

# Neighborhood Shopping Center Available for Lease

461 Watchung Avenue, Watchung  
Somerset County, New Jersey 07069

## PROPERTY DESCRIPTION

A premier neighborhood shopping center comprising approximately 10,800 square feet of retail, office and medical space, situated within a four-building mixed-use complex totaling approximately 20,000 square feet. Strategically positioned between Watchung Avenue and Somerset Street, the property features a stable and highly complementary tenant mix including Dunkin', Playa Bowls, Performance Ortho, the U.S. Post Office, popular restaurant operators, salons and skincare services. Ideally located just 0.5 miles from US-22 and within two miles of the four-way interchange at I-78 (Exit 40/6), the center benefits from strong existing residential and business trade generated throughout the surrounding town center and greater Somerset County marketplace. Affording tenants excellent visibility, multiple points of access and egress, two pylon directory signs and ample on-site parking, the property delivers outstanding convenience and long-term synergy within a well-established mixed-use environment.

## AVAILABLE FOR LEASE

Unit 1: 1,763 SF endcap

## RENTAL RATES

Upon request, subject to use and creditworthiness

## OCCUPANCY

Immediate

## ZONING

"B-A" Neighborhood Business



## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENTS

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# RETAIL LEASING PLAN





# AREA DEMOGRAPHICS

## 1 Mile Radius

Population	15,879
Average HH Income	\$128,195
Median HH Income	\$99,629
Total Households	5,628
Median Age	37.3
Daytime Population	7,928

## 3 Mile Radius

Population	121,054
Average HH Income	\$147,528
Median HH Income	\$118,504
Total Households	38,984
Median Age	36.8
Daytime Population	71,235

## 5 Mile Radius

Population	246,833
Average HH Income	\$183,665
Median HH Income	\$145,131
Total Households	82,765
Median Age	39.1
Daytime Population	159,613

