MARLBORO HIGH SCHOOL
1,837 students

BEAR BROOK COMMONS
Wawa   THE POOL SHOP
KUMON   PLAYA BOWLS
LA ROSA CHICKEN & GRILL   RED TOMATO URBAN PIZZERIA

AVAILABLE
+/- 2,013 SF

M&T Bank

Bear Brook Commons

455 Route 520, Marlboro

Availability

- +/- 2,013 SF

Traffic Count

- Route 79: 17,639 VPD
- Route 520: 12,800 VPD

Co-Tenants

- Bagel World
- Kumon
- La Rosa
- M&T Bank
- Playa Bowls
- The Pool Shop
- Red Tomato Urban Pizzeria
- Wawa

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	3,592	3,639	$195,832
3 Mile	32,996	27,372	$198,854
5 Mile	102,466	97,434	$165,732

For Lease - Contact

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Bear Brook Commons
455 Route 520, Marlboro

Site Description

- Bear Brook Commons is situated at the main-and-main signalized intersection of Route 79 and Route 520 in the heart of Marlboro Township, consisting of approximately 30,000 vehicles per day visiting the intersection and within walking distance from Marlboro High School, with over 1,800 students.

- The shopping center is Wawa-anchored with strong co-tenancy consisting of M&T Bank, Kumon, the original La Rosa Chicken, Playa Bowls and a strong mixture of other daily need co-tenants and food options. The center shares access with Walgreen's, which can be found in the rear of the subject site.

- Significant median incomes of approximately $195,000 within 1 mile.

Market Aerial

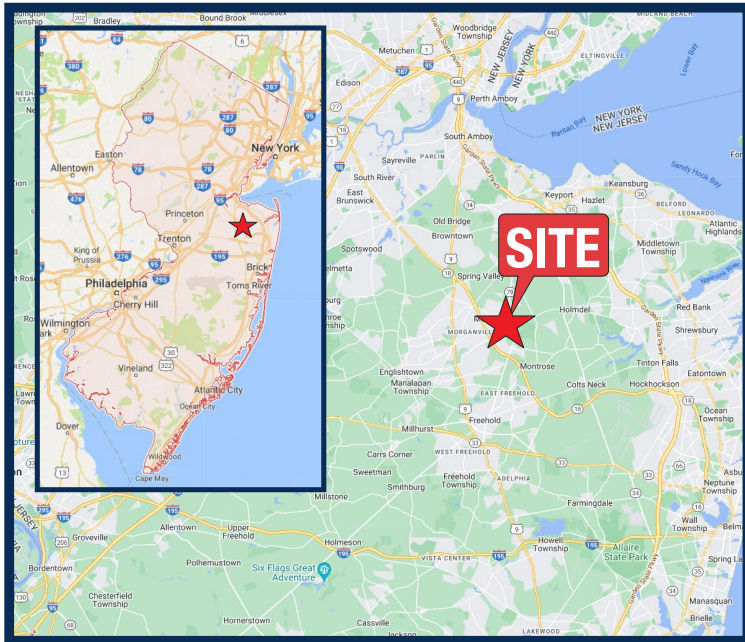## For Lease - Contact

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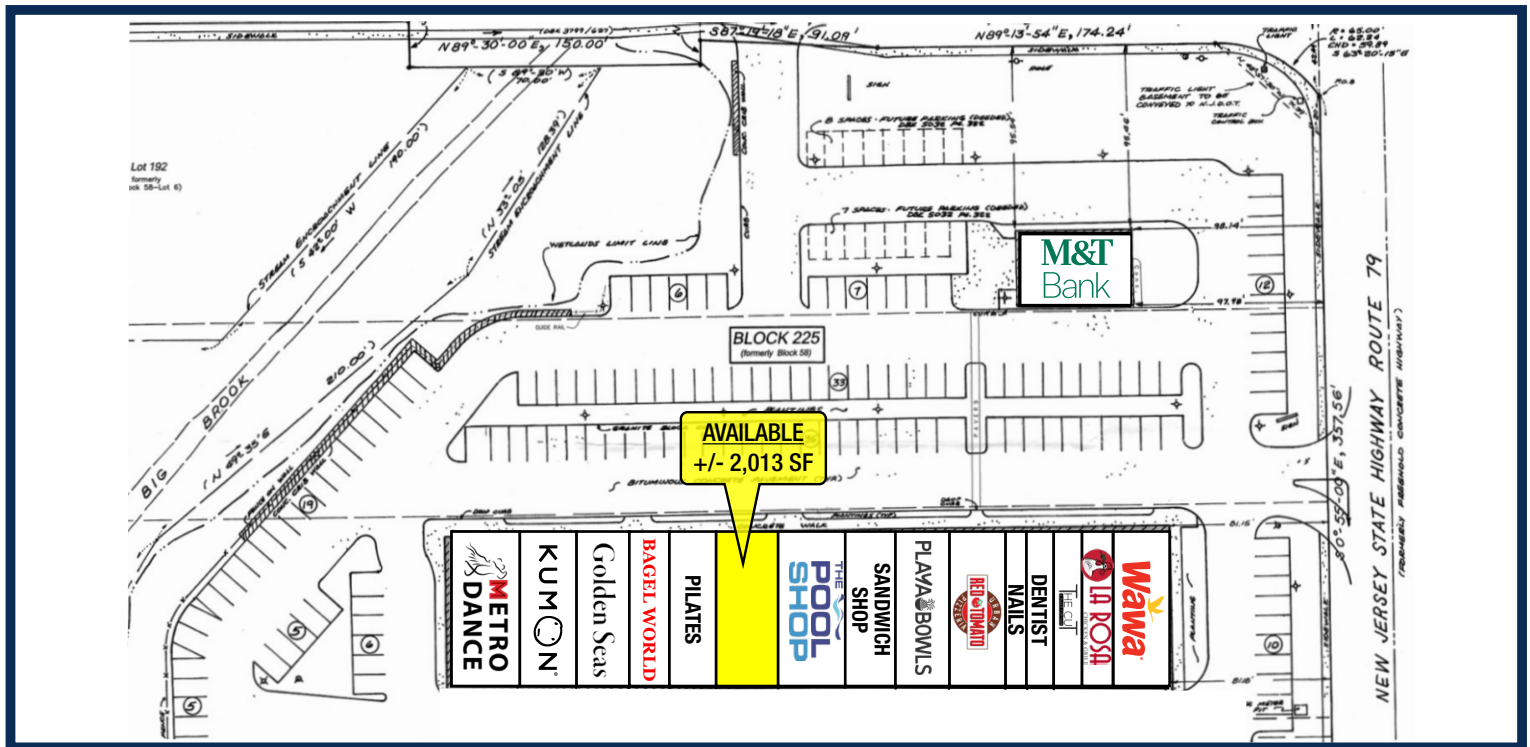
Bear Brook Commons
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State Map

Micro Market Aerial

Site Plan

AVAILABLE
+/- 2,013 SF

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