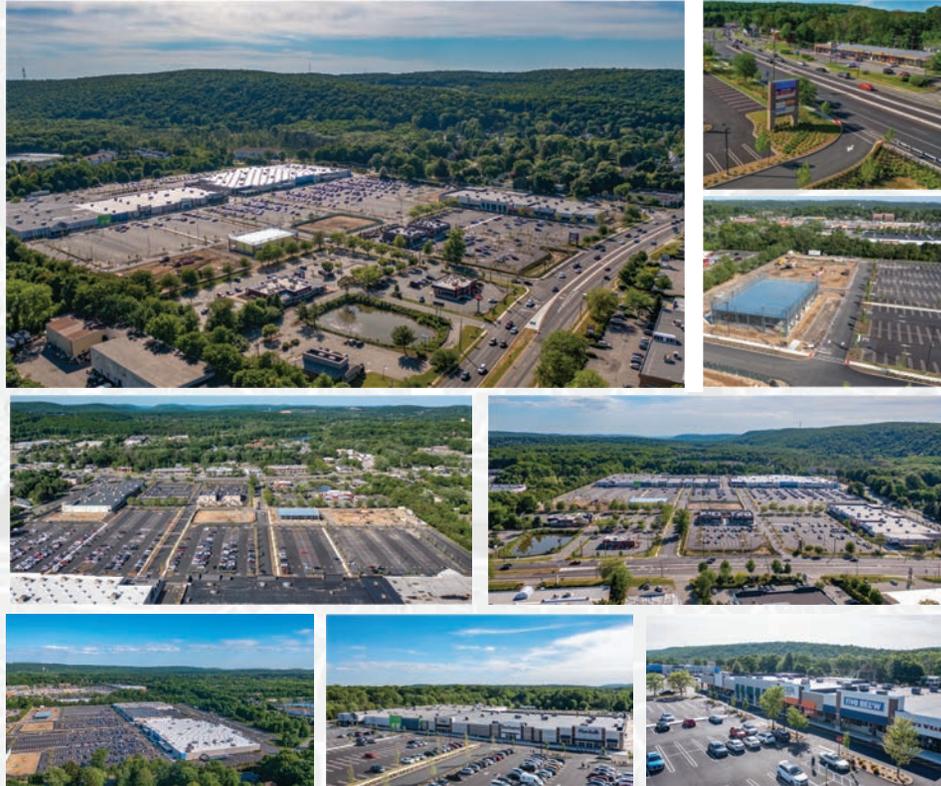


**1,535 SF - 11,000 SF
FOR LEASE**

462 ROUTE 10
LEDGEWOOD, NJ

LEDGEWOOD COMMONS



GLA: 470,000 SF
AVAILABLE: 1,535 -11,000 SF
RENT: CALL FOR QUOTE
PARKING: 4.5 PER 1,000 SF
FRONTAGE: 700' ON ROUTE 10
TRAFFIC: 30,422 VPD ON ROUTE 10

- New modernized center in a notable trade area with 700 feet of frontage on Rt. 10 anchored by Walmart Super Center
- Multiple liquor licenses available
- All new pylon and monument signs with additional site wide way finding signage.



	1 MILE	3 MILE	5 MILE
POPULATION	5,002	35,842	108,289
AVG. HOUSEHOLD INCOME	\$135,849	\$162,601	\$158,393
HOUSEHOLDS	1,982	13,867	41,038
DAYTIME POPULATION	4,275	22,870	63,827
NUMBER OF EMPLOYEES	2,676	13,736	37,205
AVERAGE HOUSEHOLD SIZE	2.5	2.6	2.6

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MIKE TESTA mt@catalystrenj.com C: 201.232.6086
WILLIAM FARKAS bf@catalystrenj.com C: 973.223.6600

**FOR MORE
INFORMATION**

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

www.CATALYSTRENJ.com



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