

Neighborhood Shopping Center For Lease

125 Washington Valley Road, Warren Twp.
Somerset County, New Jersey 07059

PROPERTY DESCRIPTION

Quail Run Shopping Center is a 22,000 SF neighborhood retail center consisting of two buildings, prominently positioned along Washington Valley Road. The property offers excellent visibility, abundant surface parking, and prominent signage opportunities, making it ideal for retail, service, medical, and professional tenants. Surrounded by high-income single-family homes, Quail Run benefits from strong demographics and steady consumer demand. The center is easily accessible from major highways, including I-287 and Routes 22 and 202/206, and is conveniently located near other retail destinations, restaurants, and daily conveniences. Well-maintained and professionally managed, Quail Run Shopping Center provides tenants with a highly desirable location to establish and grow their business.

AVAILABLE FOR LEASE

Unit 1: +/- 1,694 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

+/- \$8.47 psf NNN projected 2026

OCCUPANCY

Immediate



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENTS

Christian Harrington

Associate – Brokerage Department

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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

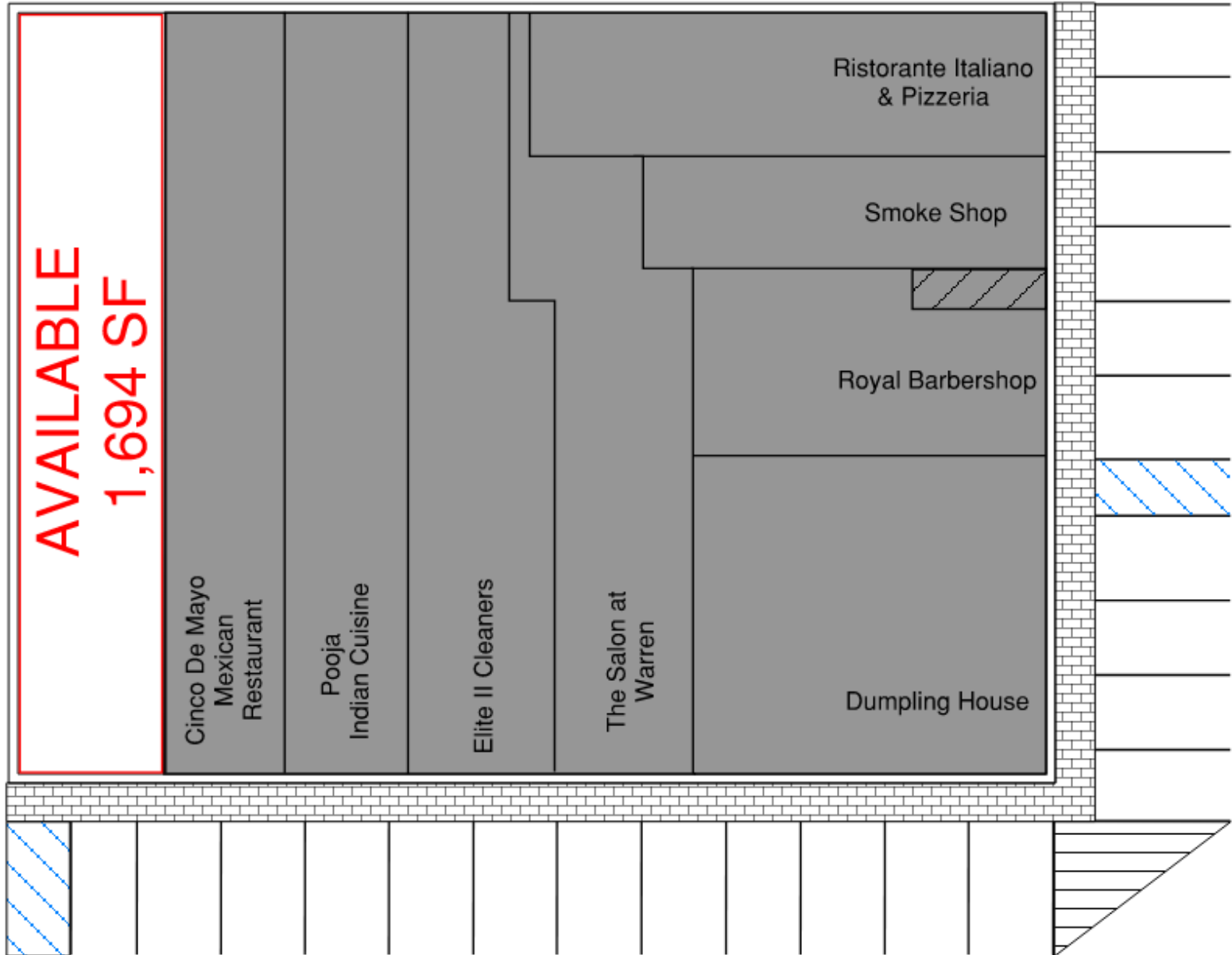
152 Liberty Corner Road
Suite 203
Warren, NJ 07059

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RETAIL LEASING PLAN



LOCAL WARREN AERIAL



AREA DEMOGRAPHICS

2 Mile Radius

Population	16,395
Average HH Income	\$196,956
Median HH Income	\$139,393
Total Households	5,869
Median Age	42.9
Daytime Population	15,132

3 Mile Radius

Population	53,102
Average HH Income	\$155,787
Median HH Income	\$111,508
Total Households	18,738
Median Age	39.8
Daytime Population	34,644

5 Mile Radius

Population	198,803
Average HH Income	\$137,544
Median HH Income	\$102,020
Total Households	69,005
Median Age	37.9
Daytime Population	120,789

