

**1600 Perrineville Rd.
Monroe Twp, NJ**

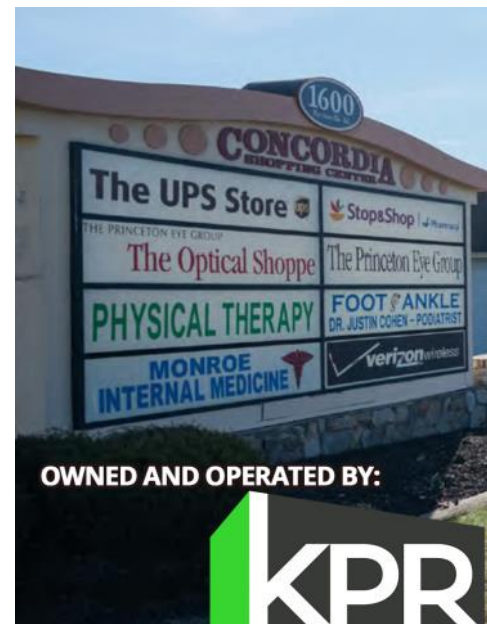


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|-------|-------------------------------|------|-------------------------|
| 57 | MRS. KUMAR'S INDIAN CUISINE | 12 | MONROE WINE & SPIRITS |
| 56 | NJ HEARING & TINNITUS CENTER | 9-10 | LUCKY CHINESE FOOD |
| 55 | MONROE EYE CARE | 7-8 | D&T PIZZA |
| 54 | IMAGE NAIL SALON | 5 | CONCORDIA CLEANERS |
| 52-53 | JEWISH FAMILY SERVICES | 4 | MONROE PHYSICAL THERAPY |
| 51 | MONROE DINER | 3 | VERIZON STORE |
| 32 | CARE STREET HOMECARE SERVICES | 2 | UPS STORE |
| 30 | HAPPY LIM'S TAEKWONDO | 1 | A.B. CARPET |
| 28 | BEIT SHALOM OF MONROE | 42 | PRINCETON EYE GROUP |
| 29 | ARNOLD MAYBERG, CPA | 39 | NORTHFIELD BANK |
| 23 | DR. STEVEN GIARRATANO, DDS PA | 40 | WELLS FARGO |
| 17A | NJ HEARING & TINNITUS CENTER | | |
| 12 | MONROE EYE CARE | 22 | VACANT 827 SF |
| 30 | CONCORDIA FOOT AND ANKLE | 26 | VACANT 2,998 SF |
| 37 | BP GAS | 31 | VACANT 2,458 SF |



*Available for Lease &
Pad-Site
2,998 SF; 2,458 SF;
& 827 SF*

**Concordia Shopping Center
1600 Perrineville Rd. Monroe Twp, NJ**



PROPERTY HIGHLIGHTS:

- Join Super Stop & Shop and a diverse tenant mix at this high-performing 135,090 SF community center
- Nearest supermarket are South Brunswick (5.68 miles) and East Windsor (5.46 miles) from Shop & Stop
- Significant residential growth will continue to drive pedestrian traffic to center
- Combined traffic count of over 15,000 cars per day
- Seeking Medical/Professional offices, Bagel, Senior Fitness, Dance, Craft Store, Ice Cream, Adult Day Care, Restaurant, Urgent Care, Pet Store

**Total GLA = 135,090 SF
Parking - 616 Spaces Available
Traffic Count on Perrineville Rd - 8,061 cars per day**

DEMOGRAPHICS 2019

	1 mile	3 miles	5 miles
POPULATION	5,258	35,259	78,405
AVG. HOUSEHOLD INCOME	\$82,392	\$117,354	\$132,312
DAYTIME POPULATION	4,850	36,800	76,564

For more information please contact:

EXCLUSIVE BROKER
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