



Villa Plaza

Neighborhood Shopping Center For Lease

**454-498 Route 28 (Eastern Turnpike)
Bridgewater, New Jersey**

PROPERTY DESCRIPTION

Villa Plaza is a 52,600 SF well maintained 98% leased neighborhood shopping center built in 1996, comprised of three buildings; two with general retail and food/beverage uses along with a two-story office building (fully leased by PNC bank). Zoning allows a wide range of retail uses within C-4 zone. Strong residential base (approximately 5,000 residential units in the neighborhoods immediately adjacent to Villa Plaza) and limited retail competition. Villa Plaza is anchored by a 15,000 SF Gold's Gym and PNC Bank (Wealth Mgt.) along with a diverse tenant mix of various restaurants and retailers.

AVAILABLE SPACE

Unit 484: 1,280 SF (Available 12-1-24)

RENTAL RATES

Upon request, subject to use and creditworthiness

PARKING

On-site parking for 180 vehicles

TRAFFIC COUNT

ADT 16,038 Route 28 (Eastern Turnpike)

**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE LEASING AGENT**

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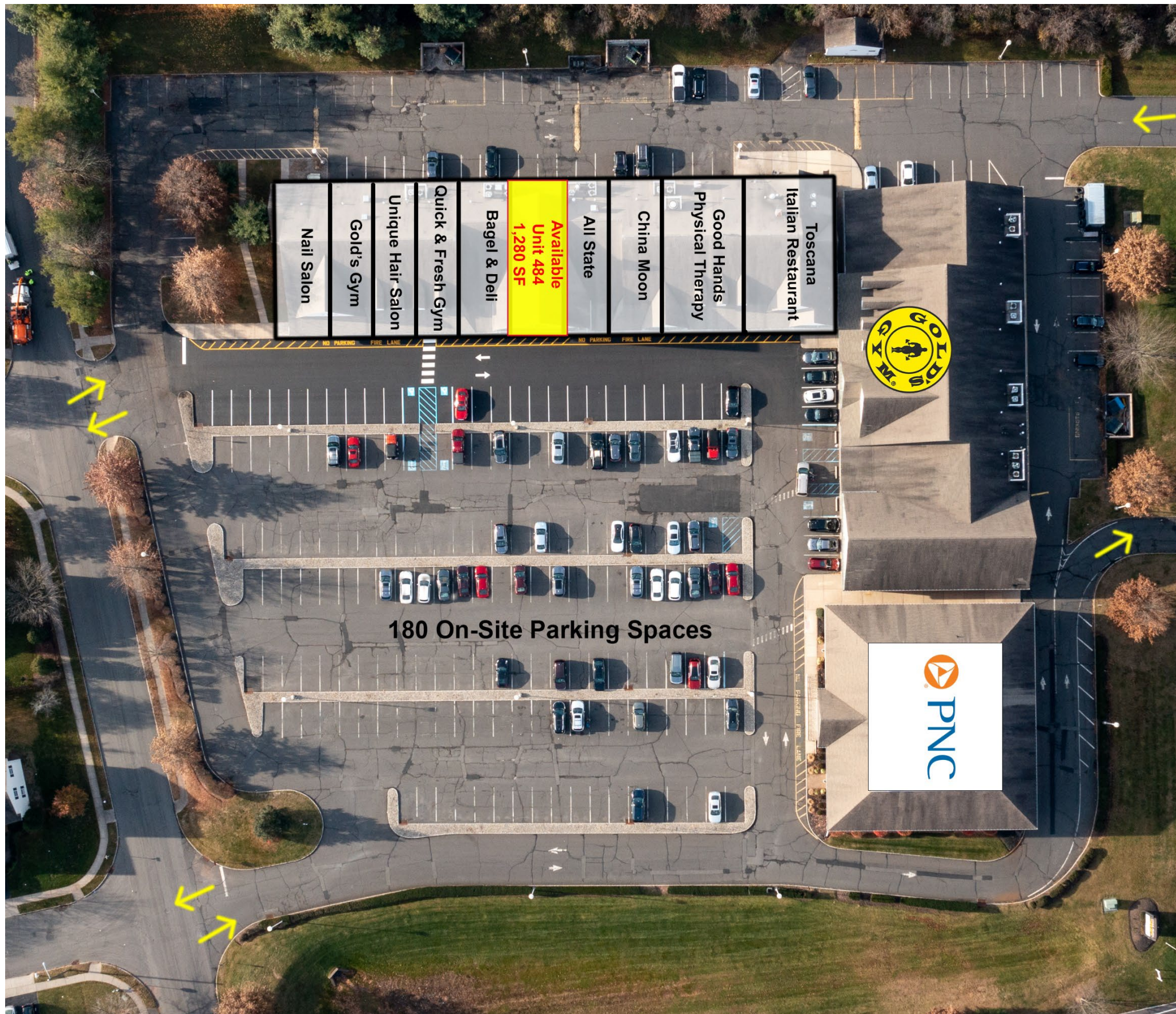
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

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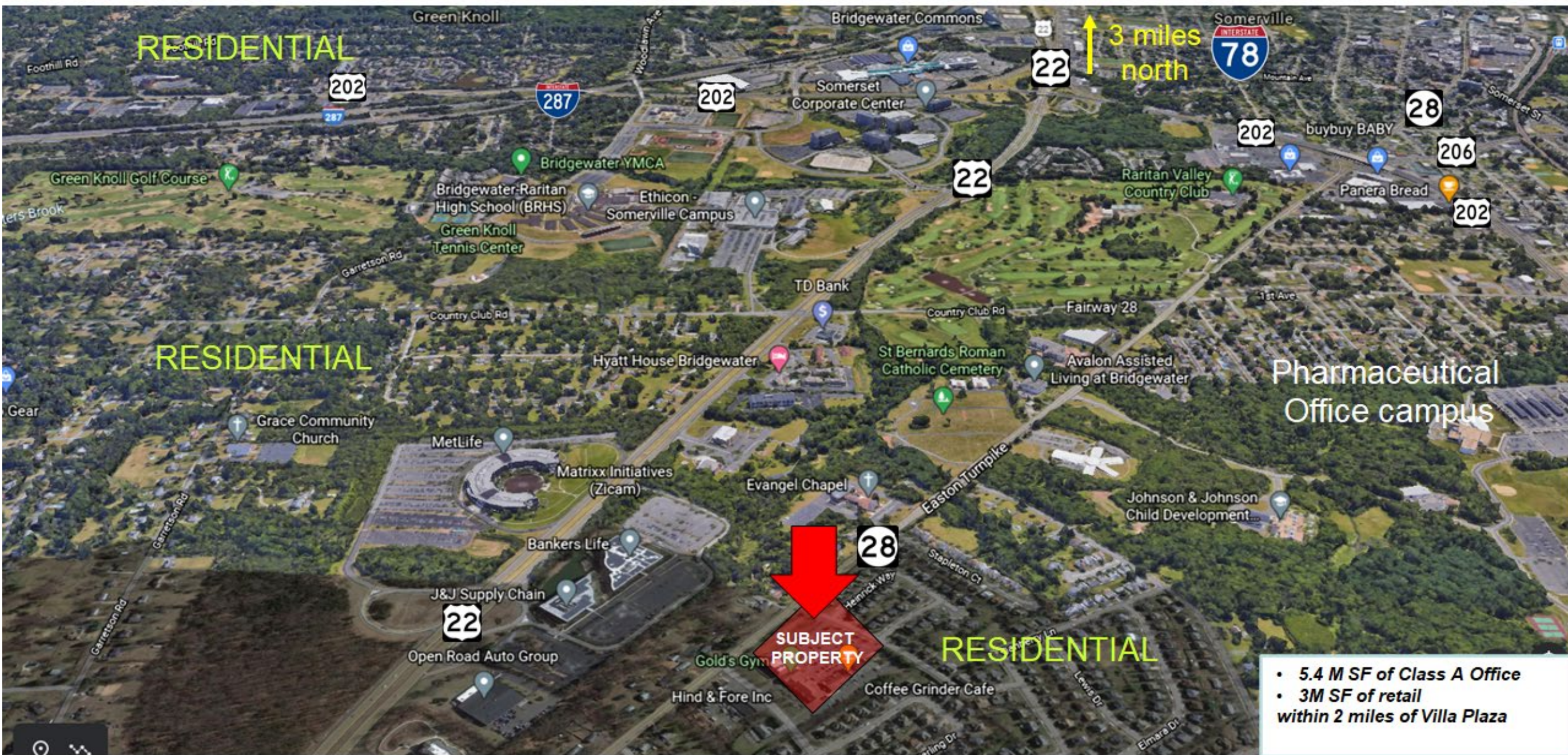


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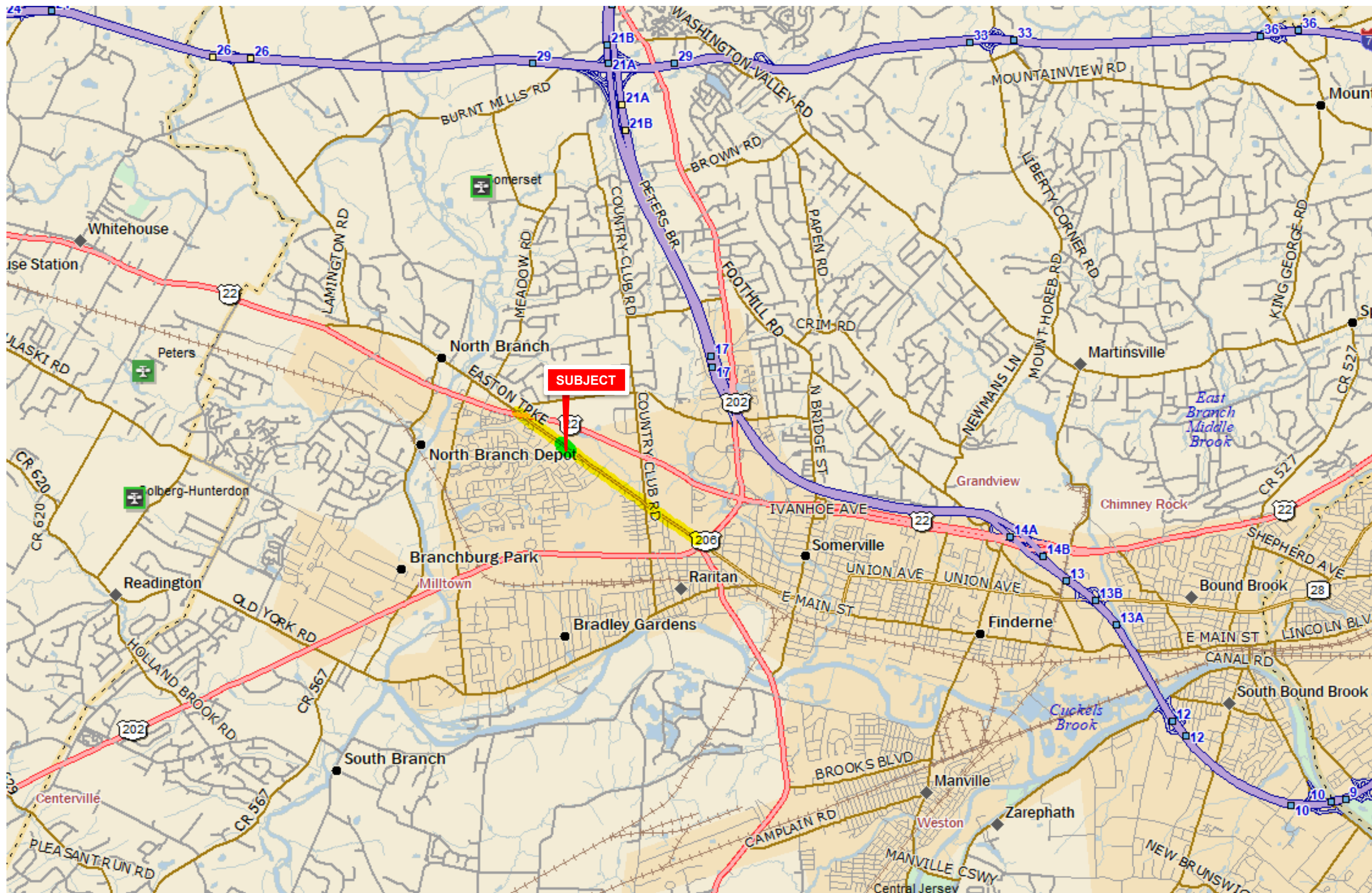
Leasing Plan



Immediate Aerial



Regional Road Map



AREA DEMOGRAPHICS

3 Mile Radius

Population	26,336
Median HH Income	\$165,049
Average HH Income	\$136,486
Median Age	42.5
Daytime Population	23,154

5 Mile Radius

Population	75,750
Median HH Income	\$156,309
Average HH Income	\$127,349
Median Age	43
Daytime Population	77,197

7 Mile Radius

Population	128,537
Median HH Income	\$160,155
Average HH Income	\$127,166
Median Age	42.7
Daytime Population	124,828

