

# Pohatcong Plaza

1250 U.S. Highway 22  
Phillipsburg, NJ 08865



GROSS LEASABLE AREA	PARKING	PARKING RATIO
537,410 sf	3,099	5.8/1,000

Demographics	3 miles			5 miles			10 miles		
Daytime Population	13,470	27,543	70,628						
Population	33,758	80,465	188,156						
Households	13,911	31,584	74,483						
Avg HH Income	\$87,469	\$87,509	\$100,410						
Med HH Income	\$72,430	\$67,981	\$77,715						



## Details

- Located at the intersection of Route 22 and Saint James Avenue.
- Traffic counts of **39,065 vehicles per day** on East & Westbound lanes of Route 22.
- 3/4 of a mile from Exit 3 off of I-78.
- In-line units available for anchor or junior anchor tenants. Can also be divided.
- Free-standing, fully built-out restaurants with drive-thru capabilities available.

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## Space Available

- |                     |                |
|---------------------|----------------|
| <b>4</b> 11,436 sf  | <b>D</b> Pad D |
| <b>17</b> 30,496 sf | <b>G</b> Pad G |
| <b>C</b> Pad C      | <b>H</b> Pad H |

## Current Tenants

- |   |                                   |
|---|-----------------------------------|
| <b>1</b> HomeGoods                            | <b>12</b> Teppanyaki Grill Buffet |
| <b>2</b> Marshalls                            | <b>13</b> Old Navy                |
| <b>3</b> Hobby Lobby                          | <b>14</b> petvalu                 |
| <b>5</b> ULTA Beauty                          | <b>15</b> Holiday Hair            |
| <b>6</b> Regal Cinemas                        | <b>16</b> Super Stop & Shop       |
| <b>7</b> America's Best Contacts & Eyeglasses | <b>18</b> Walmart Supercenter     |
| <b>8</b> Frank's Trattoria                    | <b>A</b> Wells Fargo              |
| <b>9</b> Verizon Wireless                     | <b>B</b> Burger King              |
| <b>10</b> Nail Salon                          | <b>E</b> White Castle             |
| <b>11</b> Sally Beauty Supply                 | <b>F</b> Wawa                     |



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## Leasing Contacts



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