

RETAIL

1541 Route 22
Watchung, NJ



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek

C: 973.896.8377

Urszula@ZoltekCRE.com

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COMMERCIAL REAL ESTATE SERVICES

JOIN UNIQUE THRIFT

AVAILABLE JULY 1ST, 2024

- 10,803 SF Available for Lease
- Currently Ethan Allen Furniture Store
- Zoning: B-C Highway Commercial
- Large Pylon Sign
- 66 Combined Parking Spaces
- Traffic Count Route 22: 64,115 VPD
- Extremely Busy Highway Location
- Next Door to Watchung Square Mall
- Nearby National Tenants: Walmart, Target, The Home Depot, Bed Bath & Beyond, Shoprite, Stop n Shop, Old Navy, TJ Maxx, Staples, Dicks, BJ's, Pet Smart, ULTA, Home Sense, Chick – Fila, David's Bridal, Raymour & Flanigan, Verizon and many more.

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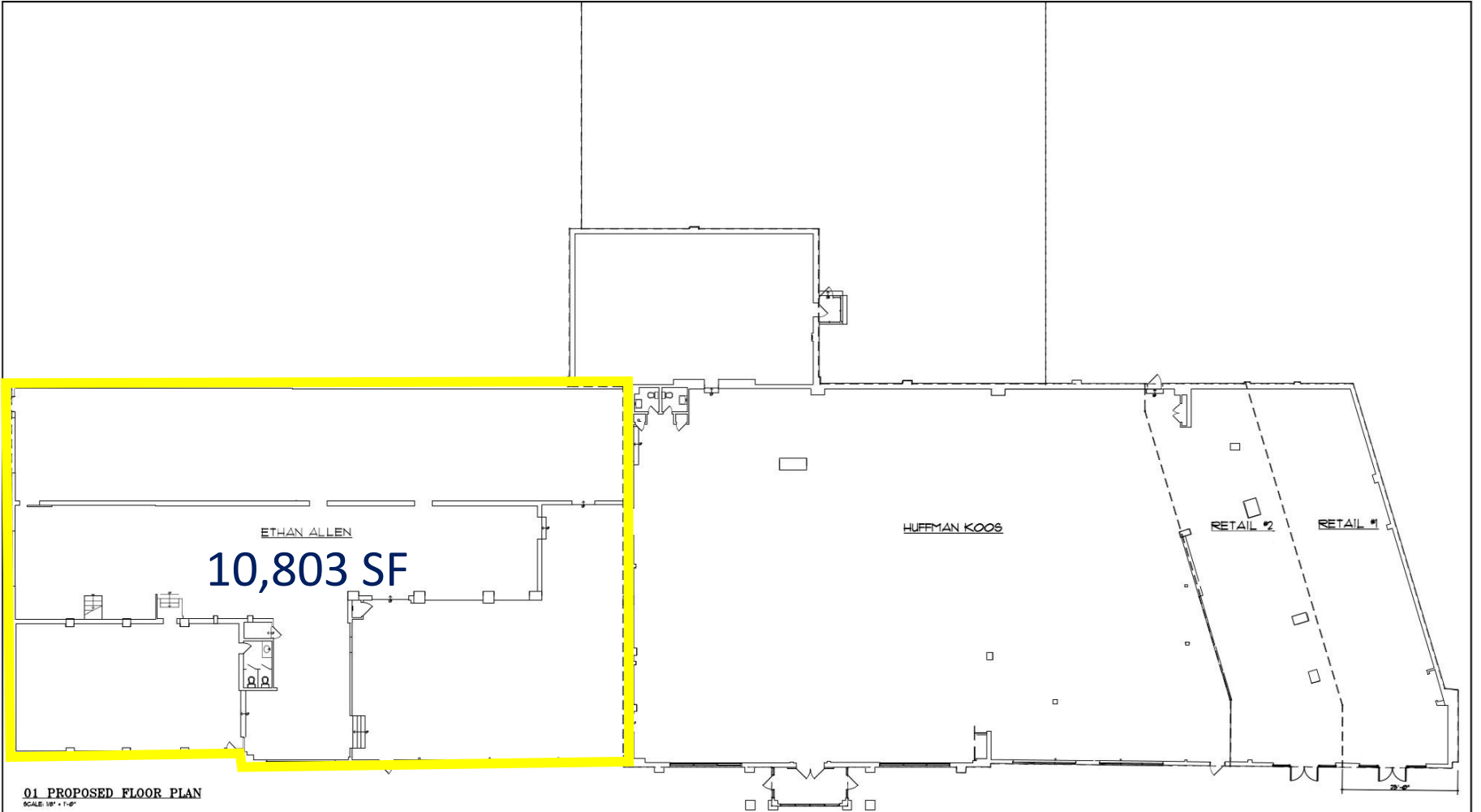
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ZOLTEK COMMERCIAL REAL ESTATE SERVICES - Licensed Real Estate Broker – 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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01 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

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		PROPOSED INTERIOR DEMOLITION FOR: FORMER ETHAN ALLEN ROUTE 22 WATCHUNG, NEW JERSEY		SHEET NO. A3.1	
		DESIGNED BY: CPD	NO. DATE 00-00-00		SCALE: AS NOTED
THE DIETZ PARTNERSHIP ARCHITECTS 1000 ROUTE 22, SUITE 200 WATCHUNG, NJ 07088 TEL: 908.881.1100 FAX: 908.881.1101 WWW.DIETZPARTNERSHIP.COM		ISSUE LOG		SHEET TITLE: PROPOSED FLOOR PLAN	
DATE: 06-28-24 FOR REVIEW		DESCRIPTION:		SHEET NO.: A3.1	

SITE

Blue Star Shopping Center

KOHL'S + SEPHORA | **DOLLAR TREE** | **ShopRite** | **Wendy's**
GameStop | **FIVE GUYS** | **Marshalls**
TAL FRIDAYS | **Arbys** | **AMERICAN FREIGHT** | **THE CHILDREN'S PLACE** | **HAND+STONE** | **SALLY BEAUTY SUPPLY**

Scotch Plains Animal Hospital | **McDonald's**
Scotch Plains Diner | **LUKOIL** | **EXON** | **Little Gym**

Watchung Square Mall

Walmart | **TARGET** | **THE HOME DEPOT** | **STOP & SHOP**
BED BATH & BEYOND | **PC RICHARD & SON** | **TJ-maxx**
OLD NAVY | **DICK'S SPORTING GOODS** | **STAPLES**
KIRKLAND Signature | **DSW** | **carter's babies and kids**
AMERICA'S BEST CONTACTS & EYEGLASSES | **PET SMART**

Greenbrook Commons

B.J.'s WHOLESALE CLUB | **BUFFALO WILD WINGS** | **QDOBA MEXICAN EATS** | **EXON**

Watchung Commons

Panera BREAD | **LENSCRAFTERS** | **THE SHIRT STORE**

The Honey Baked Ham

Heritage Square

HOME SENSE | **DAVIDS BRIDAL** | **Chick-fil-e**
ULTA | **SIERRA** | **CITYMD URGENT CARE**



**Traffic Count Route 22:
64,115 VPD**





DEMO-GRAPHICS	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	16,124	112,219	244,852
Daytime Employees	4,311	36,470	132,532
Households	5,619	36,796	83,039
Average Age	39.7	39.7	40.9
Average HH Income	\$97,998	\$125,257	\$141,653

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

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