

GREENBROOK COMMONS

2,903 SF | LAST SPACE AVAILABLE

1601 ROUTE 22 WATCHUNG, NJ

OWNED BY **URBAN EDGE**



ROUTE 22
84,755 VPD

EAST WEST

CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

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

CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | info@catalystrenj.com

2,903 SF FOR LEASE

1601 ROUTE 22
WATCHUNG, NJ

GREENBROOK COMMONS



GLA: 169,766 SF
AVAILABLE: 2,903 SF **IN LEASE**
RENT: CALL FOR QUOTE
NNN: \$7.99 PSF
PARKING: 953 SPACES
TRAFFIC: 84,755 VPD ON ROUTE 22

- Located across from the new Heritage Square
- Pylon signage available
- Drive thru available
- Space 6 - Former Qdoba - Built out kitchen



| | 1 MILE | 3 MILE | 5 MILE |
|------------------------|------------------|------------------|------------------|
| POPULATION | 13,482 | 118,004 | 255,045 |
| AVG. HOUSEHOLD INCOME | \$136,439 | \$174,745 | \$202,449 |
| HOUSEHOLDS | 4,894 | 39,286 | 87,243 |
| DAYTIME POPULATION | 7,885 | 70,233 | 158,496 |
| NUMBER OF EMPLOYEES | 4,054 | 40,375 | 91,833 |
| AVERAGE HOUSEHOLD SIZE | 2.7 | 3 | 2.9 |

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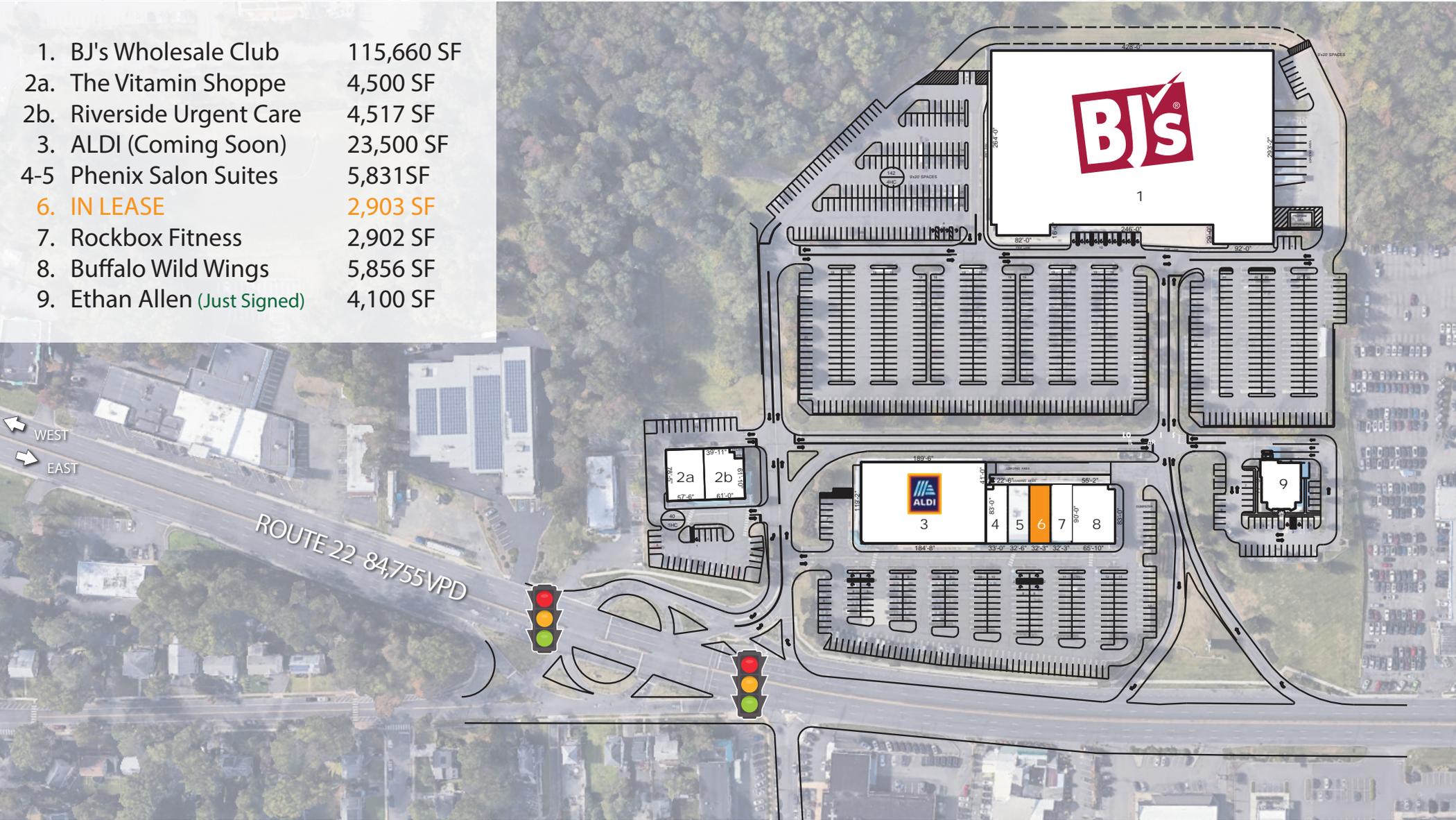


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- 1. BJ's Wholesale Club 115,660 SF
- 2a. The Vitamin Shoppe 4,500 SF
- 2b. Riverside Urgent Care 4,517 SF
- 3. ALDI (Coming Soon) 23,500 SF
- 4-5 Phenix Salon Suites 5,831 SF
- 6. IN LEASE 2,903 SF**
- 7. Rockbox Fitness 2,902 SF
- 8. Buffalo Wild Wings 5,856 SF
- 9. Ethan Allen (Just Signed) 4,100 SF



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WATCHUNG, NJ

GREENBROOK COMMONS



- 1,500,000 SF of Office
- 328 Luxury Residential Units
- 142,000 SF of Additional Retail, restaurants, and entertainment

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