

## NEW CONSTRUCTION | RETAIL SPACE FOR LEASE

### 121 BERKLEY ROAD | MOUNT ROYAL | NJ

Available Early  
Spring  
2015



### Contact Us

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#### Building Features

Location	121 Berkley Road Mount Royal, NJ Block: 402.05 Lot: 1.01
Size/SF Available	1,967 - 18,000 sf
Lease Price	\$16.00-\$18.00 Gross
Parking	Abundant parking
Occupancy	Available upon completion of construction (Estimated May 2015)
Signage	Building and Pylon Signage available
Area Description	<ul style="list-style-type: none"> <li>▶ Located 1 mile from I-295</li> <li>▶ Approved plans for 120 town homes and a senior living facility.</li> <li>▶ Many nearby amenities including Shop Rite, restaurants, workout facility and more.</li> </ul>
Property Description	<ul style="list-style-type: none"> <li>▶ New construction to be finished early spring</li> <li>▶ Retail center will be highly visible with frontage to +/- 120 town-homes being built by Ryan Homes</li> <li>▶ Ideal retail location for restaurant, bar/pub, clothing boutique, fitness, salon, retail, yoga studio, and many more potential uses.</li> </ul>

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## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	4,066	23,946	78,371
Household	1,533	9,462	30,235
Median HH Income	\$34,661	\$68,211	\$69,777
Avg HH Income	\$50,182	\$83,734	\$84,774
Traffic Count	9,947 AADT (Berkley Road & Haines Avenue)		

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