

# LEDGEWOOD COMMONS

1,500 - 11,000 SF DIVISIBLE

461 ROUTE 10  
LEDGEWOOD, NJ



THE SHOPS AT  
**LC**  
LEDGEWOOD COMMONS  
OWNED BY URBAN EDGE

**CATALYST**  
REAL ESTATE PARTNERS

FOR MORE INFORMATION

**KRISTIN MARTINS** km@catalystrenj.com C: 732.618.5470  
**MIKE TESTA** mt@catalystrenj.com C: 201.232.6086  
**WILLIAM FARKAS** bf@catalystrenj.com C: 973.223.6600

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.  
 CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | CatalystRENJ.com

# LEDGEWOOD COMMONS

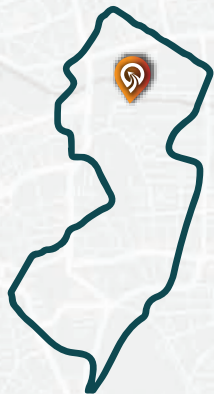
462 ROUTE 10  
LEDGEWOOD, NJ

## SITE INFORMATION



**GLA:** 470,000 SF  
**AVAILABLE:** 1,500 - 11,000 SF  
**RENT:** CALL FOR QUOTE  
**PARKING:** 4.5 PER 1,000 SF  
**FRONTAGE:** 700' ON ROUTE 10  
**TRAFFIC:** 30,422 VPD ON ROUTE 10

- New modernized center in a notable trade area with 700 feet of frontage on Rt. 10 anchored by Walmart Super Center
- Multiple liquor licenses available
- All new pylon and monument signs with additional site wide way finding signage.



	1 MILE	3 MILE	5 MILE
POPULATION	5,002	35,842	108,289
AVG. HOUSEHOLD INCOME	\$135,849	\$162,601	\$158,393
HOUSEHOLDS	1,982	13,867	41,038
DAYTIME POPULATION	4,275	22,870	63,827
NUMBER OF EMPLOYEES	2,676	13,736	37,205
AVERAGE HOUSEHOLD SIZE	2.5	2.6	2.6

**FOR MORE INFORMATION**

**KRISTIN MARTINS**  
**MIKE TESTA**  
**WILLIAM FARKAS**

km@catalystrenj.com C: 732.618.5470  
 mt@catalystrenj.com C: 201.232.6086  
 bf@catalystrenj.com C: 973.223.6600

■ Leased   
 ■ Available   
 ■ Future Retail Pad Development   
 ■ Proposed Lease / LOI Out

Suite	Tenant	SF
A100	Walmart Supercenter	164,087 SF
A200	Marshalls	22,880 SF
A300	Burlington	27,336 SF
A400	Ashley Furniture	33,591 SF
A500	At Home	89,348 SF
B100	Old Navy	16,800 SF
B200	DSW	15,707 SF
B300	Barnes & Noble	13,875 SF
B400	Ulta	10,793 SF
B500	Five Below	8,480 SF
B600	Mens Warehouse	6,022 SF
B700	J.Crew Factory	5,161 SF
C100	Chipotle	2,400 SF
C200	Panda Express	2,199 SF
C300	Five Guys	2,238 SF
C400	Starbucks	2,239 SF
D100	Available (Ground Lease)	9,908 SF
D200	America's Best	3,200 SF
D201	Nail Salon	1,761 SF
D202	Nail Salon	1,535 SF
D203	Lemon Tree	1,219 SF
D204	Optimum Altice	2,210 SF
D300	Available	10,936 SF
E100	Tommy's Tap & Tavern	9,160 SF
E200	Wendy's	2,800 SF
E300	Popeyes	3,025 SF



