

Corner Village at Warren

Retail For Lease

9 Mount Bethel Road, Warren
Somerset County, New Jersey, 07059

PROPERTY DESCRIPTION

The Corner Village at Warren is a prominent two building development comprising 35,620 square feet, that offers consumers an inviting pedestrian and business friendly retail and commercial environment which exudes an affluent European village streetscape rather than a typical strip center. A gathering place at the signalized intersection of Mt. Bethel Road and Mountain Boulevard, where the horizontal line is broken by varying roof lines, gables, towers, turrets, striking window arrays and alcoves creating the appearance of a series of quaint, individual shops. The Corner Village at Warren affords multiple points of ingress and egress including reciprocal cross access with the other commercial properties and onsite parking for 177 cars. The contiguous 101,000 square foot Acme Supermarket anchored Pheasant Run Plaza adds to Corner Village at Warren's appeal through substantial consumer draw.

AVAILABLE SPACE

Ground Floor:

Unit 102: 1,084 SF (Lease Pending)

Unit 103: 952 SF

Unit 105: 1,117 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

\$11.00 psf projected 2026

PARKING

177 on-site parking spaces

TRAFFIC COUNT

ADT 14,577 along Mountain Blvd

ADT 5,785 along Mount Bethel Road



**FOR ADDITIONAL INFORMATION CONTACT
EXCLUSIVE LEASING & MANAGING AGENT**

Christian Harrington

Associate – Brokerage Dept.

908.604.6900 x 119

charrington@silbertrealestate.com

SILBERT

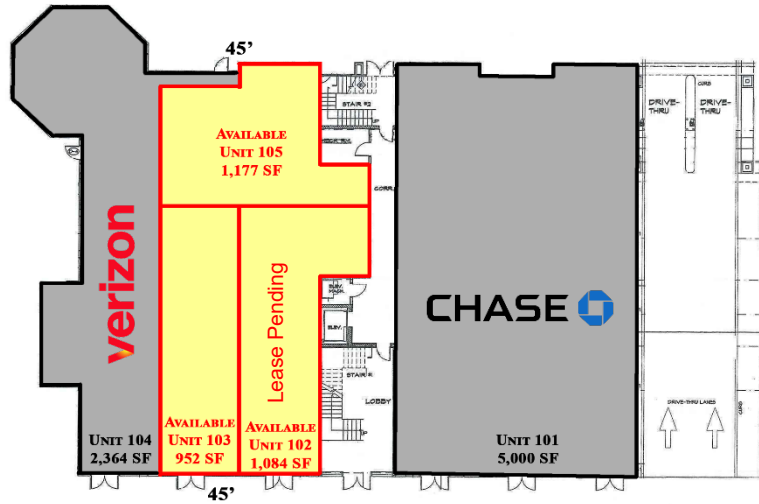
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner. As applicable, Silbert Realty & Management make no representation as to the condition of the property (or properties marketed) in question.

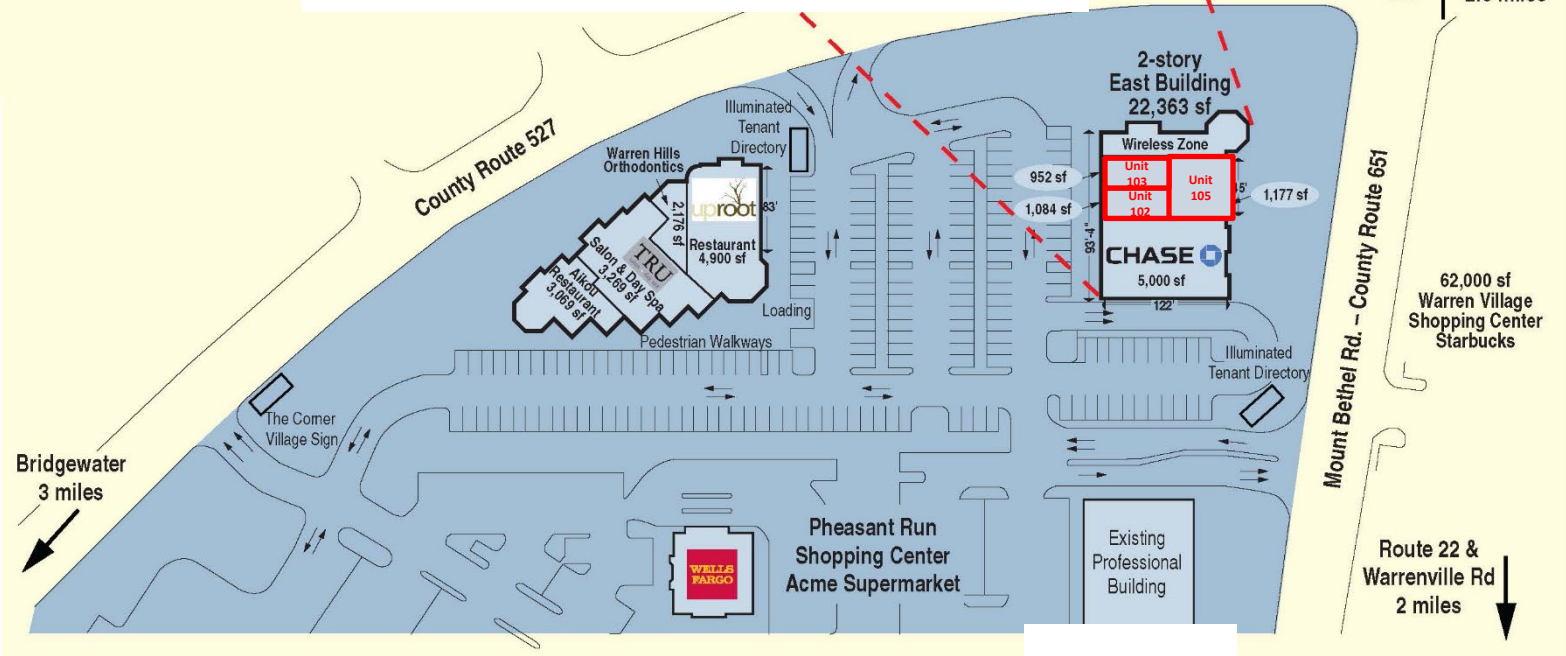
Visit Our Website: WWW.SilbertRealEstate.com

LEASING PLAN

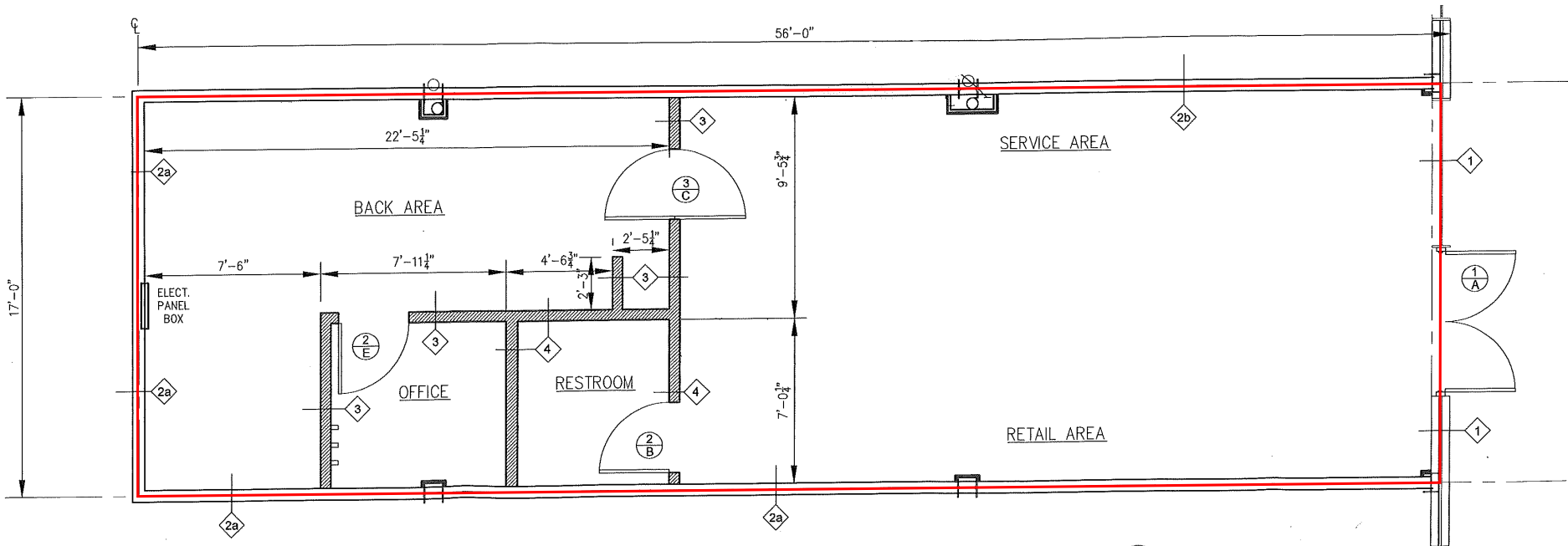


Mountain Blvd. Extension

Exit 36 I-78
2.5 miles

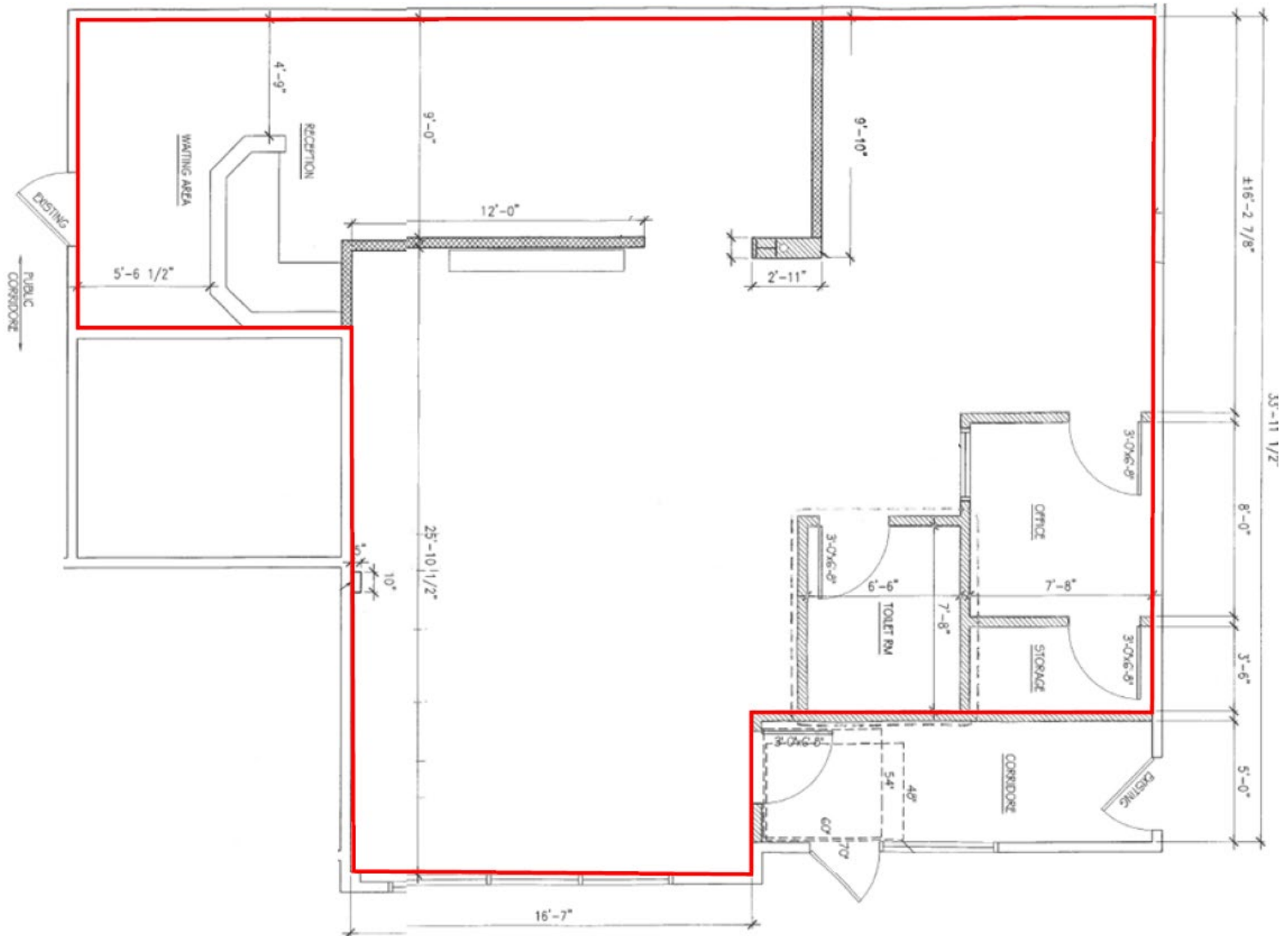


UNIT 103 FLOOR PLAN



1 FLOOR PLAN
A-2 1/4" = 1'-0"

UNIT 105 FLOOR PLAN



OVERHEAD AERIAL



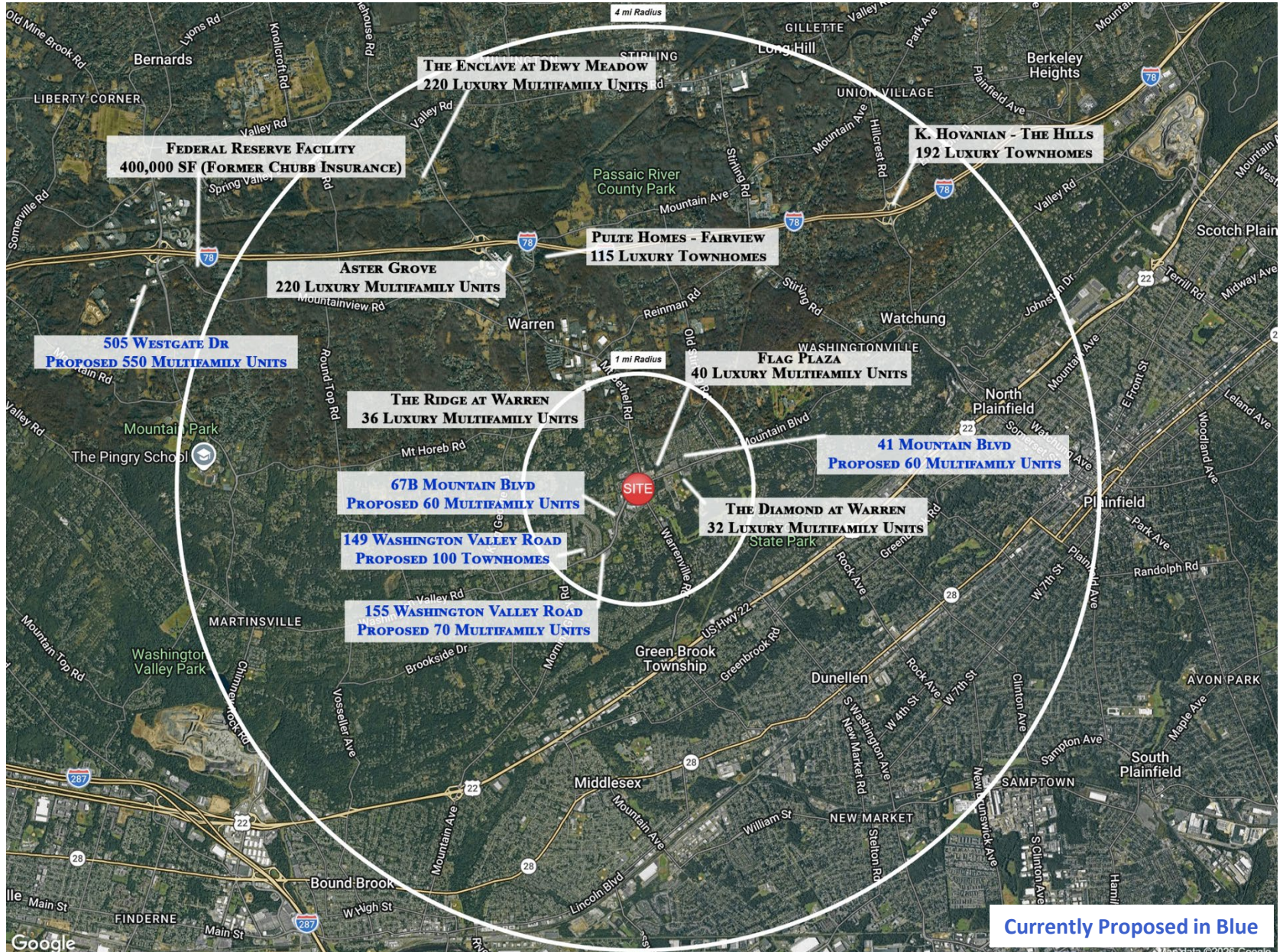
OVERHEAD AERIAL



REGIONAL TRADE AREA



WARREN RESIDENTIAL 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

