

CEDAR GROVE CENTRE | 120 CEDAR GROVE LANE

SOMERSET, NEW JERSEY

FOR LEASE

SHANE WIERKS
swierks@jefferyrealty.com
C: 908.581.7781
O: 908.668.9600



**1,592 SF
AVAILABLE**

**FITNESS
FACTORY**
HEALTH CLUB

MOE'S
SOUTHWEST GRILL

Krauszer's
At Teachers Village

**NEW YORK
BARIATRIC GROUP**

Starbucks

Jersey Mike's
SUBS

afc american family care
URGENT CARE

Kessler
INSTITUTE FOR REHABILITATION

UNITY BANK

CEDAR GROVE LANE | 15,372 VPD

NEW BRUNSWICK RD | 14,327 VPD



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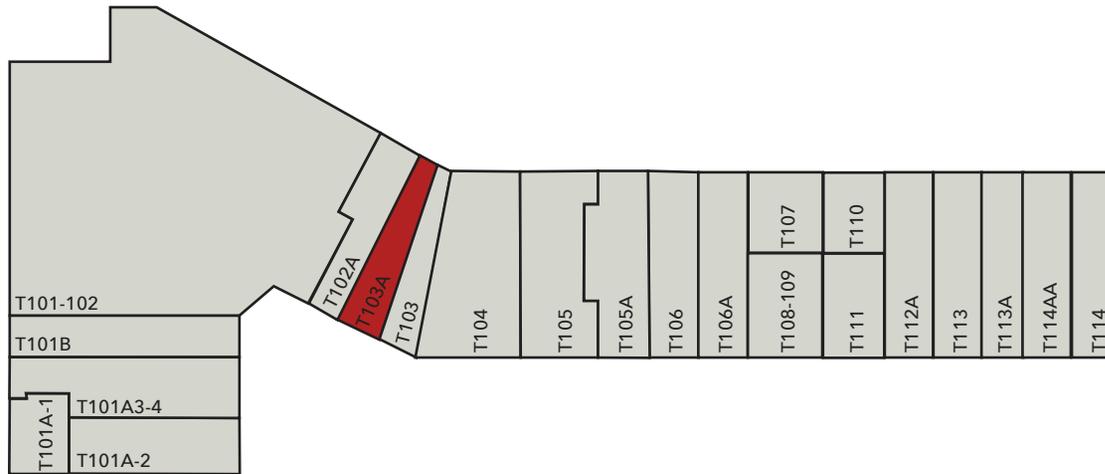
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SITE INFORMATION

UNIT SIZE: 1,592 SF
 GLA: 70,000 SF
 ASKING: Call for Quote
 NNN: \$4.93 (CAM)
 \$1.33 (INS)
 \$3.38 (RE Tax)

 \$9.63 (Total)



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|-------------------------------|--------------------------|------------------------------|
| T101A-1: Krauzers | T105: Kurry Zone | T113A: Derma Laser Center |
| T101A-2: Mahana Fresh | T105A: Piazza Orsillo | T114AA: JEI Learning Center |
| T101A3-4: The Fitness Factory | T106: Karate Studio | T114: NY Bariatric Group |
| T101-102: The Fitness Factory | T106A: Kunson Nails II | T115: Starbucks |
| T101B: The Fitness Factory | T107: P & P Liquors | T116: Jersey Mike's |
| T102A: Jo-Sho | T108-109: P & P Liquors | T117: MJS Affordable Kitchen |
| T103A: Available | T110-T111: Cedar Smiles | T118: Kessler Rehabilitation |
| T103: King Palace Chinese | T112A: La Ritz Cleaners | T119: AFC Urgent Care |
| T104: Moe's Southwest Grill | T113: Gilded Raven Games | T122: Unity Bank |

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	8,377	60,762	231,167
AVERAGE HHI	\$164,032	\$159,317	\$145,849
HOUSEHOLDS	3,707	22,988	77,519



52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.662.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

