



Artist Rendering

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**SILBERT**

REALTY & MANAGEMENT COMPANY, INC.

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# Mt. Arlington Town Center Luxury Apartment and Shopping Center Redevelopment Available for Lease

181 Howard Boulevard, Borough of Mt. Arlington  
Morris County, New Jersey 07856

### PROPERTY DESCRIPTION

Mt. Arlington Town Center is a 42,554-square-foot neighborhood shopping center undergoing a comprehensive redevelopment and renovation. The exciting repositioning includes approved plans for the addition of 84 luxury apartment residences, featuring 37 units within expansion of existing shopping center (Phase II) and 47 units within a newly constructed building (Phase I). Strategically located adjacent to Exit 30 of Interstate 80 and within walking distance of the Mount Arlington NJ Transit Station, Mt. Arlington Town Center benefits from excellent regional accessibility and strong local demographics. Upon completion, the project will create a modern mixed-use destination, offering retailers increased visibility, upgraded storefronts, and a built-in customer base from the future residential community.

### AVAILABLE FOR LEASE

Unit I - 2,030 SF  
Unit L - 3,815 SF

### RENTAL RATES

Subject to use and creditworthiness

### RE TAXES & CAM

To be determined

### UTILITIES

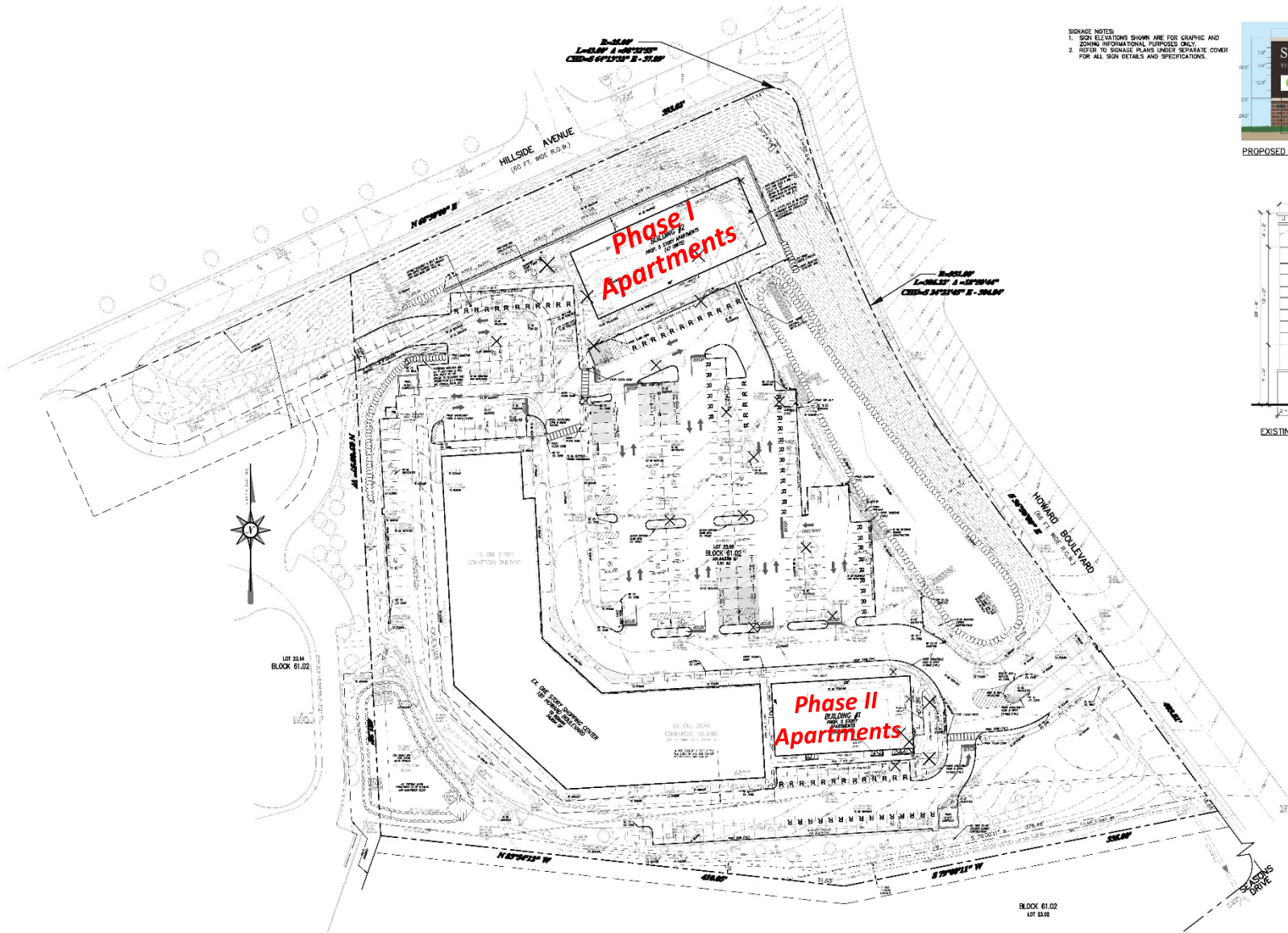
Electric: Jersey Central Power & Light  
Natural Gas: NJ Natural Gas  
Water: Mt. Arlington Boro DPW  
Sewer Service: United Water Mid Atlantic

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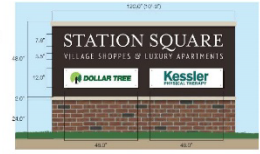


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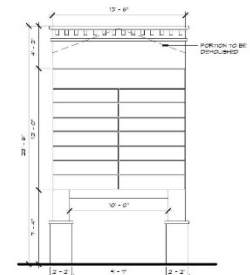
# APPROVED SITE PLAN



SIGNAGE NOTES:  
 1. SIGN ELEVATIONS SHOWN ARE FOR GRAPHIC AND ZONING INFORMATIONAL PURPOSES ONLY.  
 2. REFER TO SIGNAGE PLANS UNDER SEPARATE COVER FOR ALL SIGN DETAILS AND SPECIFICATIONS.

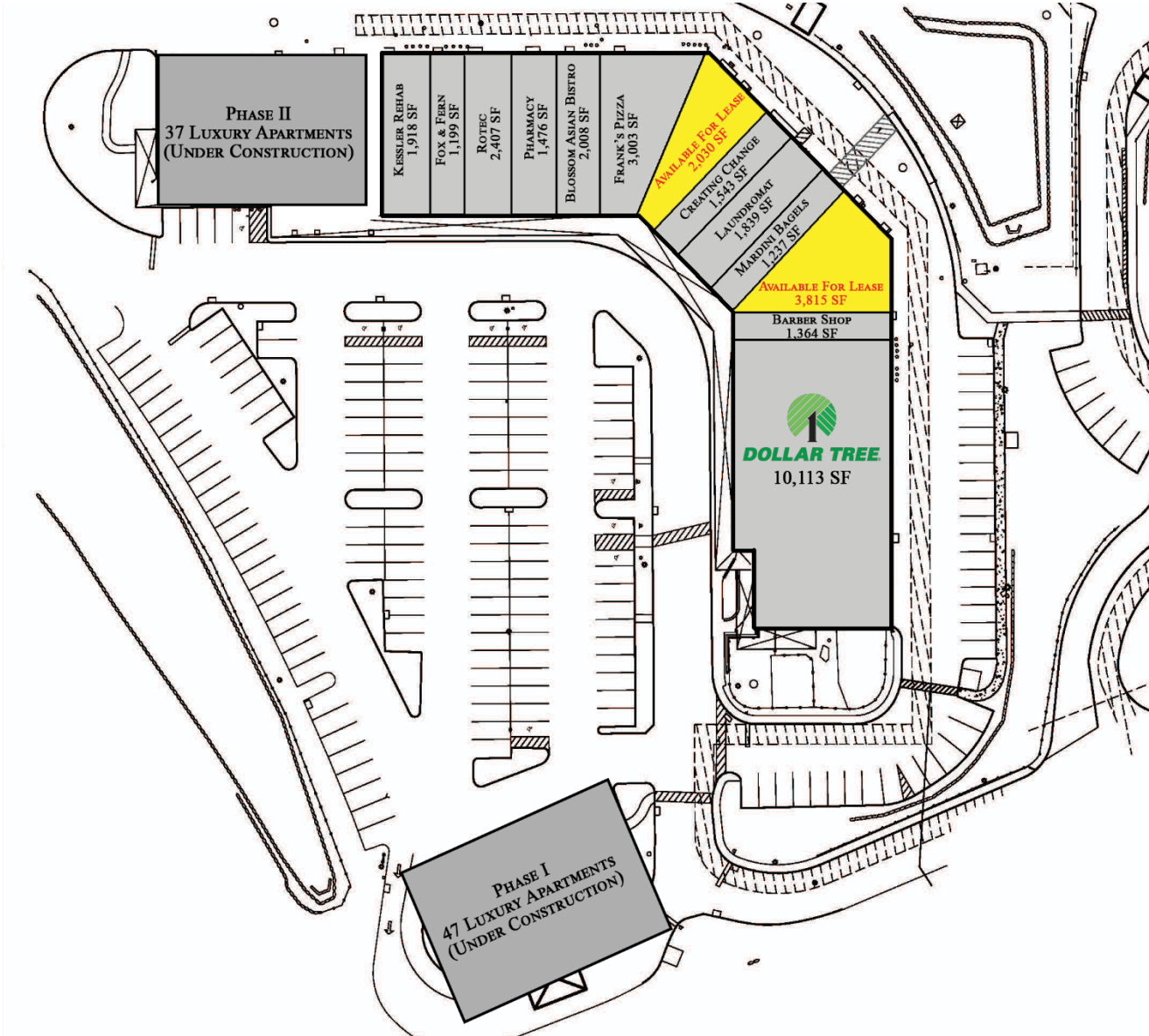


PROPOSED FREESTANDING MONUMENT SIGN



EXISTING FREESTANDING PYLON SIGN

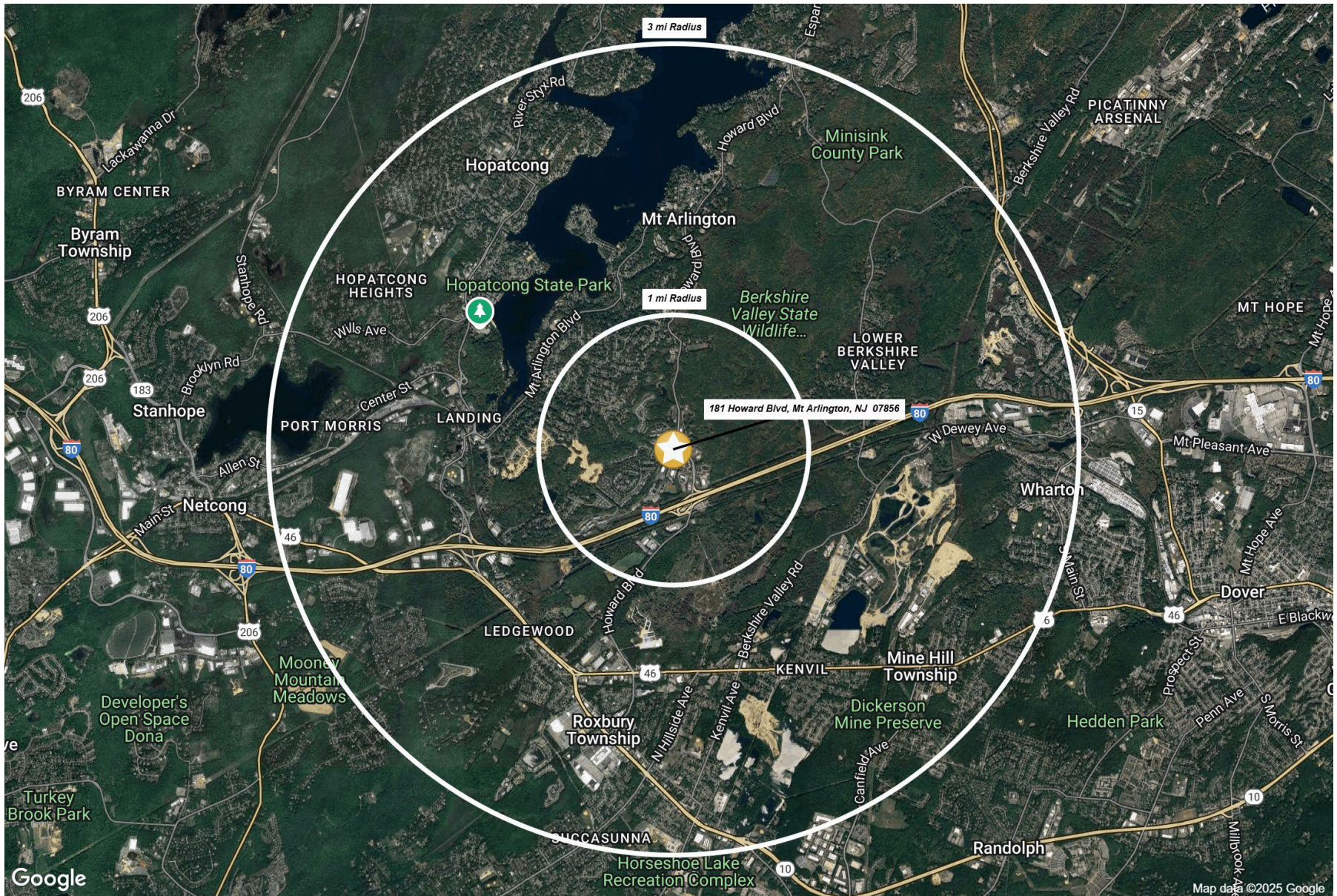
# LEASING PLAN



# PROPERTY AERIAL



# REGIONAL AERIAL



# AREA DEMOGRAPHICS

## 3 Mile Radius

Population	36,670
Daytime Population	11,883
Average HH Income	\$143,679
Total Households	14,418
Median Age	42.3

## 5 Mile Radius

Population	116,556
Daytime Population	68,005
Average HH Income	\$150,394
Total Households	44,706
Median Age	40.9

## 7 Mile Radius

Population	178,109
Daytime Population	105,420
Average HH Income	\$162,340
Total Households	67,470
Median Age	41.2

