

WATCHUNG COMMONS - US Hwy Rt. 22

WATCHUNG, NJ
WATCHUNG COMMONS



US HIGHWAY ROUTE 22
ACROSS FROM BLUE STAR SHOPPING CENTER



AVAILABLE: 15,325 S.F.



Prime Retail Opportunity

Demographics	3 miles	5 miles	7 miles
Population	115,373	265,496	484,899
Households	39,000	91,563	170,860
Average HH Income	\$189,856	\$206,255	\$203,673
Median Age	39.6	40.5	40.8

Join Major Retail Chains on Route 22 including:
Target, Walmart, BJ's Wholesale Club, Sierra Trading,
HomeSense, Michael's, PetsMart, Ulta Beauty, DSW
& Old Navy to name a few.

AVAILABLE: UP TO 15,325 s.f.

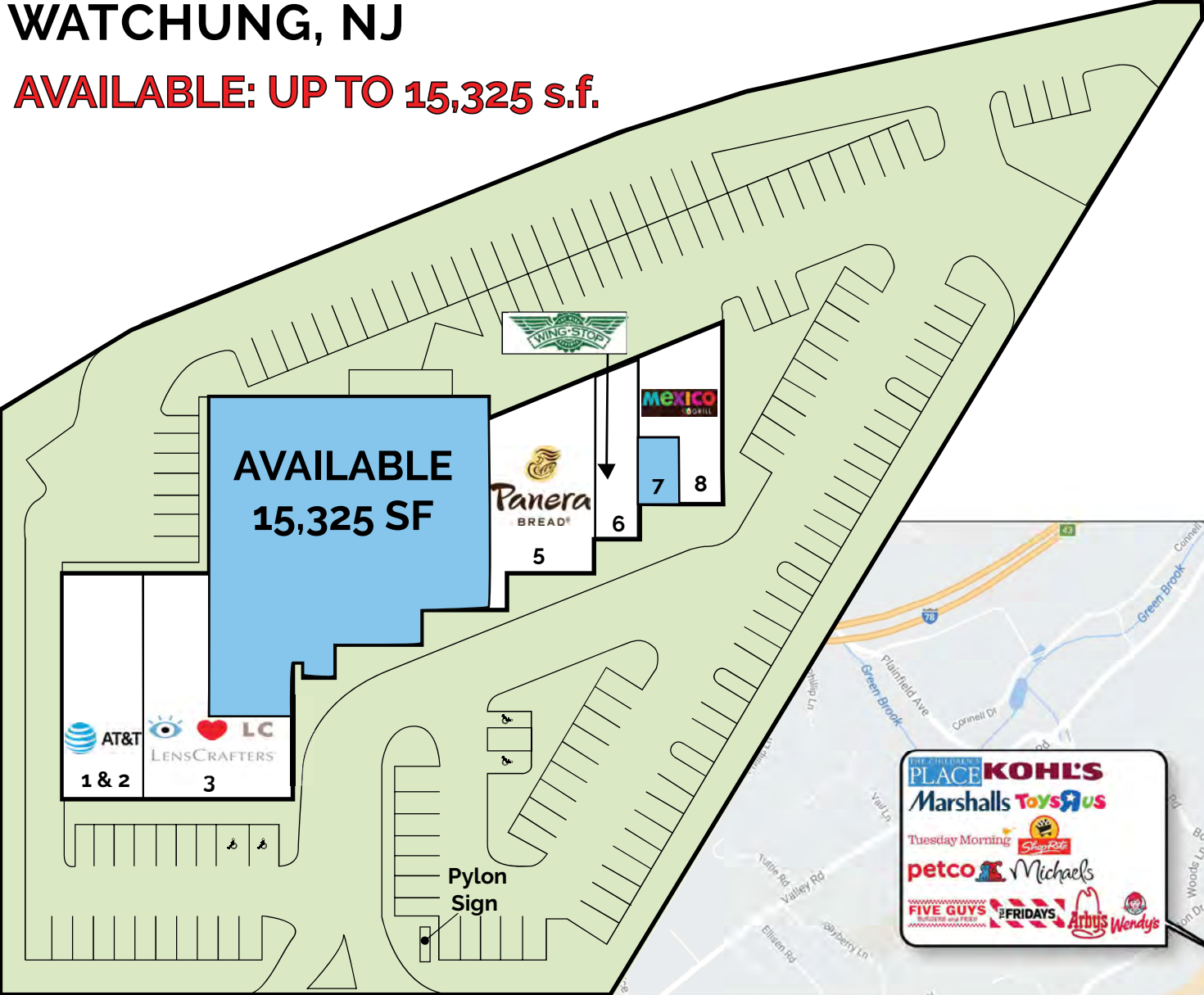


WELCO REALTY, INC. . 2525 Palmer Avenue, New Rochelle, NY 10801 . T (914) 576-7500 . www.welcorealty.com

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in New York, New Jersey, Connecticut & Pennsylvania.

WATCHUNG COMMONS,US HIGHWAY ROUTE 22 WATCHUNG, NJ

AVAILABLE: UP TO 15,325 s.f.



Route 22

Across From Blue Star Shopping Center

TENANTS		
1 & 2	AT & T	3,752 s.f.
3	Lenscrafters	4,798 s.f.
4	AVAILABLE	15,325 s.f.
5	Panera Bread	4,175 s.f.
6	Wing Stop	1,680 s.f.
7	AVAILABLE	800 s.f.
8	Mexico Grill	2,200 s.f.

- Cross easements with The Shoppes at Watchung complex at Route 22 and Terrill Road. Tenants include Cinemark Theatre, Sierra Trading, Home Sense, David's Bridal, City MD, Sport Clips & Ulta.
- Route 22 is the major shopping corridor in Somerset and Union counties, drawing high disposable income residents from the primary 5 mile trade area.
- Chains which have a major presence in the tri-state metro region are represented on Route 22.
- Over 58,000 vehicles pass Watchung Commons daily.
- Watchung is predominantly a homeowner community with more that 75% of housing units owner occupied and 63% of households own 2 or more vehicles.

Location
Route 22 East and Terrill Road
Watchung, Somerset County, New Jersey

Access
Route 22 and 28
I-78 and I-287
Garden State Parkway
New Jersey Turnpike

Type
Neighborhood Shopping Center

Parking
145 Spaces

