

LEDGEWOOD COMMONS

1,500 - 11,000 SF DIVISIBLE

461 ROUTE 10
LEDGEWOOD, NJ



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 | CatalystRENJ.com

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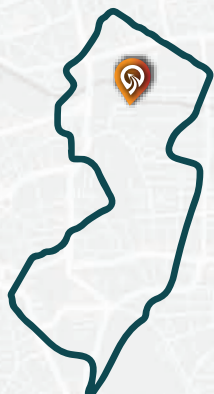
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SITE INFORMATION



GLA: 470,000 SF
AVAILABLE: 1,500 - 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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SITE PLAN



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MARKET AERIAL



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