NEW CONSTRUCTION | RETAIL SPACE FOR LEASE
121 BERKLEY ROAD | MOUNT ROYAL | NJ

JOIN
The Little Gym
Power Train Sports
& More

Building Features

| Location | 121 Berkley Road
Mount Royal, NJ
Block: 402.05 Lot: 1.01 |
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Size/SF Available</td>
<td>1,950 - 6,000 sf</td>
</tr>
<tr>
<td>Lease Price</td>
<td>$15.00/sf NNN</td>
</tr>
<tr>
<td>Parking</td>
<td>Abundant parking</td>
</tr>
<tr>
<td>Occupancy</td>
<td>Available upon completion of construction (Estimated May 2015)</td>
</tr>
<tr>
<td>Signage</td>
<td>Building and Pylon Signage available</td>
</tr>
</tbody>
</table>
| Area Description | Located 1 mile from I-295
Approved plans for 120 town homes and a senior living facility.
Many nearby amenities including Shop Rite, restaurants, workout facility and more. |
| Property Description | New construction to be finished early spring
Retail center will be highly visible with frontage to +/- 120 town-homes being built by Ryan Homes
Ideal retail location for restaurant, bar/pub, clothing boutique, fitness, salon, retail, yoga studio, and many more potential uses. |

Contact Us

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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

### Demographic Summary

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>4,066</td>
<td>23,946</td>
<td>78,371</td>
</tr>
<tr>
<td>Household</td>
<td>1,533</td>
<td>9,462</td>
<td>30,235</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$34,661</td>
<td>$68,211</td>
<td>$69,777</td>
</tr>
<tr>
<td>Avg HH Income</td>
<td>$50,182</td>
<td>$83,734</td>
<td>$84,774</td>
</tr>
<tr>
<td>Traffic Count</td>
<td>9,947 AADT (Berkley Road &amp; Haines Avenue)</td>
<td></td>
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</tbody>
</table>

### Contact Us

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