

Warren Village Center

64 Mountain Boulevard, Warren, New Jersey

Atlantic Health System
Atlantic Medical Group
(COMING SOON)

Co-Tenants



Availabilities

- +/- 1,720 SF
- +/- 1,900 SF

Site Description

- New Capriotti's, Tropical Smoothie Cafe & Atlantic Health Facility coming soon
- Retail space available within the market's dominant neighborhood village shopping center located in the heart Warren's central business district at a traffic light controlled intersection
- Tremendous incomes and density with nearly 25,000 vehicles per day circulating the site
- Pylon directory signage and beautifully maintained grounds with walking paths allowing for a successful, strong tenant mix, affording shoppers a great retail environment

Surrounding Tenants

- ACME
- Dunkin' Donuts
- Jersey Mike's Subs
- Moe's Southwest Grill
- PNC Bank
- Smoothie King
- Walgreens
- Wells Fargo

Demographics

| Radius | Daytime Population | Residential Population | Average HH Income |
|--------|--------------------|------------------------|-------------------|
| 1 Mile | 6,200 | 3,828 | \$208,858 |
| 3 Mile | 49,279 | 51,870 | \$145,638 |
| 5 Mile | 181,911 | 195,612 | \$131,336 |
| 7 Mile | 368,790 | 336,902 | \$145,392 |

Retail for Lease - Contact

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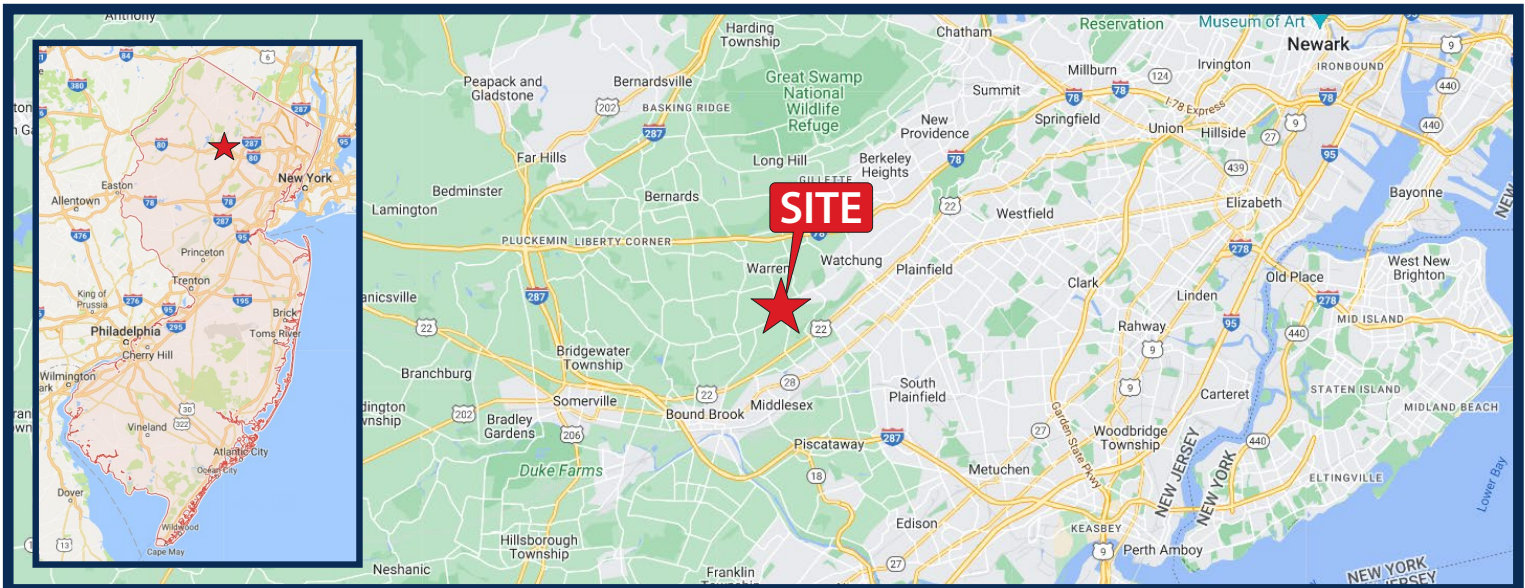
Site Map



Legend

- | | | | | |
|---------------------------|----------------------------------|------------------------------|-----------------------------|--|
| 1. Peapack Gladstone Bank | 5. Edgewood Pharmacy | 9. Pantieri's Pizza & Pasta | 13. The UPS Store | 17. European Wax Center |
| 2. Impact Martial Arts | 6. Atlantic Health (Coming Soon) | 10. Pantieri's Pizza & Pasta | 14. Available | 18. Tropical Smoothie & Cafe (Coming Soon) |
| 3A. Available | 7. Warren Pita | 11. Jules Closet | 15. Massage Envy | 19. Starbucks |
| 3B. RE/MAX Premier | 8. Capriotti's (Coming Soon) | 12. Shave Shop | 16. Charm Hahn (Nail Salon) | |
| 4. Country Squire | | | | |

State Map



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Market Aerial



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