

THE SHOPPES AT COLONIAL VILLAGE

1-11 Lincoln Hwy | Edison, NJ

CALL FOR OFFERS – APRIL 15TH

Marcus & Millichap
CAFIERO TEAM



OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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OFFERING HIGHLIGHTS

- The Shoppes at Colonial Village is a Rare 79,147 SF Retail/Office complex (5 total buildings) located in the heart of Edison, Middlesex County, New Jersey
- 5.36 acres of land at the signalized intersection of Route 27 (Lincoln Highway) and Parsonage Road - Over 38K cars/day
- Currently 95% occupied with over 50 tenants diversifies rental income
- Upside in renting existing vacancies as well as increasing rents for the many below market rentals at the complex
- Extraordinarily well-maintained property
- Located approximately 1 mile to MetroPark and 1 ¼ miles to the Garden State Parkway
- Directly across from JFK medical center (499 beds)
- Less than 1 mile to Menlo Park Mall and Route 1
- Outstanding demographics with over 315K people within 5 miles and an average household income over \$162K within 1-mile



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	14,283	125,311	314,706
2029 Population (Proj.)	14,415	126,196	316,753
EMPLOYMENT			
Total Employees	24,852	86,636	199,095
Total Establishments	976	6,517	15,473
HOUSEHOLDS			
Number of Households	5,237	44,828	111,573
Average HH Income	\$161,477	\$158,902	\$140,854

EDISON, NEW JERSEY

Edison, New Jersey, is a diverse township located in Middlesex County, centrally positioned in the state. It is one of New Jersey's most populous municipalities and is known for its strong public school system, vibrant cultural communities, and convenient transportation links to New York City and other major areas via highways and NJ Transit. Today, it is a bustling suburban area with a mix of residential neighborhoods, commercial centers, and green spaces, making it a desirable place to live and work.

Edison is also home to several corporate offices, technology firms, and light industrial businesses, making it a dynamic blend of residential comfort and economic opportunity. Edison is not only a residential and cultural hub but also an important business and industrial center. Its' proximity to major metropolitan areas like New York City and Philadelphia, as well as its well-established transportation infrastructure, has attracted businesses from a variety of industries, including technology, healthcare, finance, and logistics. Additionally, the township's strategic location near Port Newark and the Newark Liberty International Airport enhances its appeal for businesses involved in international trade and distribution. With ample office space, a robust local economy, and an attractive quality of life for employees, Edison continues to be an appealing destination for both established companies and startups.

Edison, New Jersey, boasts a vibrant retail landscape, featuring both upscale shopping centers and culturally rich commercial districts, offering a blend of modern retail centers, culturally vibrant shopping areas, and diverse dining options. Beyond just its well-known malls, Edison's commercial landscape includes a variety of unique shopping experiences that cater to different tastes and preferences.



PROPERTY DETAILS

PROPERTY DESCRIPTION

Rentable Square Feet	79,147 SF
Parcel Size	5.36 AC
Zoning	GB
Block	674
Lot	1.22
Year Built/ Renovated	1973/ 2017
Number of Stories	1, 2 & 3 Stories
Parking	400 Spaces
Parking Ratio	5.18/ 1,000 SF
Traffic Count	21,700± Vehicles/ Day



1973/ 2017
Year Built/ Renovated



400
Spaces



21,700± ADT
Lincoln Highway



SURROUNDING AREA



PROPERTY OUTLINE



NJ TRANSIT
The Way To Go

NJ TRANSIT
The Way To Go

PARSONS AVE RD
16,400± VEHICLES / DAY

BUILDING 9

BUILDING 3

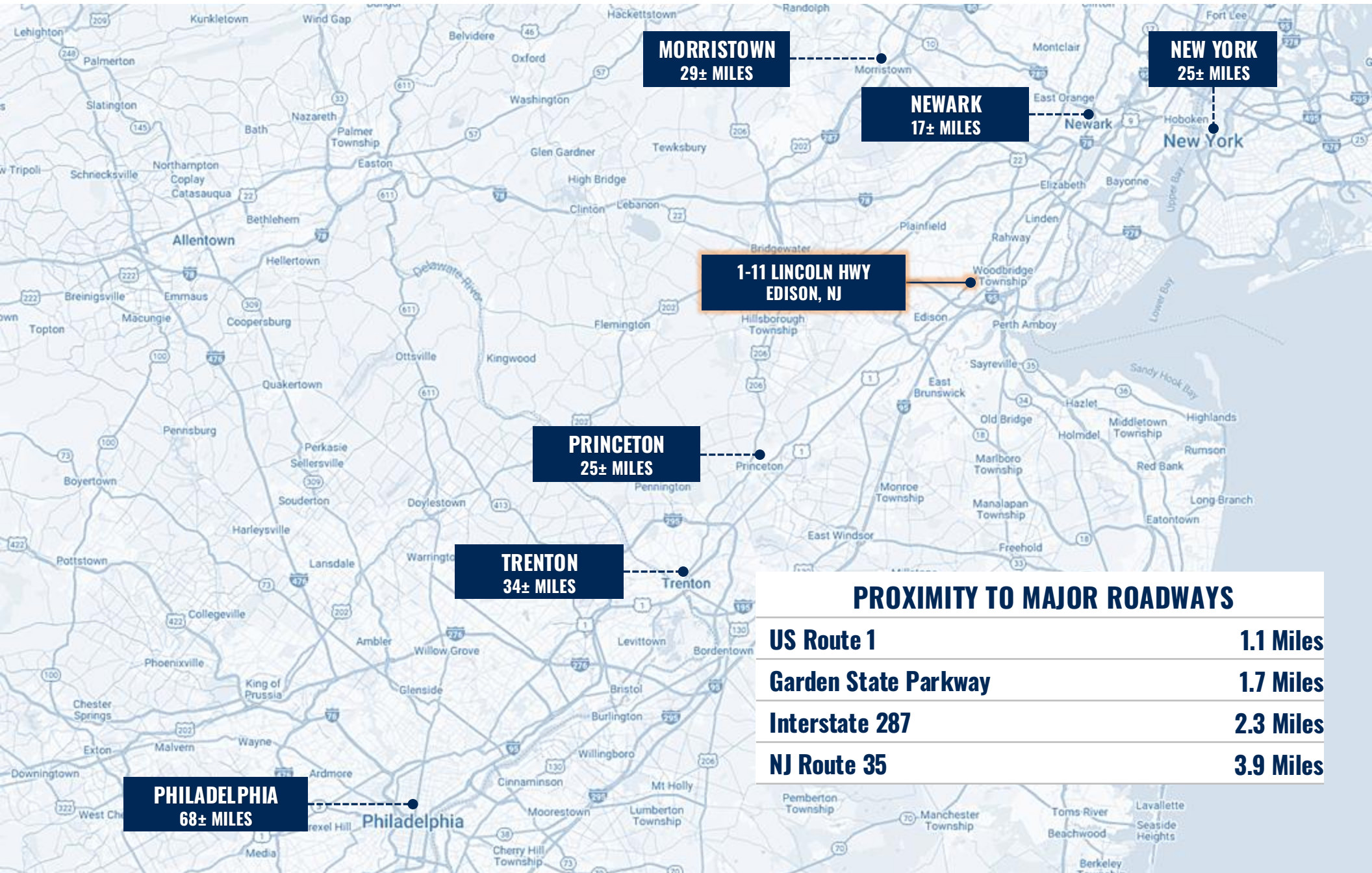
BUILDING 5

BUILDING 7

BUILDING 1

LINCOLN HIGHWAY 21,700± VEHICLES / DAY

REGIONAL MAP



MORRISTOWN
29± MILES

NEWARK
17± MILES

NEW YORK
25± MILES

1-11 LINCOLN HWY
EDISON, NJ

PRINCETON
25± MILES

TRENTON
34± MILES

PHILADELPHIA
68± MILES

PROXIMITY TO MAJOR ROADWAYS	
US Route 1	1.1 Miles
Garden State Parkway	1.7 Miles
Interstate 287	2.3 Miles
NJ Route 35	3.9 Miles

§ 37-21 G-B AND G-BH GENERAL BUSINESS DISTRICTS.

§ 37-21.1 Generally.

[1999 Code § 17.44.010]

The following regulations are applicable in the G-B and G-BH general business districts. The G-B and G-BH districts are differentiated one from the other by lot area and yard requirements and the permitted conditional uses.

§ 37-21.2 Permitted Uses.

[1999 Code § 17.44.020; Ord. No. O.1963-2017]

- a. Retail and wholesale household and business supplies, stores, shops and similar commercial uses selling food, apparel, clothing, household appliances and furnishings;
- b. Electrical, heating, ventilating, air-conditioning, plumbing and refrigeration equipment sales and service businesses;
- c. Business and professional offices, banks and funeral homes;
- d. Indoor theaters, indoor tennis courts, skating rinks, handball courts and health clubs;
- e. Motels, provided such use is located on a lot of three (3) acres or more and has direct access to a street classified as other than a local access street in the adopted Master Plan of Edison Township;
- f. Newspaper offices and printing establishments;
- g. Retail laundry, bakery and barbershops, beauty shops and similar service establishments;
- h. New car and truck dealership and used car and truck sales and service wherein used car and truck sales and service are accessory to new car and truck sales uses and outdoor display and/or storage of used cars and trucks does not exceed thirty (30%) percent of the total outdoor display and storage area of cars and trucks, and further provided such uses are located on a lot of not less than one (1) acre in size and has a width of two hundred (200) feet;
- i. Offices for executive or administrative personnel; scientific or research laboratories; experimental or computation centers;
- j. The packing, fabricating, finishing or assembly of:
 1. Beverages (nonalcoholic only),
 2. Candy,
 3. Toilet supplies, except those involving fat rendering processes,
 4. Metal products,
 5. Electrical appliances, fixtures or components,
 6. Electrical instruments or devices;
- k. Restaurants and other eating and drinking establishments wherein food and drink are consumed within the principal building. Such uses shall not be interpreted to include and are hereby defined to exclude drive-in restaurants

or refreshment stands, commonly called snack bars, dairy bars, hamburger stands or similar uses where customers and patrons are served food, soft drinks or ice cream primarily for their immediate consumption outside the confines of the building or structure in which the business is conducted;

- l. Church, synagogue or similar religious facility;
- m. Fraternal clubs, including but not limited to Elks, Lions, Masons, etc.;
- n. Commercial schools and institutes offering courses or training;
- o. Repair shops, but not including automotive repair.
- p. Fuel Only Service Station with Convenience Store:

The following requirements shall apply to this use:

[Ord. No. O.1963-2017]

1. Minimum lot size: 1.5 acres.
2. Maximum building size: 6,000 square feet.
3. Maximum number of fueling stations: Eight (8) dispensers that includes gasoline and low-flow diesel sales, with two (2) nozzles/hoses per dispenser.
4. Maximum number of stories: One (1), exclusive of towers, cuppolas, or other architectural elements.
5. Maximum height for principal building: Thirty-five (35) feet, exclusive of towers, cuppolas or other architectural elements.
6. Maximum height for fuel area canopy: Twenty-five (25) feet, with yard setbacks consistent with Section 37-63.
7. Parking: Minimum of one (1) space reach three hundred (300) square feet of convenience store building footprint, plus one (1) space for each employee on the most heavily staffed shift. Additional parking may be provided to enhance internal circulation and eliminate stacking at driveways.
8. Signs: One (1) free standing pole sign at the driveway of each street front with fuel pricing, maximum area shall not exceed seventy-five (75) square feet, maximum height of twenty (20) feet, and minimum set back of fifteen (15) feet from any street; two (2) façade signs, on the front of the building, not to exceed twenty (20%) percent of the front wall area; and two (2) canopy signs, located below the top of the canopy, on the side of the canopy facing the front or side street.

§ 37-21.3 Prohibited Uses.

[1999 Code § 17.44.030]

- a. As specified in the P-B district;
- b. Commercial dog kennels;
- c. Lumber yards.



BUILDING 9

BUILDING 7

BUILDING 5

BUILDING 3

BUILDING 1

COIN LAUNDRY

7-ELEVEN

Green Valley

PARKING



Hackensack
Meridian Health

DUNKIN'



BUILDING 1

BUILDING 3

BUILDING 9



BUILDING 5

BUILDING 7





Hackensack
Meridian Health

BUILDING 1

BUILDING 5

BUILDING 3

BUILDING 7

BUILDING 9



DUNKIN'





Hackensack
Meridian Health

BUILDING 5

BUILDING 7

BUILDING 3

BUILDING 1

BUILDING 9





NJTRANSIT
The Way To Go.



BUILDING 7

BUILDING 5

BUILDING 9

BUILDING 3

BUILDING 1



ADDITIONAL IMAGES



RENT ROLL

TENANT	BLDG	SUITE	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	BASE RENT		RENT STEPS		RENEWAL OPTIONS			REIMBURSEMENTS	LEASE TYPE
								AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT		
Novahealth	1	18B	750	1%	3/1/2025	4/30/2028	1 Years	\$18,540	\$24.72	4/1/2027	\$19,096	-	-	-	\$0	Gross
Fowennurses LLC	1	18	850	1%	10/1/2024	9/30/2029	1 Years	\$21,012	\$24.72	10/1/2026	\$21,642	-	-	-	\$0	Gross
										10/1/2027	\$22,292					
										10/1/2028	\$22,960					
Serenity Dental	1	20	900	1%	8/1/1999	6/30/2034	27 Years	\$24,885	\$27.65	7/1/2029	\$26,129	-	-	-	\$7,332	BY 1999
Vacant	1	16	950	1%	-	-	-	\$23,750	\$25.00	-	-	-	-	-	\$0	N/A
Kennedy Pharmacy	1	3	1,025	1%	9/1/2015	9/30/2036	10 Years	\$41,036	\$40.04	10/1/2026	\$41,857	-	-	-	\$0	Gross
										10/1/2027	\$42,694					
										10/1/2028	\$43,548					
										10/1/2029	\$44,419					
										10/1/2030	\$45,307					
										10/1/2031	\$46,213					
										10/1/2032	\$47,137					
										10/1/2033	\$48,080					
										10/1/2034	\$49,042					
										10/1/2035	\$50,023					
Bright Medical	1	17	1,105	1%	4/1/2025	4/30/2028	1 Years	\$23,901	\$21.63	4/1/2027	\$24,618	-	-	-	\$2,763	MG
Carepoint Home	1	12	1,200	2%	11/1/2022	10/31/2027	3 Years	\$27,537	\$22.95	11/1/2026	\$28,363	-	-	-	\$2,400	MG
Sushi JQ	1	2	1,200	2%	12/1/2017	1/31/2028	8 Years	\$42,177	\$35.15	-	-	(1) 5 Yr.	2/1/2028	\$44,286	\$5,916	BY 2018
													2/1/2029	\$46,500		
													2/1/2030	\$48,825		
													2/1/2031	\$51,266		
													2/1/2032	\$53,830		
Frappe Joe	1	1	1,600	2%	5/1/2019	11/30/2029	7 Years	\$72,000	\$45.00	-	-	(2) 5 Yr.	12/1/2029	\$79,200	\$12,402	BY 2019
													12/1/2034	\$87,120		
Middlesex Endodontics	1	6	2,050	3%	6/1/1989	3/31/2035	37 Years	\$61,200	\$29.85	10/1/2026	\$62,424	(2) 5 Yr.	4/1/2035	\$74,602	\$7,442	BY 1998
										10/1/2027	\$63,672		4/1/2036	\$76,095		
										10/1/2028	\$64,946		4/1/2037	\$77,616		
										10/1/2029	\$66,245		4/1/2038	\$79,169		
										10/1/2030	\$67,570		4/1/2039	\$80,752		
										10/1/2031	\$68,921		4/1/2040	\$82,367		
										10/1/2032	\$70,300		4/1/2041	\$84,014		
										10/1/2033	\$71,706		4/1/2042	\$85,695		
										10/1/2034	\$73,140		4/1/2043	\$87,409		
													4/1/2044	\$89,157		
Paras Medical	1	13	2,077	3%	10/1/2023	2/28/2030	2 Years	\$43,202	\$20.80	3/1/2027	\$44,930	-	-	-	\$0	Gross
										3/1/2028	\$46,727					
										3/1/2029	\$48,596					
Vacant	3	102A	350	0%	-	-	-	\$8,750	\$25.00	-	-	-	-	-	\$0	N/A

RENT ROLL

TENANT	BLDG	SUITE	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	BASE RENT		RENT STEPS		RENEWAL OPTIONS			REIMBURSEMENTS	LEASE TYPE
								AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT		
B.M.Gandhi CPA	3	104	450	1%	5/1/2007	4/30/2027	19 Years	\$8,250	\$18.33	-	-	-	-	-	\$0	Gross
Golden Point Accupuncture	3	106A	686	1%	9/1/2022	8/31/2027	3 Years	\$18,191	\$26.52	9/1/2026	\$19,101	(1) 5 Yr.	9/1/2027 9/1/2028 9/1/2029 9/1/2030 9/1/2031	\$20,056 \$21,059 \$22,111 \$23,217 \$24,378	\$0	Gross
Life Bulb	3	102B	875	1%	1/1/2023	3/31/2027	3 Years	\$23,903	\$27.32	1/1/2027	\$24,620	(2) 4 Yr.	4/1/2027 4/1/2028 4/1/2029 4/1/2030 4/1/2031 4/1/2032 4/1/2033 4/1/2034	\$25,359 \$26,120 \$26,903 \$27,710 \$28,542 \$29,398 \$30,280 \$31,188	\$1,750	MG
Agile Infusion	3	106B	900	1%	8/1/2024	7/31/2027	2 Years	\$22,822	\$25.36	-	-	(1) 5 Yr.	8/1/2027 8/1/2028 8/1/2029 8/1/2030 8/1/2031	\$23,963 \$25,161 \$26,419 \$27,740 \$29,127	\$1,800	MG
Wellhealth	3	301	1,003	1%	10/1/2015	9/30/2026	10 Years	\$29,400	\$29.31	-	-	-	-	-	\$0	Gross
All Care Family Medical	3	101	1,660	2%	1/1/2012	12/31/2027	14 Years	\$44,289	\$26.68	-	-	-	-	-	\$10,739	BY 2012
Waltuch Callen Orthodontics	3	204	1,838	2%	9/1/1986	2/29/2032	39 Years	\$47,094	\$25.62	3/1/2027 3/1/2028 3/1/2029 3/1/2030 3/1/2031	\$47,565 \$48,040 \$48,521 \$49,006 \$49,496	-	-	-	\$16,207	BY 2001
Outreach Recovery	3	315	1,850	2%	1/1/2023	12/31/2028	3 Years	\$50,538	\$27.32	1/1/2027 1/1/2028	\$52,055 \$53,616	(2) 3 Yr.	1/1/2029 1/1/2030 1/1/2031 1/1/2032 1/1/2033 1/1/2034	\$55,225 \$56,881 \$58,588 \$60,345 \$62,156 \$64,020	\$3,700	MG
Metro Dermatology (Clark)	3	305	1,875	2%	11/1/2020	10/31/2027	5 Years	\$43,143	\$23.01	11/1/2026	\$44,329	(1) 3 Yr.	11/1/2027 11/1/2028 11/1/2029	\$45,548 \$46,801 \$48,088	\$3,503	BY 2020
C-2 Educational Centers (Cambridge)	3	100	2,192	3%	2/1/2002	1/31/2028	24 Years	\$66,836	\$30.49	2/1/2027	\$68,841	-	-	-	\$17,050	BY 2022
Daidone Electric	5	2	1,375	2%	3/1/2026	8/31/2028	0 Years	\$27,000	\$19.64	3/1/2027 3/1/2028	\$28,350 \$29,700	(2) 3 Mo.	9/1/2028	\$29,700	\$3,444	MG
Fastest Labs Of Edison/Brookside 502	5	4B	1,675	2%	7/1/2025	7/31/2031	1 Years	\$34,608	\$20.66	7/1/2027 7/1/2028 7/1/2029 7/1/2030	\$35,646 \$36,894 \$38,185 \$39,522	-	-	-	\$0	Gross

RENT ROLL

TENANT	BLDG	SUITE	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	BASE RENT		RENT STEPS		RENEWAL OPTIONS			REIMBURSEMENTS	LEASE TYPE
								AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT		
Eleanor Health	5	4A	1,800	2%	2/1/2021	12/31/2028	5 Years	\$50,081	\$27.82	1/1/2027 1/1/2028	\$51,583 \$53,130	(1) 3 Yr.	1/1/2029 1/1/2030 1/1/2031	\$56,366 \$58,057 \$59,799	\$3,196	BY 2021
Ismaili Council	5	102	7,000	9%	2/1/1993	10/31/2028	33 Years	\$190,059	\$27.15	11/1/2026 11/1/2027	\$195,760 \$201,633	-	-	-	\$16,703	BY 2001
Comfort Keepers	7	216	256	0%	2/1/2013	MTM	13 Years	\$5,732	\$22.39	-	-	-	-	-	\$0	Gross
Ay Care Services	7	212	300	0%	3/1/2023	2/28/2027	3 Years	\$6,900	\$23.00	-	-	Auto 1 Yr.	3/1/2027	\$7,200	\$0	Gross
Binary Semantics	7	205	345	0%	11/1/2023	MTM	2 Years	\$6,290	\$18.23	-	-	-	-	-	\$2,812	BY 2003
Asap Limo	7	204	360	0%	9/1/2009	8/31/2026	16 Years	\$7,200	\$20.00	-	-	(1) 3 Yr.	9/1/2026	TBD	\$0	Gross
Elohim Healthcare Services	7	222	400	1%	3/1/2023	4/30/2031	3 Years	\$8,128	\$20.32	5/1/2027 5/1/2028 5/1/2029 5/1/2030	\$8,374 \$8,625 \$8,884 \$9,150	-	-	-	\$0	Gross
Kiara Torres	7	227	450	1%	1/1/2023	12/31/2026	3 Years	\$11,151	\$24.78	-	-	(1) 2 Yr.	1/1/2027 1/1/2028	\$11,486 \$11,831	\$0	Gross
Diligence Systems Inc	7	200	480	1%	2/1/2018	3/31/2026	8 Years	\$11,546	\$24.05	-	-	-	-	-	\$0	Gross
Nancy Moran / Jessica Breen	7	202	500	1%	10/1/2025	9/30/2030	0 Years	\$12,504	\$25.01	10/1/2026 10/1/2027 10/1/2028 10/1/2029	\$13,129 \$13,786 \$14,475 \$15,199	(1) 5 Yr.	10/1/2030 10/1/2031 10/1/2032 10/1/2033 10/1/2034	\$15,959 \$16,757 \$17,594 \$18,474 \$19,398	\$1,260	MG
B&B Siding Contractors	7	227B	500	1%	1/1/2026	12/31/2028	0 Years	\$13,129	\$26.26	1/1/2027 1/1/2028	\$13,786 \$14,475	(3) 3 Yr.	1/1/2029 1/1/2030 1/1/2031 1/1/2032 1/1/2033 1/1/2034 1/1/2035 1/1/2036 1/1/2037	\$15,199 \$15,959 \$16,757 \$17,594 \$18,474 \$19,398 \$20,368 \$21,386 \$22,455	\$1,260	MG
Waves Of Change	7	210	510	1%	4/1/2024	3/31/2029	2 Years	\$13,534	\$26.54	4/1/2027 4/1/2028	\$13,940 \$14,358	-	-	-	\$1,020	MG
Ariyah Beauty Solutions	7	215	518	1%	12/1/2021	11/30/2027	4 Years	\$11,669	\$22.53	12/1/2026	\$12,019	-	-	-	\$906	MG
Sparwick	7	208	585	1%	8/1/2025	8/31/2026	1 Years	\$13,750	\$23.50	-	-	-	-	-	\$1,375	MG

[1] Building 7 has an additional 7,000 SF of storage space conservatively projected to produce income at \$10.00/SF. The SF and Income are not included in the rent roll.

RENT ROLL

TENANT	BLDG	SUITE	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	BASE RENT		RENT STEPS		RENEWAL OPTIONS			REIMBURSEMENTS	LEASE TYPE
								AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT		
Indus Translations Services	7	206	680	1%	2/1/2013	2/28/2029	13 Years	\$19,669	\$28.93	3/1/2027	\$20,259	(1) 5 Yr.	3/1/2029	\$21,493	\$1,704	BY 2013
										3/1/2028	\$20,867		3/1/2030	\$22,138		
													3/1/2031	\$22,802		
													3/1/2032	\$23,486		
													3/1/2033	\$24,190		
Helping Wings Homecare	7	200B	700	1%	4/1/2024	4/30/2029	2 Years	\$17,081	\$24.40	5/1/2027	\$17,593	-	-	-	\$1,404	MG
										5/1/2028	\$18,121					
Reach For The Stars	7	101B	880	1%	4/1/2022	3/31/2027	4 Years	\$23,760	\$27.00	-	-	-	-	-	\$1,794	BY 2022
Ted Fiolek	7	226	925	1%	1/1/1995	7/31/2028	31 Years	\$20,688	\$22.37	8/1/2027	\$21,102	-	-	-	\$1,850	MG
Agha & Agha, LLP	7	214	1,090	1%	12/1/2013	6/30/2028	12 Years	\$28,094	\$25.77	12/1/2026	\$28,937	-	-	-	\$800	BY 2014
										12/1/2027	\$29,805					
Rising Lotus	7	106	1,200	2%	8/1/2023	12/31/2031	3 Years	\$31,827	\$26.52	1/1/2027	\$32,782	-	-	-	\$2,422	MG
										1/1/2028	\$33,765					
										1/1/2029	\$34,778					
										1/1/2030	\$35,822					
										1/1/2031	\$36,896					
Thriveworks	7	224	1,330	2%	8/1/2020	9/30/2030	6 Years	\$40,088	\$30.14	10/1/2026	\$41,290	-	-	-	\$4,128	MG
										10/1/2027	\$42,529					
										10/1/2028	\$43,805					
										10/1/2029	\$45,119					
Refocus Management (Eyecare Of NJ)	7	103	1,540	2%	1/1/2012	12/31/2031	14 Years	\$40,609	\$26.37	1/1/2027	\$41,828	(1) 5 Yr.	1/1/2032	\$48,490	\$4,345	BY 2013
										1/1/2028	\$43,082		1/1/2033	\$49,944		
										1/1/2029	\$44,375		1/1/2034	\$51,443		
										1/1/2030	\$45,706		1/1/2035	\$52,986		
										1/1/2031	\$47,077		1/1/2036	\$54,576		
Stavola Contracting	7	101A	1,800	2%	4/1/2023	8/31/2026	3 Years	\$45,672	\$25.37	-	-	(1) 2 Yr.	9/1/2026	\$47,956	\$0	Gross
													9/1/2027	\$50,353		
Riseavi & Shine Academy	7	102	3,200	4%	7/1/2025	12/31/2027	1 Years	\$73,431	\$22.95	1/1/2027	\$75,634	(1) 5 Yr.	1/1/2028	\$77,903	\$7,426	BY 2019
													1/1/2029	\$80,240		
													1/1/2030	\$82,648		
													1/1/2031	\$85,127		
													1/1/2032	\$87,681		
Twin Boro Management	9	6	800	1%	9/1/2019	12/31/2029	6 Years	\$28,800	\$36.00	1/1/2027	\$30,400	-	-	-	\$0	Gross
										1/1/2028	\$32,000					
										1/1/2029	\$33,600					
Twin Boro Management	9	6	1,600	2%	9/1/2019	12/31/2029	6 Years	\$59,461	\$37.16	1/1/2027	\$60,651	-	-	-	\$11,096	BY 2019
										1/1/2028	\$61,624					
										1/1/2029	\$62,741					

RENT ROLL

TENANT	BLDG	SUITE	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	BASE RENT		RENT STEPS		RENEWAL OPTIONS			REIMBURSEMENTS	LEASE TYPE
								AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT		
State Farm - Sasha Buerano	9	12	900	1%	7/1/2021	1/31/2027	5 Years	\$33,253	\$36.95	10/1/2026	\$34,251	(1) 5 Yr.	2/1/2027 2/1/2028 2/1/2029 2/1/2030 2/1/2031	\$34,251 \$35,278 \$36,337 \$37,427 \$38,550	\$143	BY 2020
Vogue Nails	9	11	900	1%	9/1/2000	8/31/2033	25 Years	\$34,001	\$37.78	9/1/2026 9/1/2027 9/1/2028 9/1/2029 9/1/2030 9/1/2031 9/1/2032	\$35,021 \$36,071 \$37,153 \$38,268 \$39,416 \$40,599 \$41,817	-	-	-	\$2,087	BY 2000
Brooklyn Boys Pizza	9	10	1,063	1%	9/1/2011	8/31/2031	14 Years	\$42,368	\$39.86	5/1/2027 5/1/2028 5/1/2029 5/1/2030 5/1/2031	\$43,215 \$44,079 \$44,961 \$45,860 \$46,777	(1) 5 Yr.	9/1/2031 9/1/2032 9/1/2033 9/1/2034 9/1/2035	\$46,777 \$47,713 \$48,667 \$49,640 \$50,633	\$2,724	BY 2023
Lingerie By Susan	9	9	1,078	1%	4/1/1990	3/31/2027	36 Years	\$39,147	\$36.31	-	-	(1) 3 Yr.	4/1/2027 4/1/2028 4/1/2029	\$40,322 \$41,531 \$42,777	\$0	Gross
JJ Lamp Corp	9	8	1,455	2%	8/1/1986	8/31/2031	40 Years	\$40,170	\$27.61	1/1/2027 1/1/2028 1/1/2029 1/1/2030 1/1/2031	\$41,375 \$42,616 \$43,895 \$45,212 \$46,568	-	-	-	\$4,522	BY 1986
Meemah Restaurant	9	7	1,540	2%	12/1/1996	12/31/2032	29 Years	\$52,360	\$34.00	1/1/2028	\$54,978	-	-	-	\$13,528	BY 1997
Happy Face Laundry	9	3	1,890	2%	3/1/1995	2/28/2034	31 Years	\$79,385	\$42.00	3/1/2029	\$86,940	-	-	-	\$5,086	BY 1995
Vacant	9	5	2,500	3%	-	-	-	\$80,400	\$32.16	-	-	-	-	-	\$0	MG
Nv Salon & Spa	9	2&4	2,640	3%	10/1/2020	3/31/2031	5 Years	\$101,193	\$38.33	10/1/2026 10/1/2027 10/1/2028 10/1/2029 10/1/2030	\$104,229 \$107,356 \$110,577 \$113,894 \$117,311	(1) 5 Yr.	4/1/2031 4/1/2032 4/1/2033 4/1/2034 4/1/2035	\$120,830 \$124,455 \$128,189 \$132,035 \$135,996	\$420	BY 2020

RENT ROLL

TENANT	BLDG	SUITE	GLA (SF)	GLA (%)	START DATE	EXPIRE DATE	TENURE	BASE RENT		RENT STEPS		RENEWAL OPTIONS			REIMBURSEMENTS	LEASE TYPE
								AMOUNT	RENT/SF	DATE	AMOUNT	TERMS	DATE	AMOUNT		
Tw 888 Loucas Garden Inc.	9	1	4,996	6%	8/1/1991	7/31/2041	35 Years	\$203,298	\$40.69	8/1/2027	\$205,251	-	-	-	\$14,998	BY 1991
										8/1/2028	\$207,223					
										8/1/2029	\$209,215					
										8/1/2030	\$211,228					
										8/1/2031	\$213,260					
										8/1/2032	\$215,313					
										8/1/2033	\$217,386					
										8/1/2034	\$219,479					
										8/1/2035	\$221,594					
										8/1/2036	\$226,026					
										8/1/2037	\$230,547					
										8/1/2038	\$235,158					
										8/1/2039	\$239,861					
										8/1/2040	\$244,658					
Total Occupied		57	75,347	95%			\$2,207,594					\$205,460				
Total Vacant		3	3,800	5%			\$112,900					\$0				
TOTAL		60	79,147	100%			\$2,320,494	\$29.32					\$205,460			

Tenant Reimbursement Information

- [1] BY Tenants fall into one of the following buckets: (i) Reimburses only taxes above their base year, (ii) Reimburses Taxes over BY + Electric Contribution, (iii) Reimburses all Taxes and CAM above their respective base years.
- [2] MG tenants pay monthly Electric contributions.
- [3] Tenants on Gross leases do not pay any additional rent.
- [4] Reimbursement values shown are 2024-2025 actual reimbursements.



57
Tenants



\$2,207,594
Total Annual Rent



79,147 SF
Gross Leasable Area

FINANCIAL SUMMARY



\$22,117,000

List Price



\$1,430,232

NOI



6.47%

Cap Rate



\$279

Price/SF



Underwriting Notes

[1] Expenses shown above are 2025 Full Year Actual expenses. Roof & Parking Lot repairs we're adjusted downwards to be in line with historical figures.

[2] Misc Opex includes the following expenses: Phone, Signage, Exterminator, Fire Inspection, Permits & Fees.

[3] The 7,000 SF of vacant storage space is projected to produce \$70,000 of income per year once leased. This amount is not taken into account for valuation above.

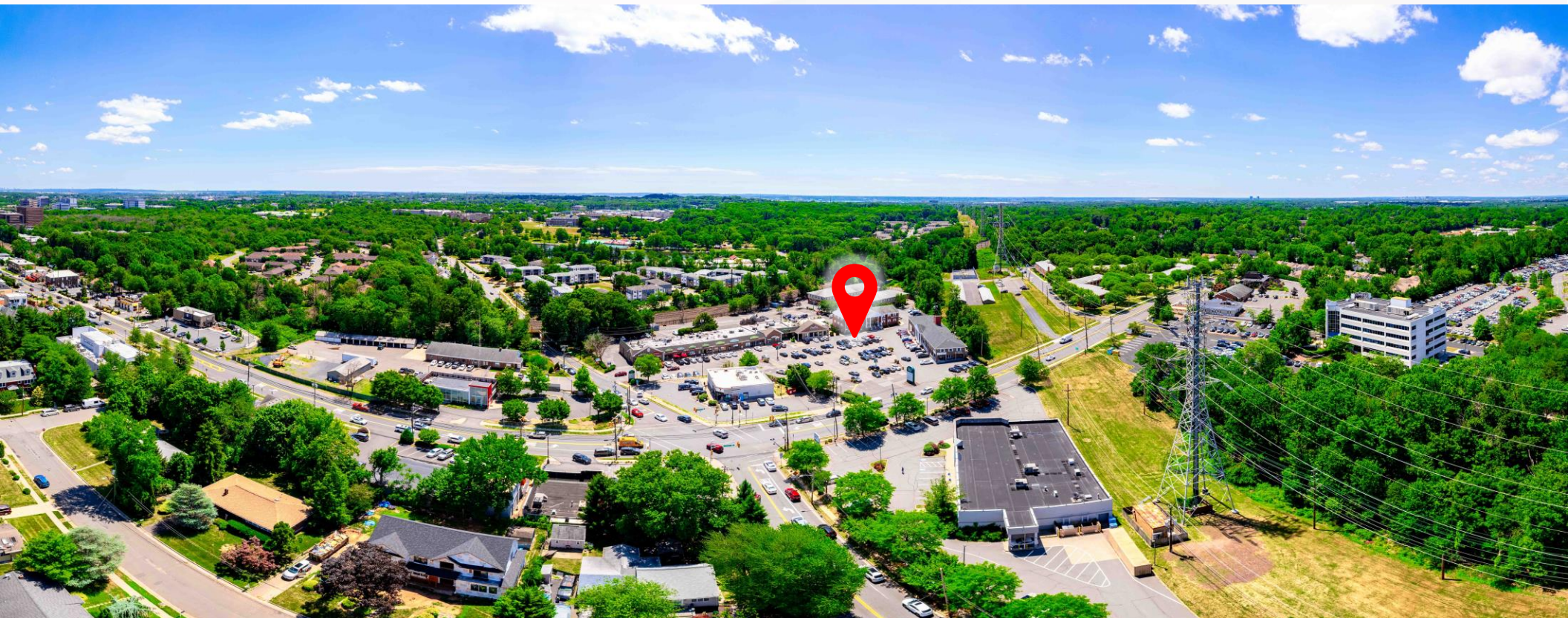
CURRENT INCOME & EXPENSES	Annual	\$/SF
Base Rent	\$2,207,594	\$27.89
Reimbursements	\$205,460	\$2.60
TOTAL Income	\$2,413,054	\$30.49
Less - Expenses	\$982,822	\$12.42
Net Operating Income	\$1,430,232	\$18.07

PRO FORMA 100% LEASED SCENARIO	Annual	\$/SF
Base Rent	\$2,320,494	\$29.32
Reimbursements	\$205,460	\$2.60
Building 7 Storage Income	\$70,000	\$0.88
TOTAL Income	\$2,595,954	\$32.80
Less - Expenses	\$988,309	\$12.49
Less - Vacancy Factor	\$77,879	\$0.98
Pro Forma Net Operating Income	\$1,529,766	\$19.33

OPERATING EXPENSES	Annual	\$/SF
Real Estate Taxes	\$289,849	\$3.66
Insurance	\$87,404	\$1.10
Repairs & Maintenance	\$108,779	\$1.37
Roof & Parking Lot Repairs	\$35,900	\$0.45
Cleaning & Supplies	\$104,028	\$1.31
Landscaping	\$16,840	\$0.21
Snow Removal	\$28,035	\$0.35
Trash Removal	\$19,156	\$0.24
Electric	\$103,801	\$1.31
Gas	\$37,910	\$0.48
Water & Sewer	\$40,040	\$0.51
HVAC Expense	\$9,447	\$0.12
Elevator Maintenance	\$9,684	\$0.12
Misc. OpEx	\$19,556	\$0.25
Management Fee (3%)	\$72,392	\$0.91
Total Expenses	\$982,822	\$12.42

PANORAMIC

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OFFERING MEMORANDUM