

FOR LEASE | RETAIL

# RETAIL SPACE IN TRICORNE CENTER

2007 Highway 35 | Wall Township, NJ 07719



## PROPERTY SUMMARY

**Lease Rate:** Negotiable

**Cross Streets:** Allaire and New Bedford Roads

## AVAILABLE SPACES

Suite	SF Available	Lease Rate
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## PROPERTY OVERVIEW

Retail Space for Lease Adjacent to Panera in Tricorne Center on Route 35 in Wall

## LOCATION OVERVIEW

Located on busy Route 35 South, between Allaire and New Bedford Roads. Easy access to Routes 35, 138, 195, 18, 34 and the Garden State Parkway.

## PROPERTY HIGHLIGHTS

- Great location in the heart of Route 35, Wall Township
- Co-tenants include Acme, Panera, Mizuki Hibachi Asian Bistro, and Simonetti's Sporting Goods

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com  
Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



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## Demographics

	1-Mile	3-Miles	5-Miles
Total Population	6,751	49,362	125,895
Population Density	2,149	1,746	1,603
Median Age	46.8	44.9	43.5
Median Age (Male)	44.5	42.8	41.4
Median Age (Female)	48.1	46.5	45
Total Households	2,976	20,866	52,041
# of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$102,572	\$112,117	\$96,530
Average House Value	\$474,404	\$557,248	\$478,072

## Co-Tenants



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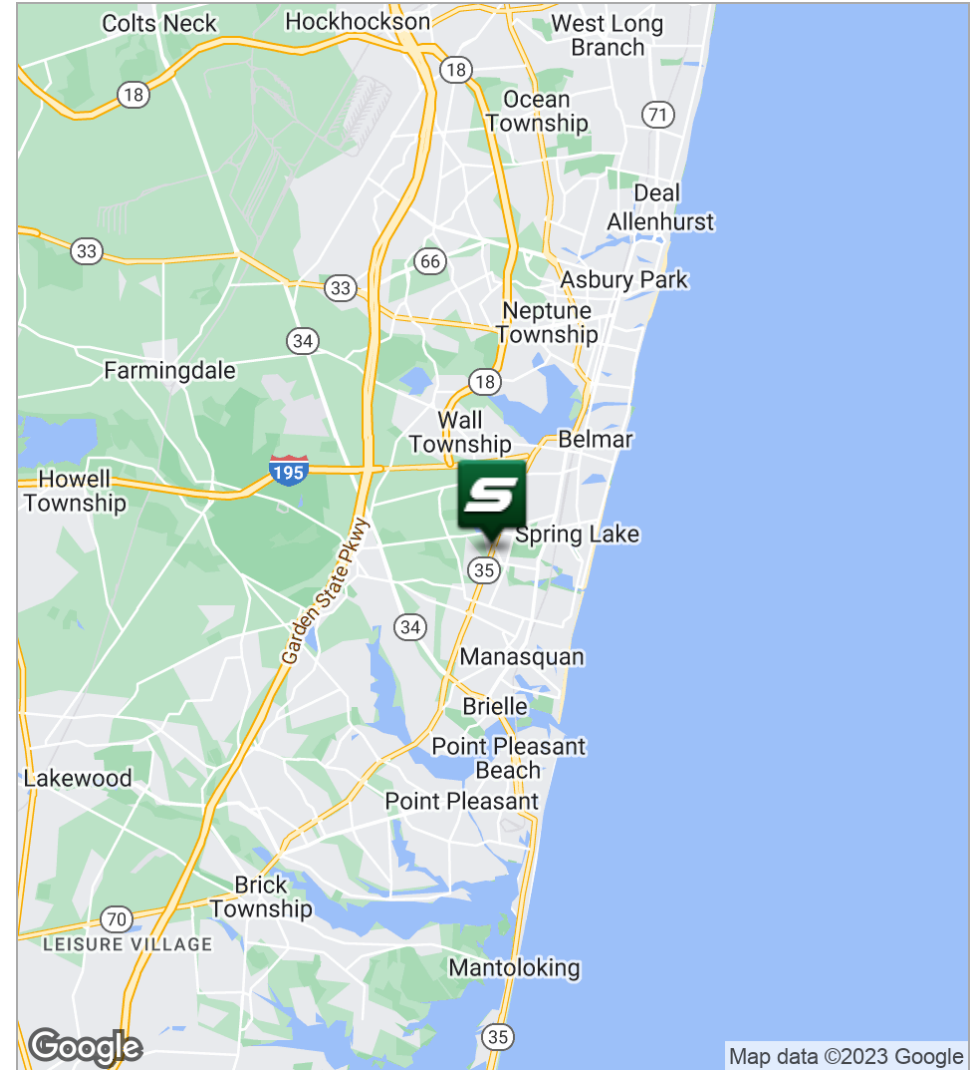
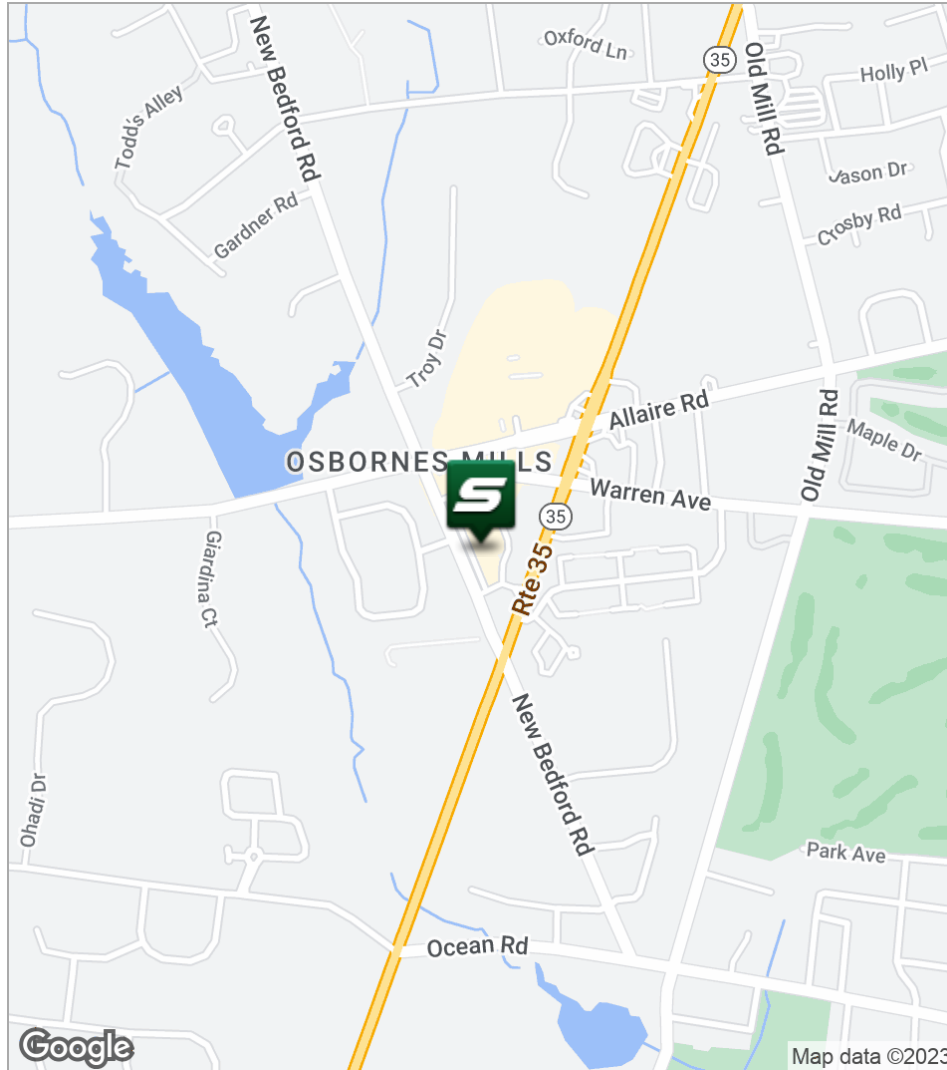


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## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

## **Rent Receiver Services**

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## **Award-Winning Research**

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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