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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL/MEDICAL SPACE

ROSELAND, NJ

ROSELAND COMMONS

12-16 Eisenhower Parkway

SPACE AVAILABLE

1,800 SF	Lease out for signature
2,991 SF	Endcap facing Eisenhower Parkway

ASKING RENT

Upon Request

CAM/TAXES/INSURANCE

RE Taxes: $4.48
Insurance: $0.62
CAM: $2.44
Common Utilities: $1.05
Garbage: Handled by Tenant
Total: $8.59

GLA

34,014 SF

PARKING COUNT

234 spaces

CO-TENANTS

Dunkin', Starr Dance, China Pavilion, AllState, Pilates of New Jersey, Total Hearing Care, Americana Salon, Frank's Pizza, French Cleaners, Complete Martial Arts & Fitness

DAYTIME DRIVERS

St. Barnabas Hospital; Professional Law, Accounting, and Medical Offices; Novartis Campus; Verizon (3 million SF of office space within 2 miles)

MARKET RETAIL:

Nordstrom Rack, TJ-Maxx, Staples, Target, Starbucks, CVS, Costco Wholesale, Shake Shack, DSW, The Container Store, Saks Off Fifth, Michaels, Best Buy, Dick's Sporting Goods, Marshalls, Sierra Trading, HomeGoods, Home Sense, Walgreens, TD Bank, Manhattan Bagel, Fedex Office and Jersey Mike's

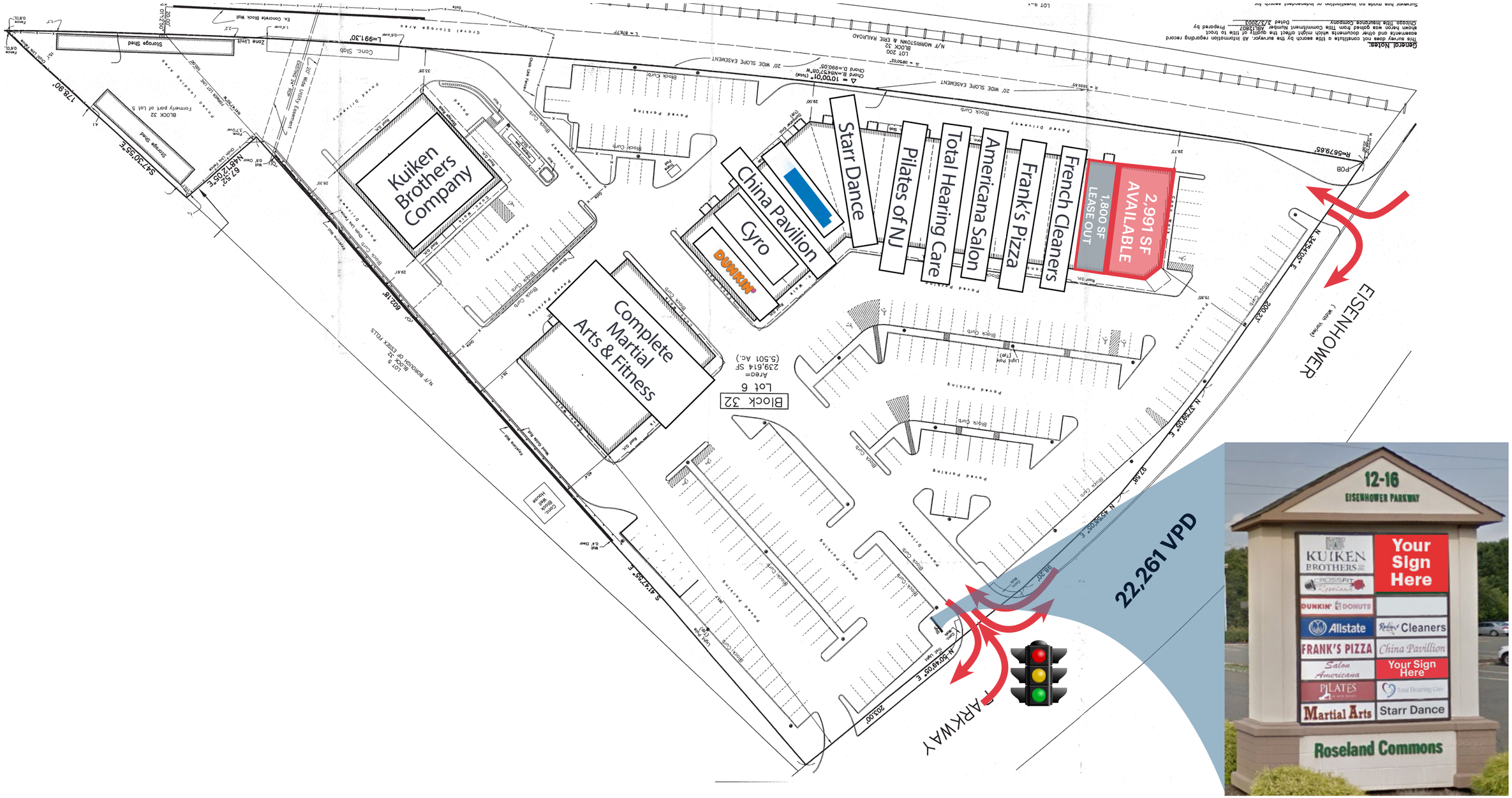
COMMENTS

- Traffic light intersection
- Pylon signage available
- Strong Traffic Count - 22,261 VPD
- Busy conduit between Route 10 & I-280

MARKET AERIAL

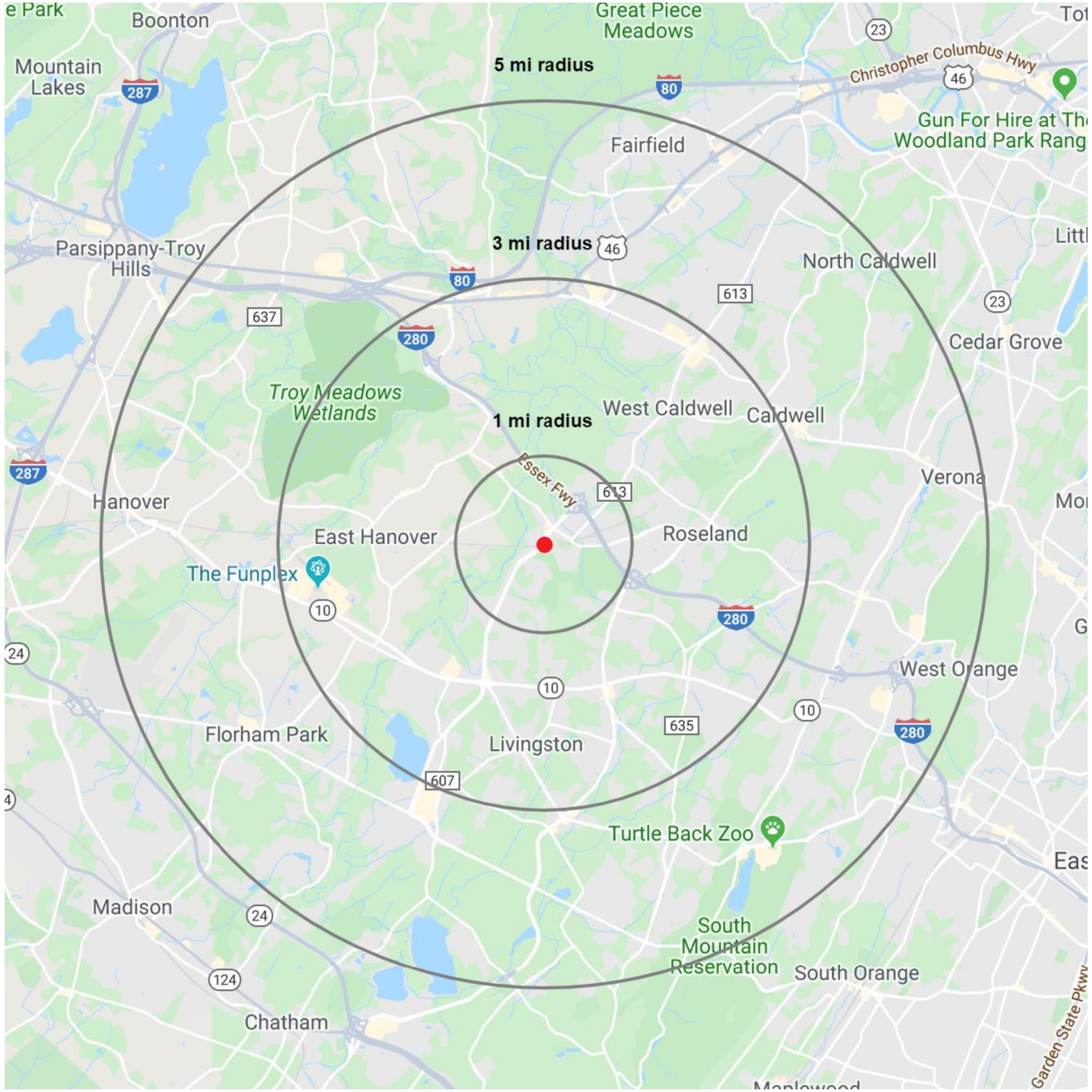
LOW LEVEL AERIAL

SITE PLAN


Kuiken Brothers Company
Complete Martial Arts & Fitness
China Pavilion
Gyro
DUNKIN'
Starr Dance
Pilates of NJ
Total Hearing Care
Americana Salon
Frank's Pizza
French Cleaners
1,800 SF LEASE OUT
2,991 SF AVAILABLE
EISENHOWER
(Main Highway)
PARKWAY
22,261 VPD
Block 32
Lot 6
Area=
239,614 SF
(5.501 Ac.)
Storage Shed
Formerly part of Lot 5
BLOCK 32
Zone Limit
Conc. Slab
Gravel Storage Area
Ex. Concrete Block Wall
Power Driveway
Power Parking
Block Curb
Chain Link Fence
Wood Guide Rail
Metal Guide Rail
Concrete Bollard
Light Pole
Utility Pole
Catch Basin
Curb Inlet
Manhole
Sanitary Manhole
Gate
Fence
Roof Line
Overhead Wire
Storage Shed
Storage Shed
Concrete Block Building
Wood Frame Building
Brick Building
Concrete Block Building
Wood Frame Building
Brick Building
Concrete Block Building
Wood Frame Building
Brick Building

ENDCAP - 4,791 SF DIVISIBLE

DEMOGRAPHICS



TOTAL POPULATION

1 mile	4,879
3 miles	60,697
5 miles	158,114

DAYTIME POPULATION

1 mile	10,084
3 miles	74,183
5 miles	196,928

AVERAGE HOUSEHOLD INCOME

1 mile	$220,883
3 miles	$217,778
5 miles	$215,855

TOTAL HOUSEHOLDS

1 mile	1,885
3 miles	22,206
5 miles	57,409

TOTAL BUSINESSES

1 mile	392
3 miles	3,326
5 miles	9,012

NUMBER OF COLLEGE GRADUATES

1 mile	2,321
3 miles	28,762
5 miles	76,149

*2022 estimates