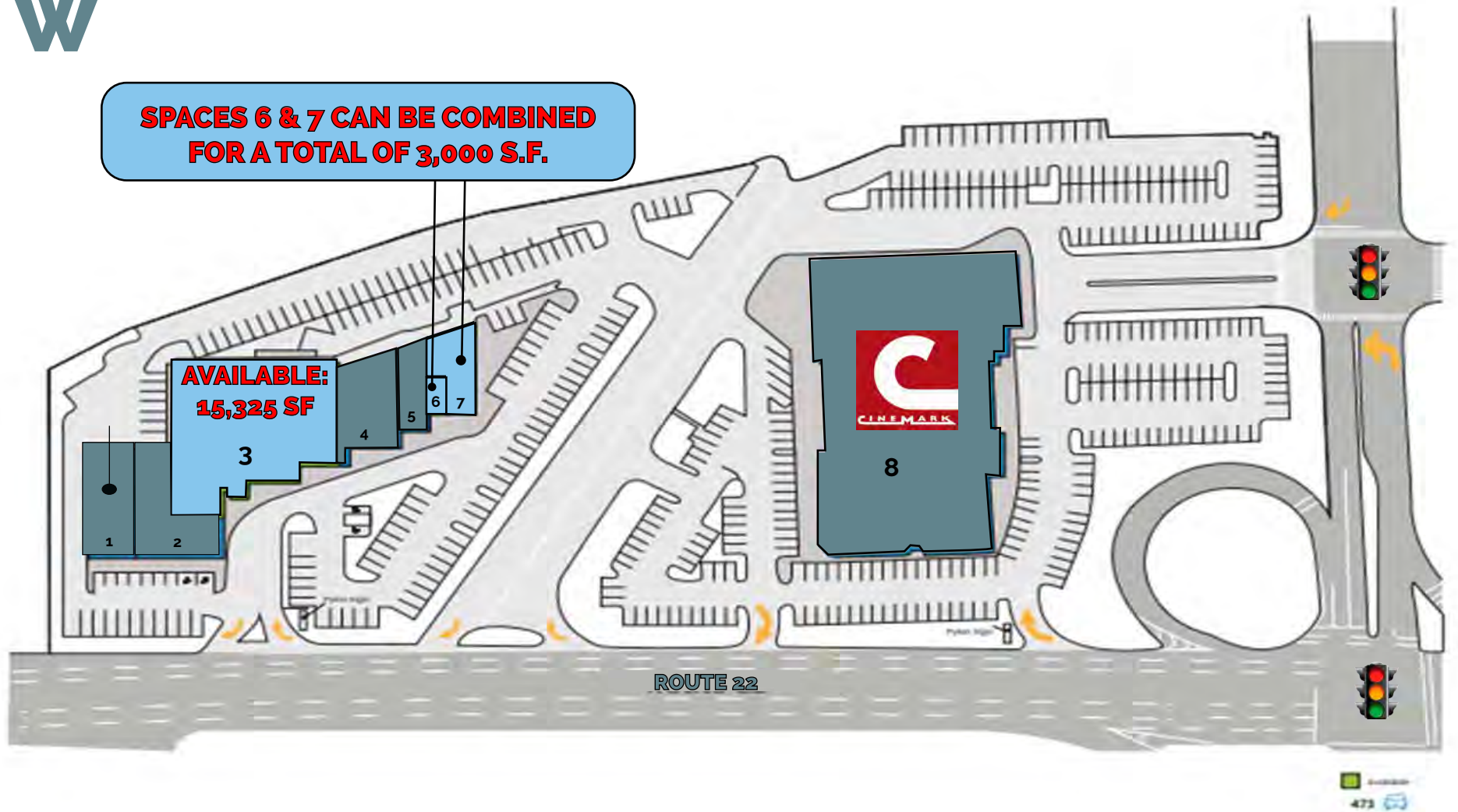




STI: Popstats (2025)

1 mi

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#### Tenants

|   |              |        |
|---|--------------|--------|
| 1 | AT & T       | 3,692  |
| 2 | Lenscrafters | 4,798  |
| 3 | AVAILABLE    | 15,325 |
| 4 | Panera Bread | 4,175  |

|   |           |        |
|---|-----------|--------|
| 5 | Wing Stop | 1,680  |
| 6 | AVAILABLE | 800    |
| 7 | AVAILABLE | 2,200  |
| 8 | Cinemark  | 37,630 |



WELCO REALTY, INC  
Exclusive Leasing Agent  
Jerry Welkis  
914.576.7500  
[jwelkis@welcorealty.com](mailto:jwelkis@welcorealty.com)