



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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SILBERT

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Gateway East

Retail & Professional Space For Lease

53-55 Mountain Boulevard (CR 527), Warren
Somerset County, New Jersey, 07059

PROPERTY DESCRIPTION

Gateway East is a quintessential award-winning two building luxury commercial redevelopment, directly opposite the municipal building and recreational fields within the center of Warren Township, affording shoppers and customers with an upscale village setting. With 21,123 SF of custom designed, colonial style architecture and ground level retail fully leased within separate two-story buildings. Gateway East affords great visibility and multiple access points with pedestrian walkways including adjoining businesses and high-density housing.

AVAILABLE RETAIL

Building 55

Ground Floor:

Unit 103 : 1,537 SF (Restaurant)

OCCUPANCY

5/1/2027

RENTAL RATES

\$30.00 PSF NNN "as is"

CAM & REAL ESTATE TAXES

\$8.19 psf projected 2026

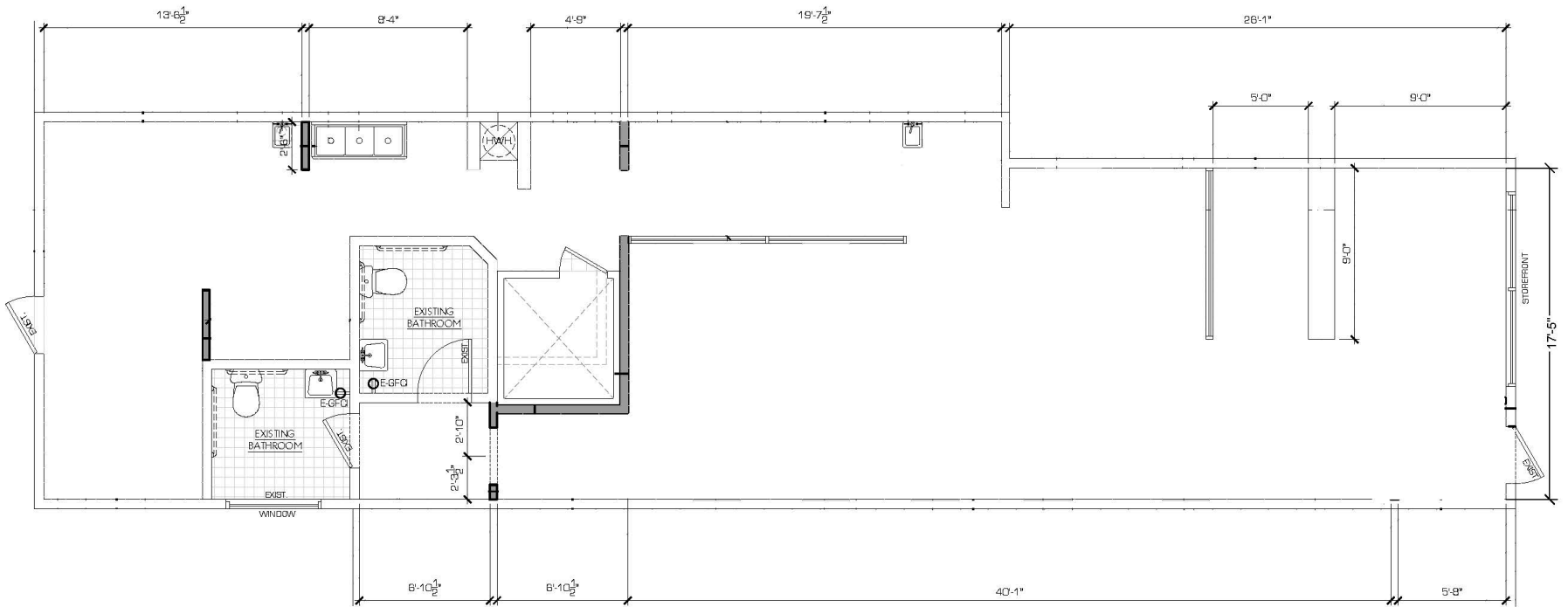
PARKING

92 on-site parking spaces

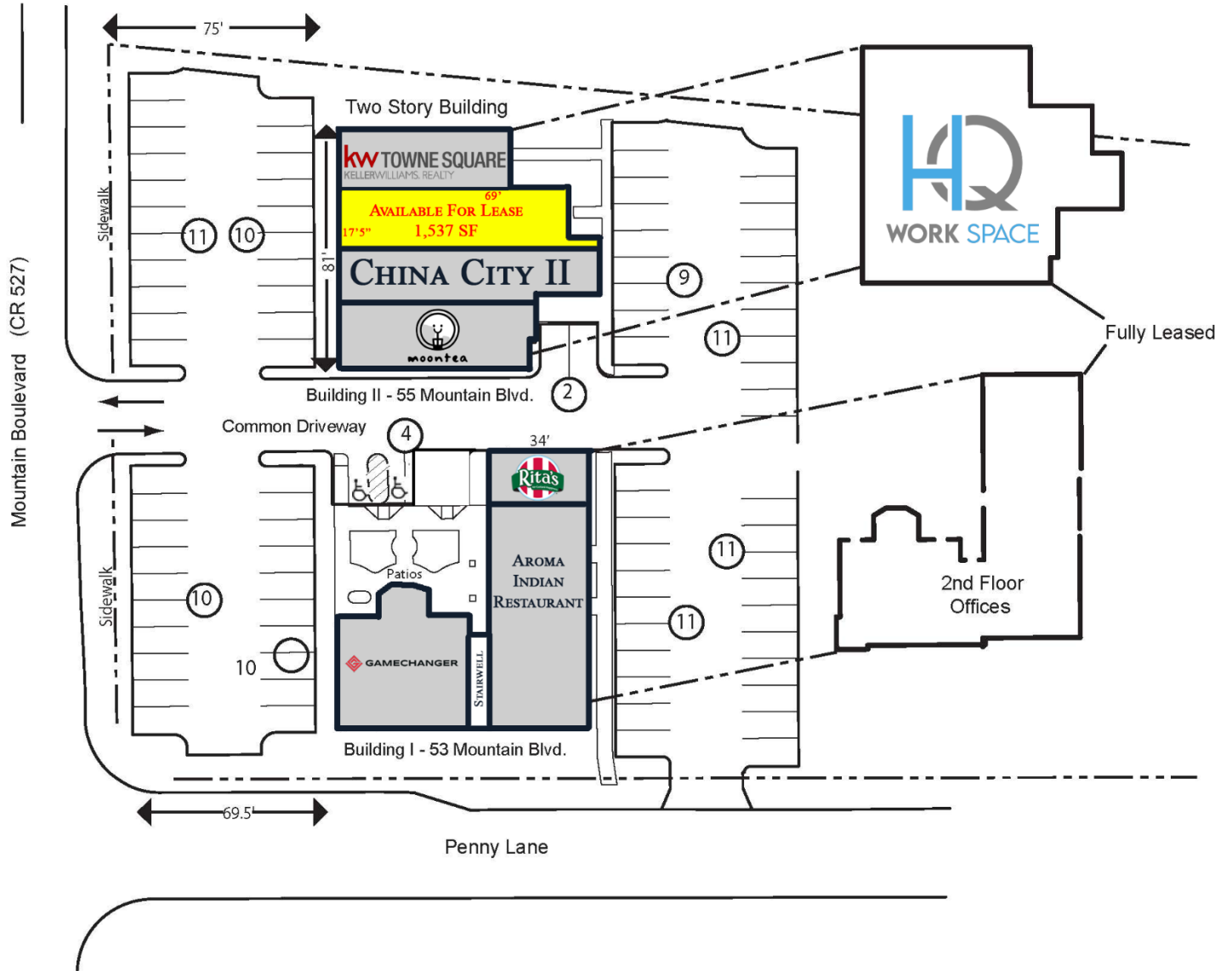


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Building 55 1st Floor Office Unit 103



LEASING PLAN



Immediate 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

