

For Information Contact:

Bruce Jeffery
 116 Route 22
 North Plainfield, NJ 07060
 Phone: 908 226-0123 ext. 216
 Cell: 908 625-8300
 E-Mail: bjeffery10@aol.com

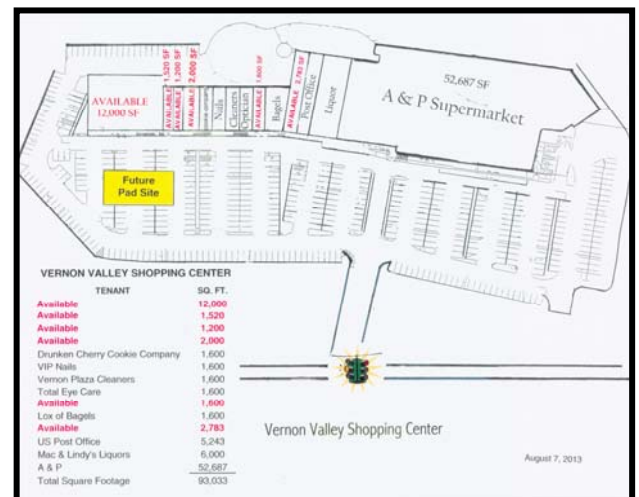


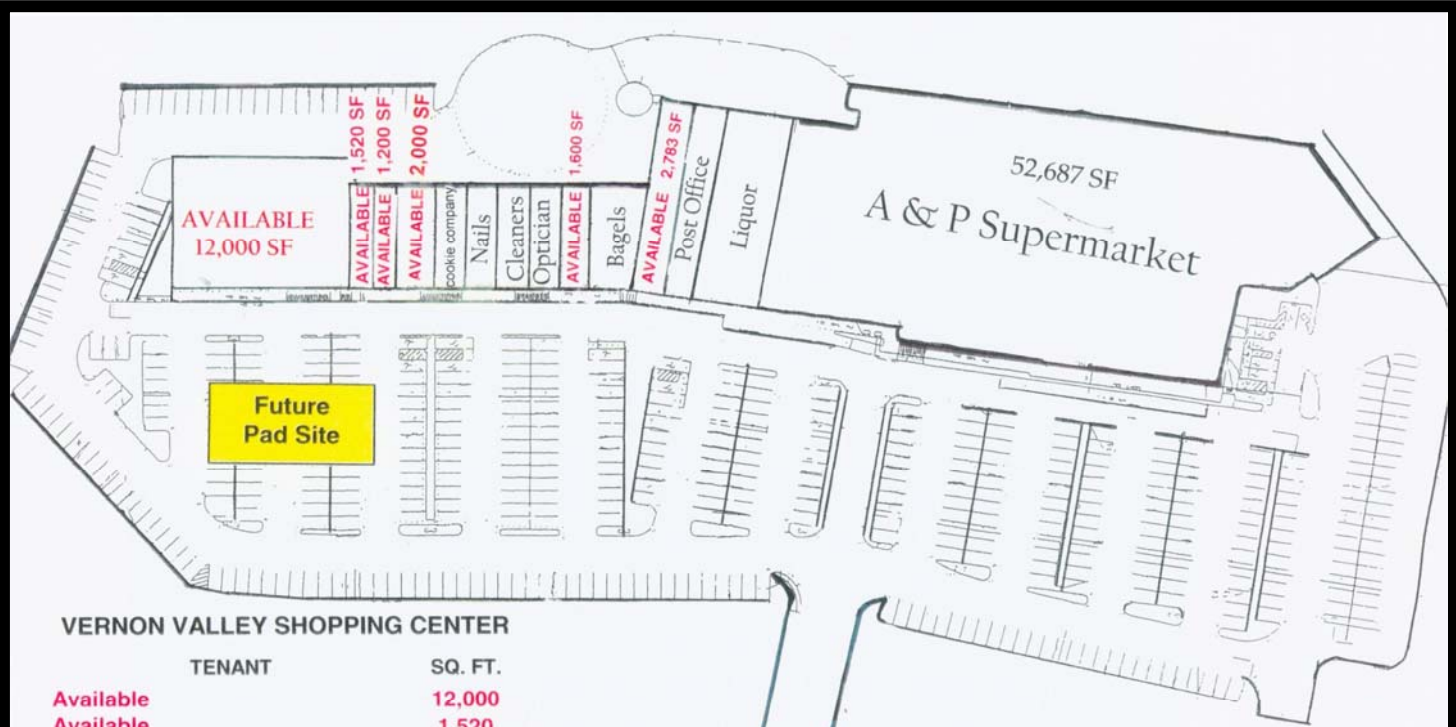
VERNON, NEW JERSEY

Vernon Valley Plaza - Route 94 / Route 515

Join A & P Supermarket and US Post Office

Total GLA:	93,033 Square Feet		
Frontage:	720'		
Available Sizes:	<p>Unit 1 12,000 Square Feet ~ Will Divide</p> <p>Unit 2 / 1,520 Square Feet</p> <p>Unit 3 / 1,200 Square Feet</p> <p>Unit 4 / 2,000 Square Feet</p> <p>Unit 9 / 1,600 Square Feet</p> <p>Unit 11 / 2,783 Square Feet</p> <p>Pad Site / Also Available ½ acre – 1 acre suitable for bank or fast food</p>		
Rental Rate:	Call for Quote!		
NNN Charges:	\$6.07 Per Square Foot		
Parking:	493+ Cars		
Traffic Count:	15,000 cars per day		
Anchors:	A & P and the Post Office.		
Notes:	The only supermarket anchored shopping center within 10 miles. This is the region's primary center and is extremely active.		
Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	2,791	12,735	29,530
HH Income	\$75,069	\$80,476	\$82,528





VERNON VALLEY SHOPPING CENTER

TENANT	SQ. FT.
Available	12,000
Available	1,520
Available	1,200
Available	2,000
Drunken Cherry Cookie Company	1,600
VIP Nails	1,600
Vernon Plaza Cleaners	1,600
Total Eye Care	1,600
Available	1,600
Lox of Bagels	1,600
Available	2,783
US Post Office	5,243
Mac & Lindy's Liquors	6,000
A & P	52,687
Total Square Footage	93,033

Vernon Valley Shopping Center

August 7, 2013

