

## Somerset, NJ

441 Elizabeth Ave.

Somerset, NJ 08873

**1,400 – 5,500 Ft<sup>2</sup>**

Available For lease

## PRIME RETAIL SPACE AVAILABLE



**Asking Rent:** Upon Request

**Term:** 10-year lease    **Possession Date:** Immediate

### Comments

- Excellent household incomes in the immediate trade area. Average daily traffic count on 1<sup>st</sup> Avenue is 6,671
- ShopRite shadow anchor draws approximately 30,000 customers per week to the shopping center. 6,000+ new residences built or in development

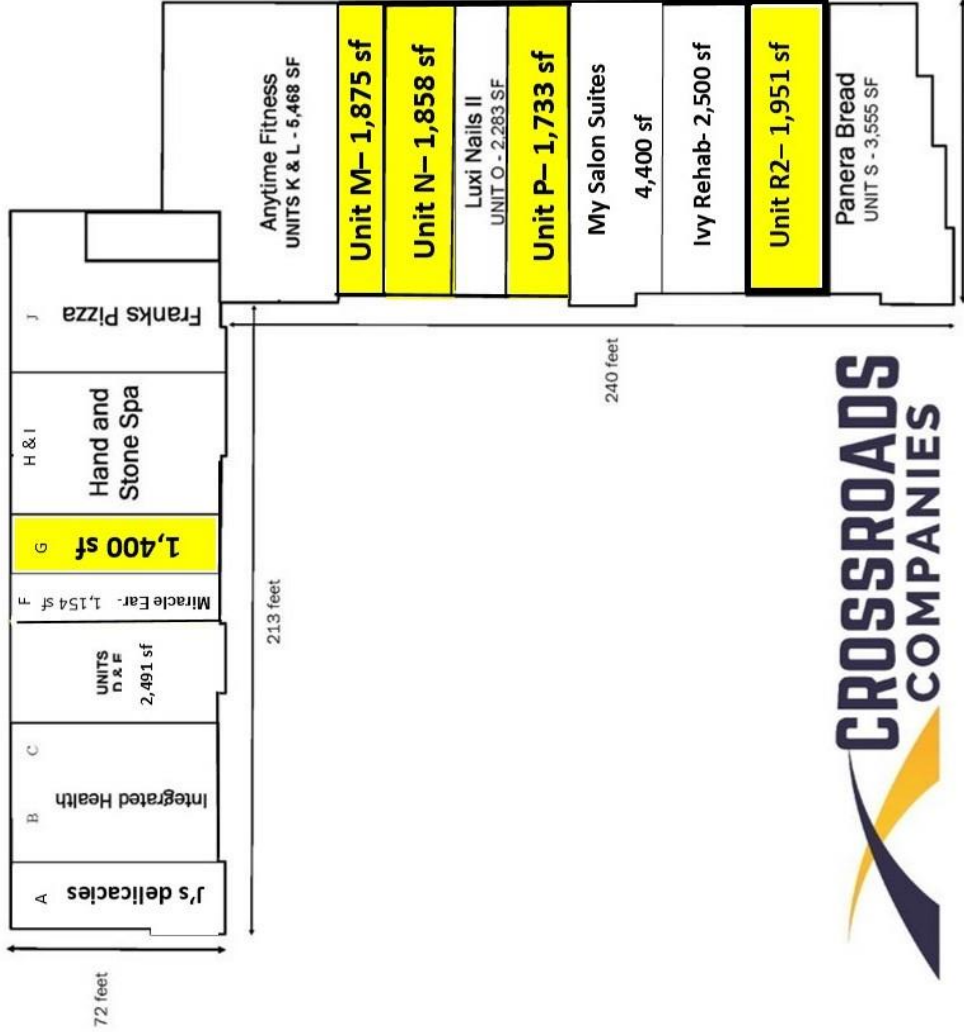
### Neighbors

Shop Rite, Hand & Stone, Panera Bread, Anytime Fitness, Mooyah Burger, Frutta Bowls, and other great regional and neighborhood tenants

## CONTACT

Joseph Keys

[Joseph.keys@xroadsre.com](mailto:Joseph.keys@xroadsre.com) | (201) 252-2890 x205



All information is from sources deemed reliable and is subject to errors, omissions, change of price, terms, rentals, prior sale and withdrawal without notice



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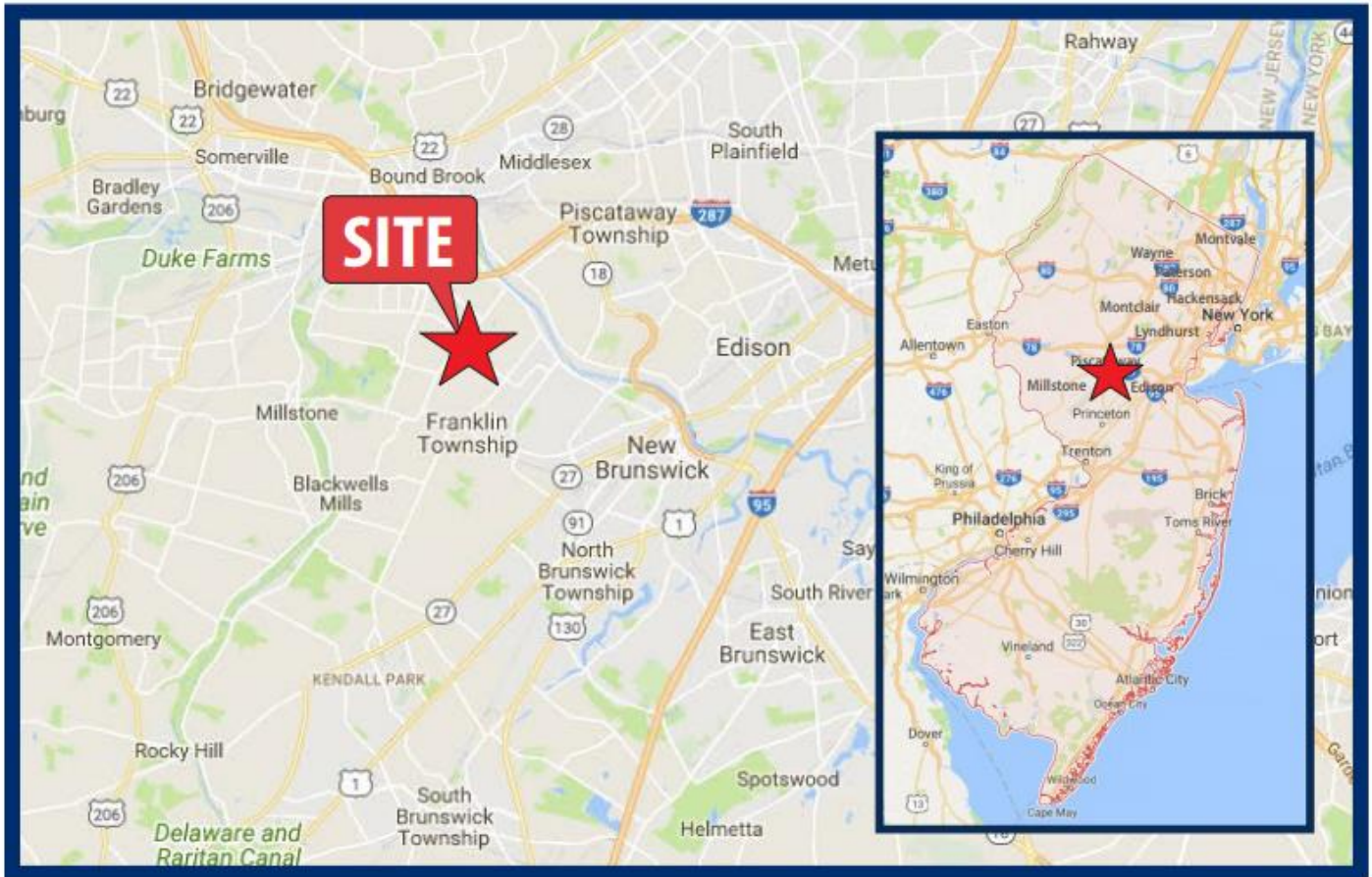
Unit	Tenant	Ft <sup>2</sup>	Status	Notes
A	J's Delicacies	1,665	Leased	Asian Restaurant
B/C	Integrated Health	2,301	Leased	Dental Office
D/E/F	Robert Wood Johnson Hospital	3,546	Leased	Medical
G	Available	1,400	Available	Hair Salon
H/I	Hand and Stone	3,417	Leased	Day Spa
J	Frank's Pizza	3,100	Leased	Italian Restaurant
K/L	Anytime Fitness	5,468	Leased	Fitness Center
M	Available	1,875	Available	
N	Available	1,858	Available	
O	Luxi Nails II	2,283	Leased	Nail Salon
P	Available	1,733	Available	
Q	My Salon Suites	4,400	Leased	Salon
R	Ivy Rehab	2,500	Leased	Physical Therapy
R2		1,951	Available June 2021	Restaurant
S	Panera Bread	3,555	Leased	Bakery/Cafe
PAD	Wells Fargo	4,025	Leased	Bank

# COMPETITION MAP



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	2,541	51,840	152,723
Households	1,489	21,014	56,548
Avg. Income	\$98,014	\$79,578	\$82,783





## SHOPRITE ANCHORED CENTER



### CONTACT

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### LOCATED AT

20 Ridge Road  
Suite 210  
Mahwah, NJ 07430

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