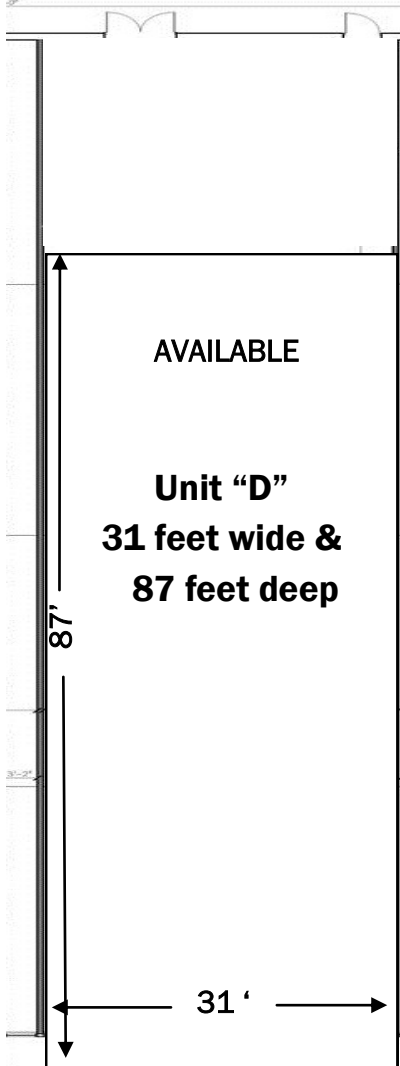


SHOPRITE ANCHORED CENTER

375 PATERSON AVENUE, WALLINGTON, NJ 07057

Prime Space in Newly Renovated Shopping Center



- 2,700 square feet unit in near move-In condition! Can be expanded to 3,930 sf.
- 200 amp of electrical service. The HVAC is two units: one 7.5 ton unit, the other is a 5.0 ton unit. Duct distribution is complete.
- Finished walls, concrete slab floor.
- Drop ceiling with turned down sprinkler heads & installed lighting.

Unit	Tenant	Sq Ft	Status
A	ShopRite Shop at Home	2,575	Leased
B	GNC	1,500	Leased
C	ShopRite Wine & Liquor	7,501	Leased
D	Available	2,700	Available
E	Pet Supply Plus	8,000	Leased
F	Polish & Slavic FCU	4,495	Leased

Demographics	1 Mile	2 Miles	3 Miles
Population	27,279	93,150	218,169
Households	11,524	34,778	76,841
Owner Occ %	51%	49%	45%
Avg Income	\$81,298	\$77,981	\$71,728



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