



Aberdeen Town Square Shopping Center

RETAIL SPACE AVAILABLE

LOCATION:	1071-1077 ROUTE 34 ABERDEEN TOWNSHIP NEW JERSEY 07747
SPACE AVAILABLE:	2000SF +/-
RENT ECONOMICS:	BASE RENT - PREVAILING MARKET RENT
LANDLORD CONSTRUCTION:	STANDARD WORK LETTER (INCLUDES ACCOUSTICAL CEILING, HVAC, SHEET ROCK WALLS READY FOR PAINT, GLASS STOREFRONT, BATHROOM, HOT WATER HEATER) ADDITIONAL FIT UP NEGOTIABLE
TENANT CONCESSIONS:	NEGOTIABLE
EXCLUSIVE BROKER:	FLORHAM REALTY GROUP, INC. PHONE (732) 583 -1200 FAX (732) 583 - 5050
CONTACTS:	KAREN DOLAN EXT.3 THERESA BOCCHINO EXT. 5

TENANTS

Tenants that currently comprise Aberdeen Town Square:

- Allied Dental
- Court Jester
- Denino's Pizza
- DJ Got Me Fit
- Dollar Tree
- Marshall Eye Care
- European Wax Center
- Frozen Yo Cafe
- Gallo's Wine & Liquor
- Bagel Nook
- Livoti's Old World Market
- Mahzu Japanese Restaurant
- Maniac Barber Shop
- Moxie Salon
- Ralph's Italian Ices
- Glossy Nails
- Ricciardi Brothers
- Taco Bell
- The Hobby Shop
- Town Square Diner
- U Frame It
- Wing Hing

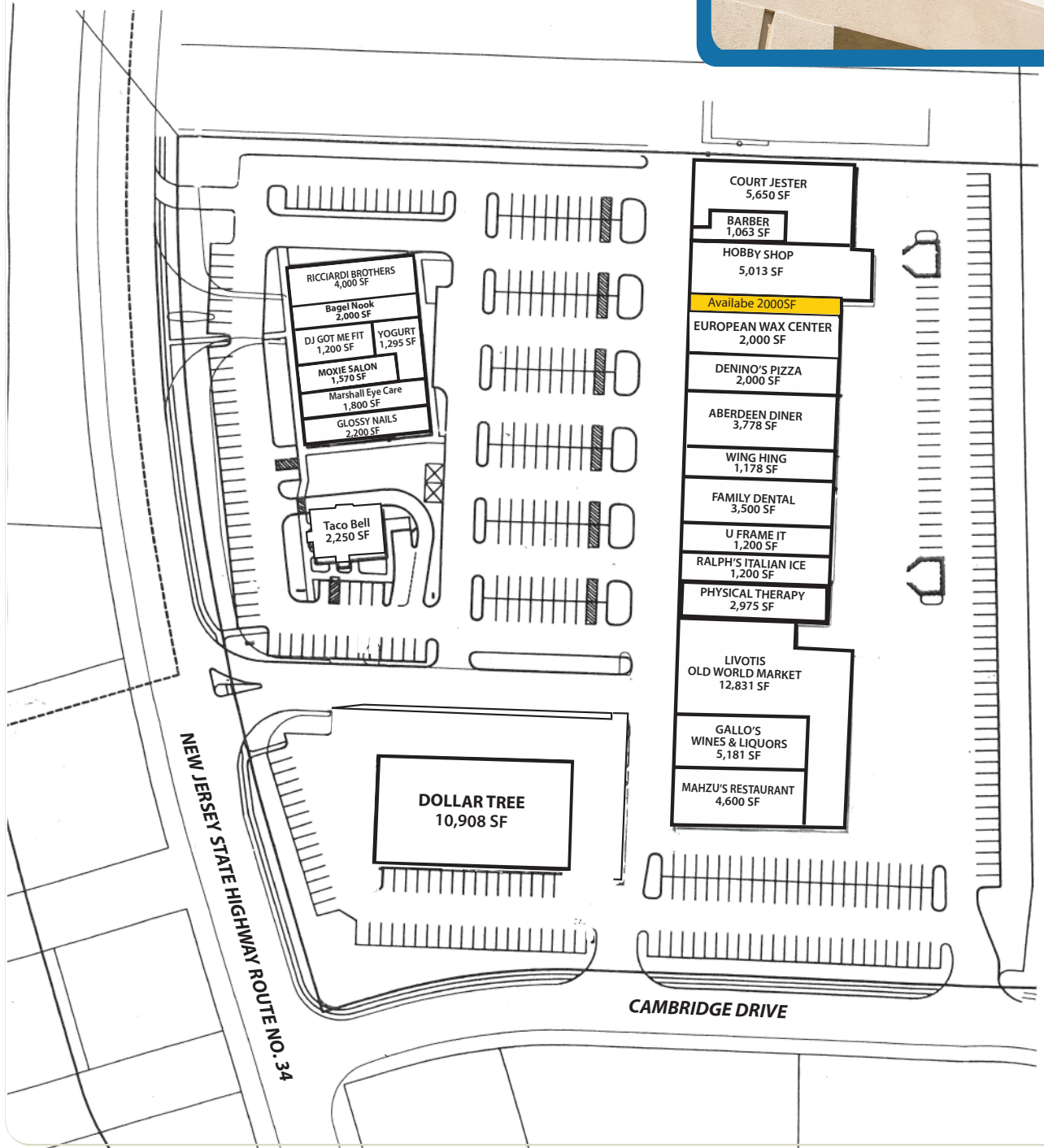
DEMOGRAPHICS

3 Mile	
Population:	58,117
Avg Household Income:	\$140,634
5 Miles	
Population:	140,836
Avg Household Income:	\$140,201
Daily Vehicle Count:	19,000

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SITE PLAN



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