

Raritan Mall

120 Orlando Drive, Raritan, NJ

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- For Lease**
- 20,000 SF Retail Under 275 Luxury Apartments (Divisible)
 - 10,000 SF Existing Freestanding Out Parcel Building (Divisible)



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SITE INFORMATION

For Lease

- 20,000 SF Retail Under 275 Luxury Apartments (Divisible)
- 10,000 SF Existing Freestanding Out Parcel Building (Divisible)



AVAILABLE

- 20,000 SF Retail Under Residential (Divisible)
- 10,000 SF Freestanding Building (Divisible)

PRICE

Call for Quote

NNN

\$6.00 / SF (estimated)

GLA

275 Approved Apartments
w/ 20,000 SF Retail

PARKING

Per Code

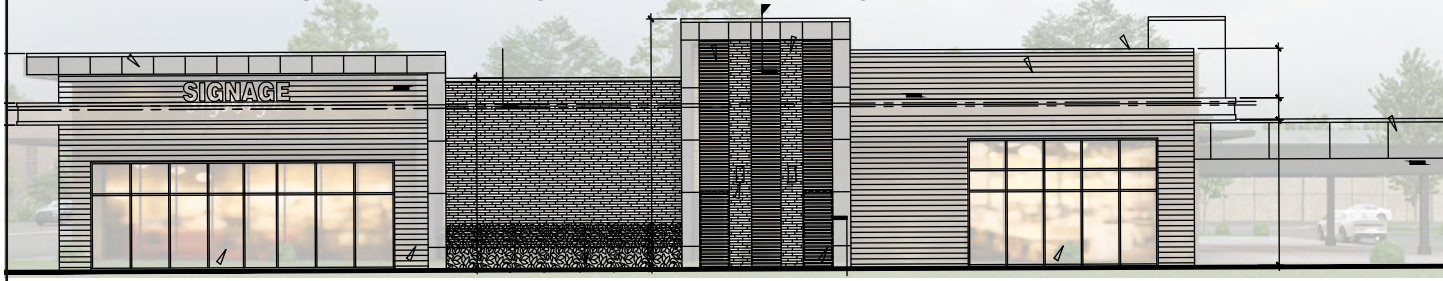
TRAFFIC

33,895 VPD On Route 206
5,506 VPD On Orlando Drive

FRONTAGE

295 FT On Orlando Road

10,000 SF Existing Freestanding Out Parcel Building (Divisible)



NOTES

- 10,000 SF Out Parcel Building Already Under Full Renovations
- Approved 275 Residential Units

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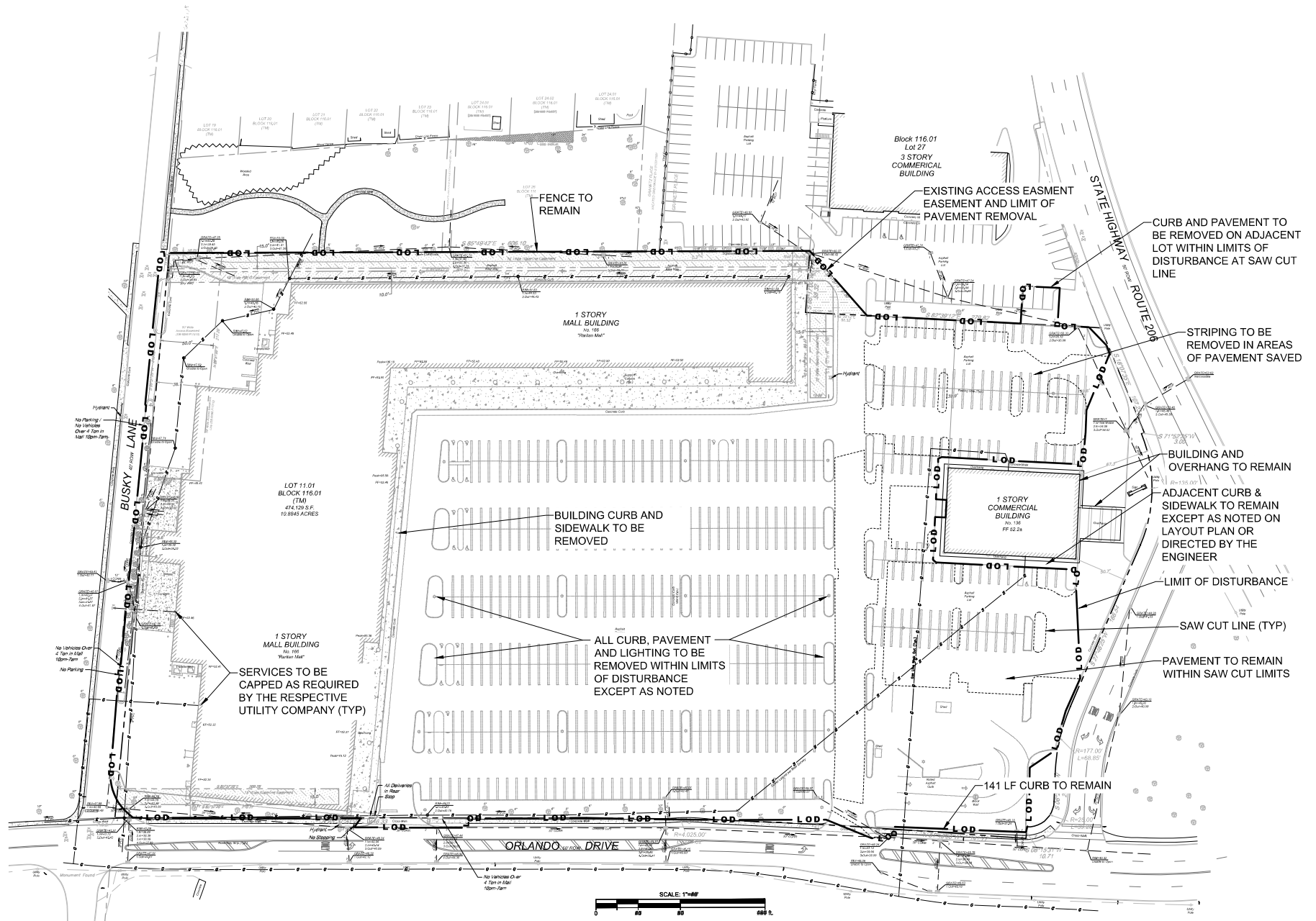
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RESIDENCES:
69 UNITS/FLOOR (LEVELS 2 THRU 5)
TOTAL 276 UNITS

RETAIL:
20,000 SF +/- LEVEL 1
10,000 SF EXISTING BUILDING

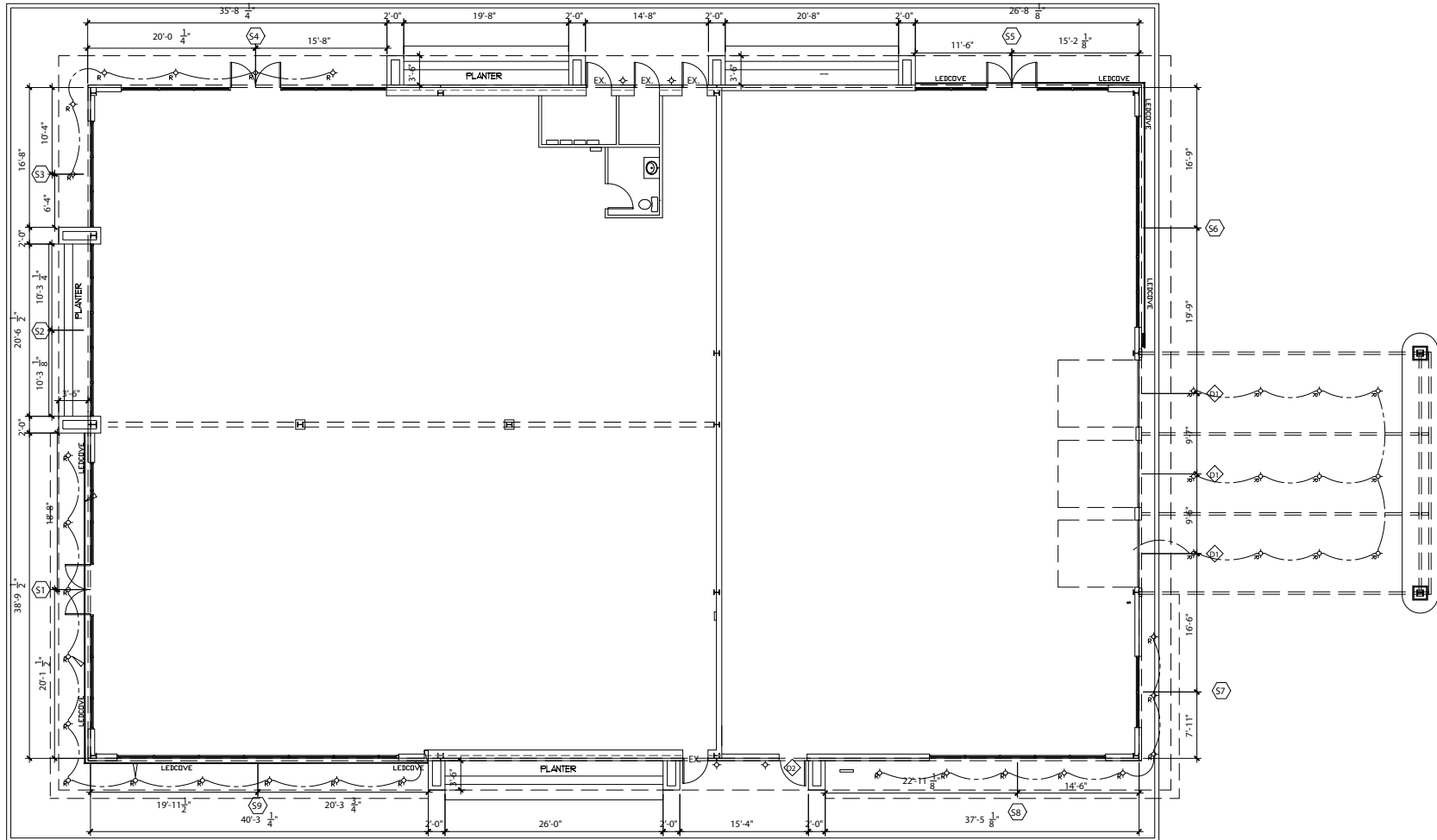
AMENITY CENTER:
4,000 SF +/- LEVEL 1
COMMUNITY, FITNESS

MANAGEMENT OFFICES
2,000 SF +/- LEVEL 1

GARAGE PARKING:
184 SPACES - SEE CIVIL DRAWINGS FOR SURFACE PARKING

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DEMOGRAPHICS

| | TOTAL POPULATION | AVERAGE HHI | HOUSEHOLDS | TOTAL BUSINESSES | TOTAL EMPLOYEES |
|----------------|------------------|-------------|------------|------------------|-----------------|
| 1 Mile | 12,563 | \$129,431 | 5,315 | 948 | 8,407 |
| 3 Miles | 64,777 | \$157,914 | 24,351 | 3,384 | 46,544 |
| 5 Miles | 133,365 | \$177,288 | 49,716 | 5,650 | 79,319 |

