

FOR LEASE | RETAIL

RETAIL SHOPS AT THE GRANDE AT METROPARK (PRICE REDUCED)



3 Ronson Road | Iselin, NJ 08830



PROPERTY SUMMARY

Available SF:	±
Lease Rate:	N/A
Building Size:	± 7,928 SF
Cross Streets:	Route 1 and Gill Lane

AVAILABLE SPACES

Suite	SF Available	Lease Rate
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PROPERTY OVERVIEW

Retail Space Available at The Grande at Metropark -- 355 New Apartments on Site -- Garden State Parkway Visibility.

LOCATION OVERVIEW

Located at the intersection of Route 1 South and the Garden State Parkway North, with easy access to the New Jersey Turnpike and Highways 9, 440 and 287.

PROPERTY HIGHLIGHTS

- Ground floor retail space in brand new 355-unit upscale apartment building near Metropark train station
- Ideal for pizzeria, nail/hair salon, drop-off dry cleaners, convenience store, deli, and more to service the luxury apartment renters
- Over 19,000 residents and 19,000 employees within one-mile radius
- Jitney service between The Grande and Metropark train station

FOR MORE INFORMATION, PLEASE CONTACT:

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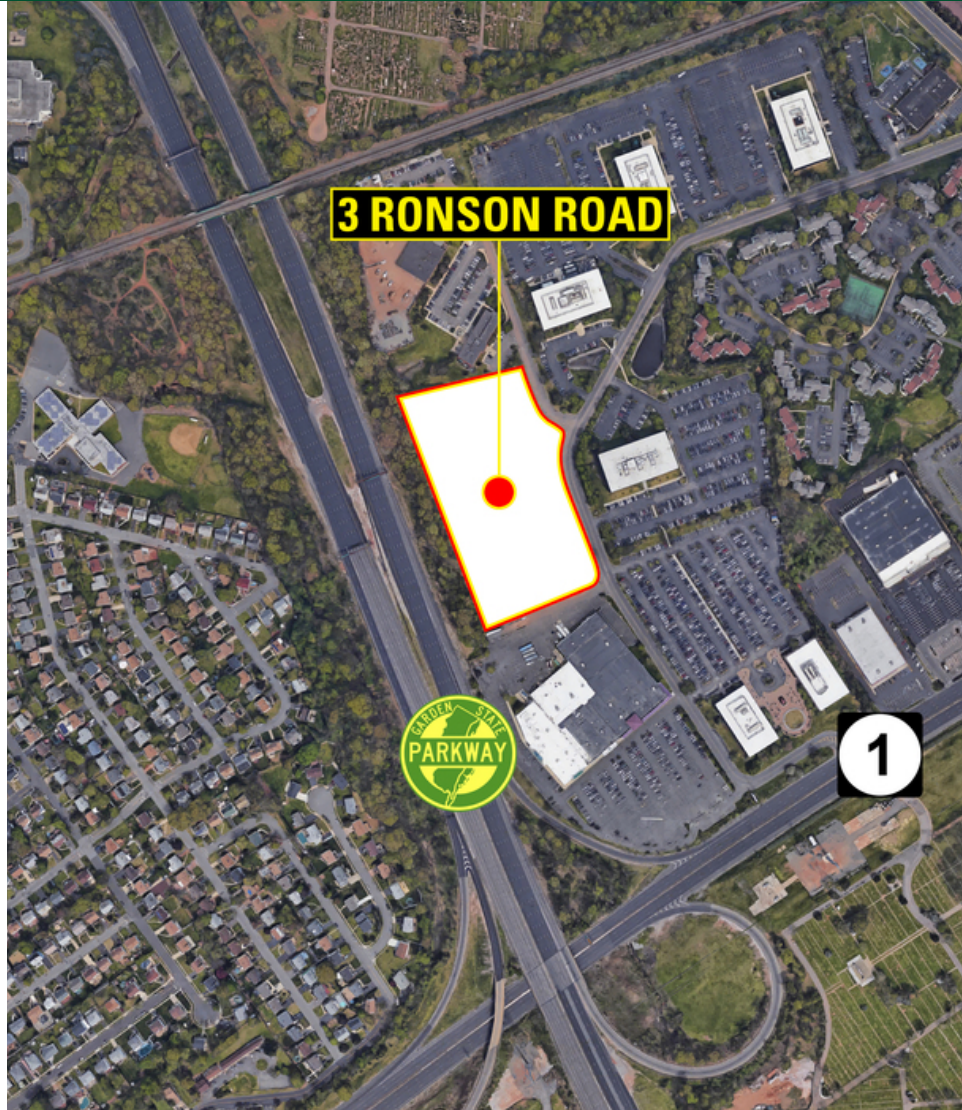
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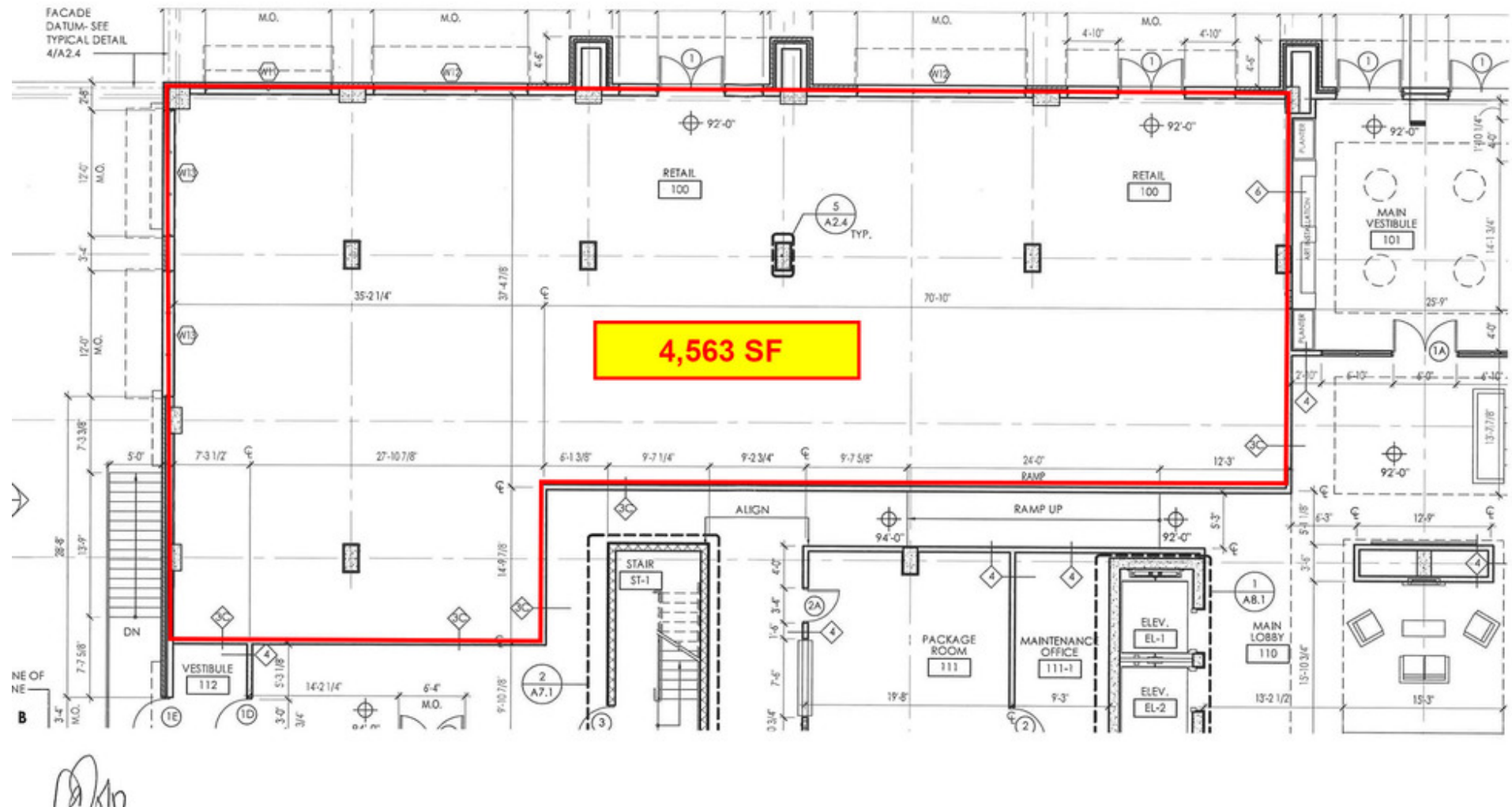
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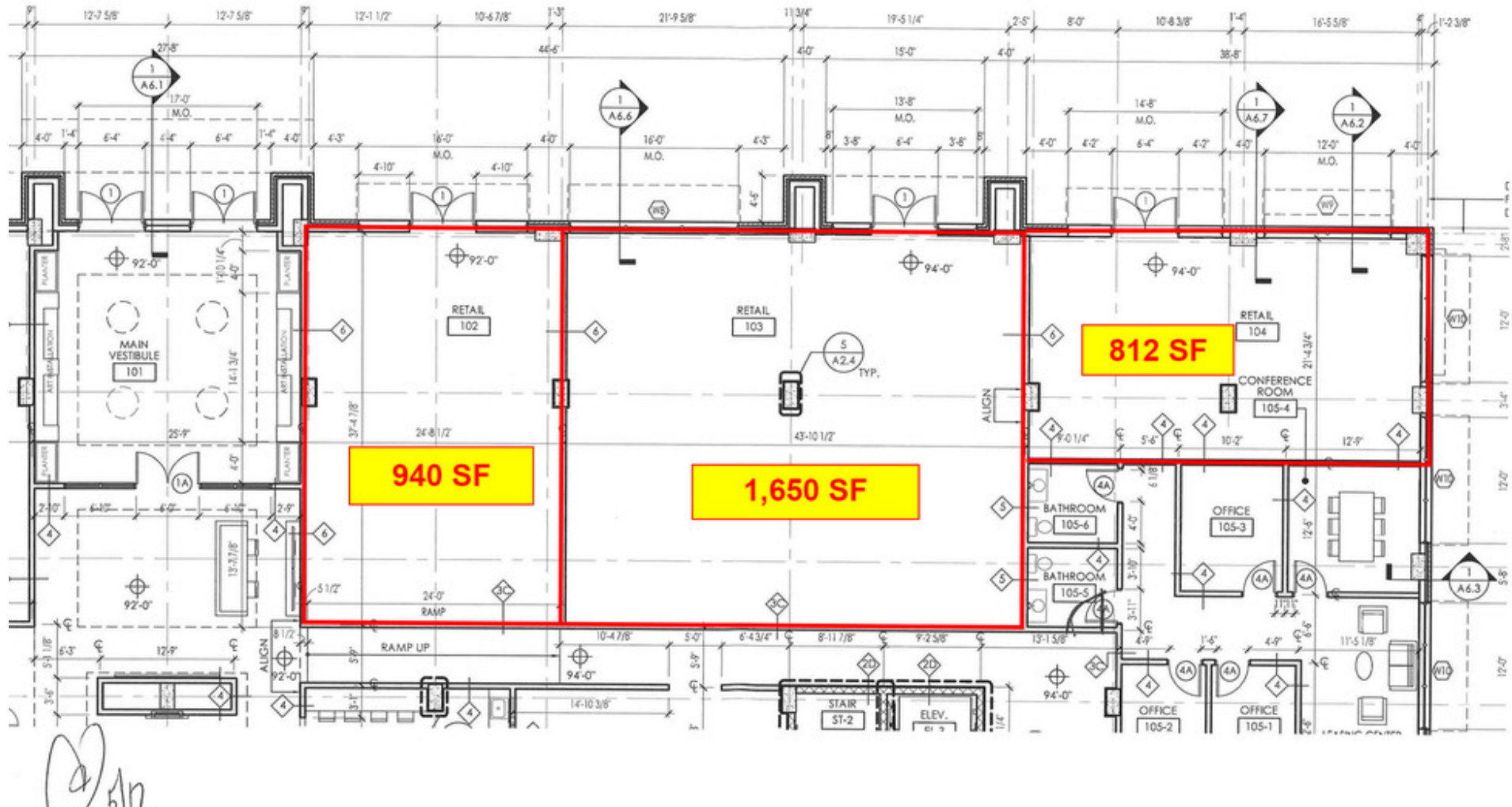
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Demographics

	1 Mile	3 Miles	5 Miles
Total Households	6,433	48,597	113,636
Total Population	17,416	136,085	324,969
Persons Per Household	2.7	2.8	2.9
Average Age	36.7	39.2	38.3
Average House Value	\$342,072	\$387,321	\$394,635
Average Household Income	\$94,693	\$95,088	\$92,201

Potential Customer from These Businesses in the Immediate Area

Renaissance Hotel
BNP Paribas
Hobby Lobby
Bed Bath & Beyond
Middlesex Water Company
Marshalls
NJ Advance Media
DSW Inc.
EPCOS, Inc.
Auto Injury Solution
Progressive Insurance
GFI Group
UBM Americas
Tallen Technology
Top Shelf Electric
MUFG Union Bank
The Aztec Corporation
Advanced Therapy of America
Eye Care and Surgery Center
Power Home Remodeling Group
The Goddard School
Avenel Iselin Medical Group
Omni Eye Services
Incor Inc.
Priamba Soft
Avalon Bay Communities
HAKS
UBM Life Sciences
... and more

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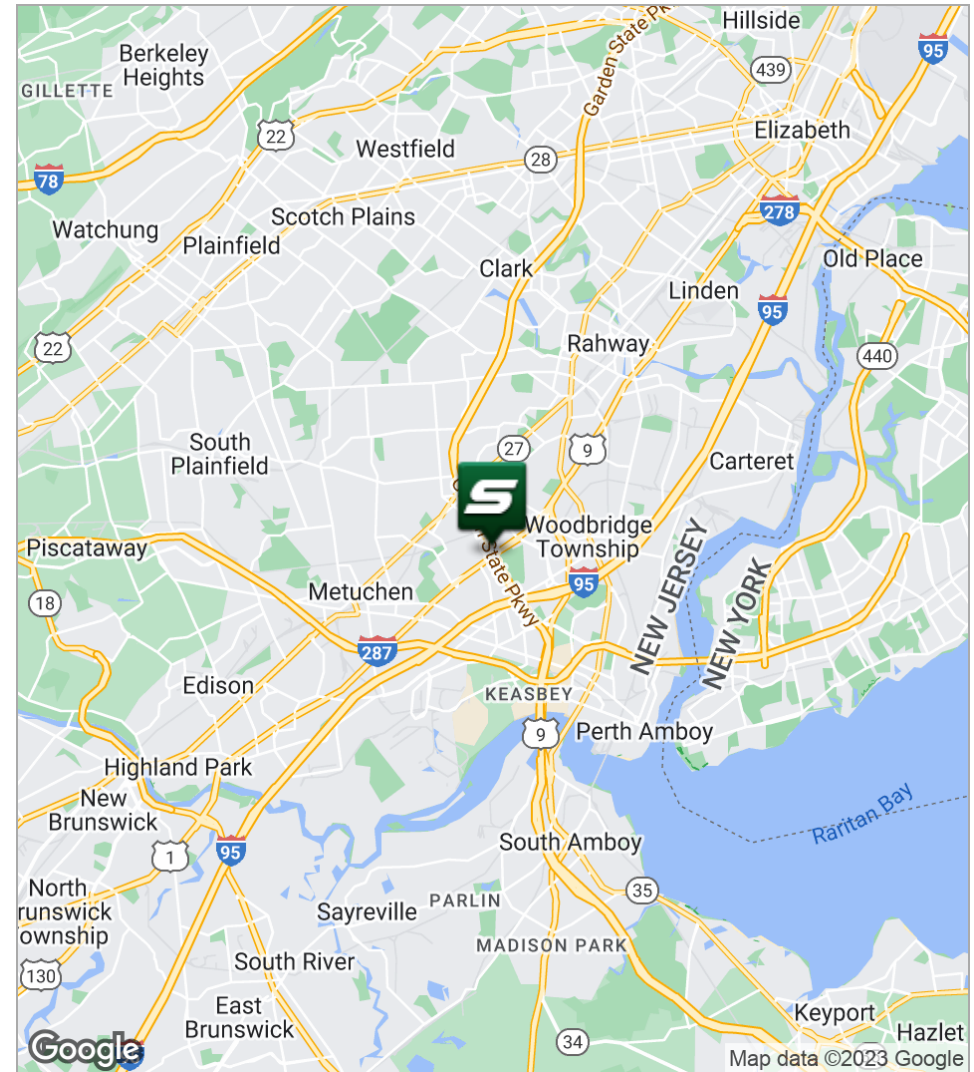
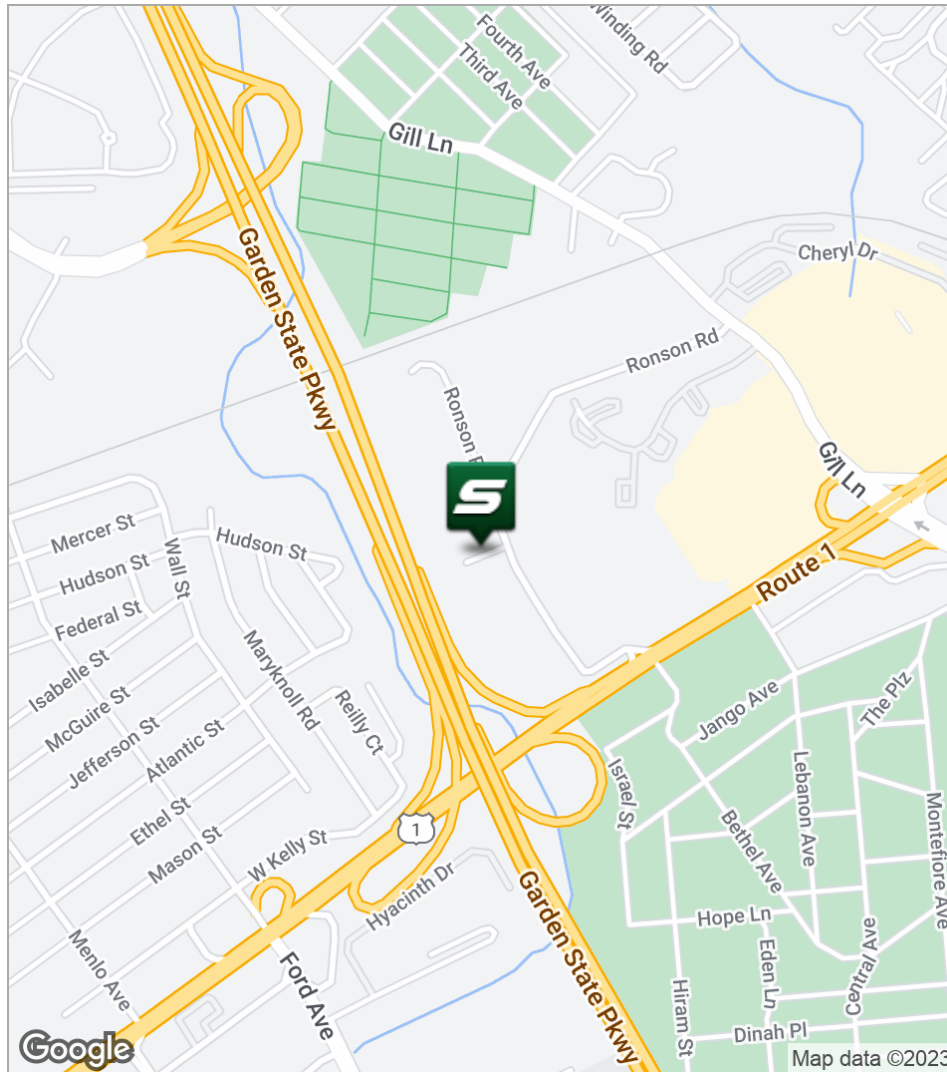
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Commercial Brokerage Leasing and Sales

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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