

The Mall at Beaver Brook

60 Beaver Brook Rd., Lincoln Park, NJ

Newly Renovated Shopping Center in Morris County, NJ



5 BROTHER'S BAGELS &
JENNY'S DAY SPA NOW OPEN!



David Townes / david.townes@cushwake.com / 917 993 5515
Alana Friedman / alana.friedman@cushwake.com / 201 508 5258

WHAT'S NEXT IN RETAIL
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NEIGHBORHOOD DEMOGRAPHICS

RETAIL SPACE:

1,458 SF to 3,291 SF

ASKING RENT:

\$24 PSF NNN

FRONTAGE:

887 FT on Beaver Brook Rd.



POPULATION

1 Mile	5,916
3 Miles	42,113
5 Miles	132,603



HOUSEHOLDS

2,325
14,837
49,083



MEDIAN HOUSEHOLD INCOME

\$97,801
\$104,360
\$103,639



DAYTIME POPULATION

1,877
1,483
1,681

COMMENTS:

- NEWLY RENOVATED daily needs shopping center in Morris County, NJ
- HIGH-VOLUME ShopRite grocery store anchor
- Shoprite produces the highest customer counts in the area
- 14,269 daily traffic count on Beaver Brook Road
- ABUNDANT PARKING FIELD—374 on site parking spaces
- Various sized storefronts with excellent visibility
- Wanted: restaurants, fitness, medical, dollar store, physical therapy, urgent care, retail and more
- Turn-key bagel store available—perfect for any restaurant



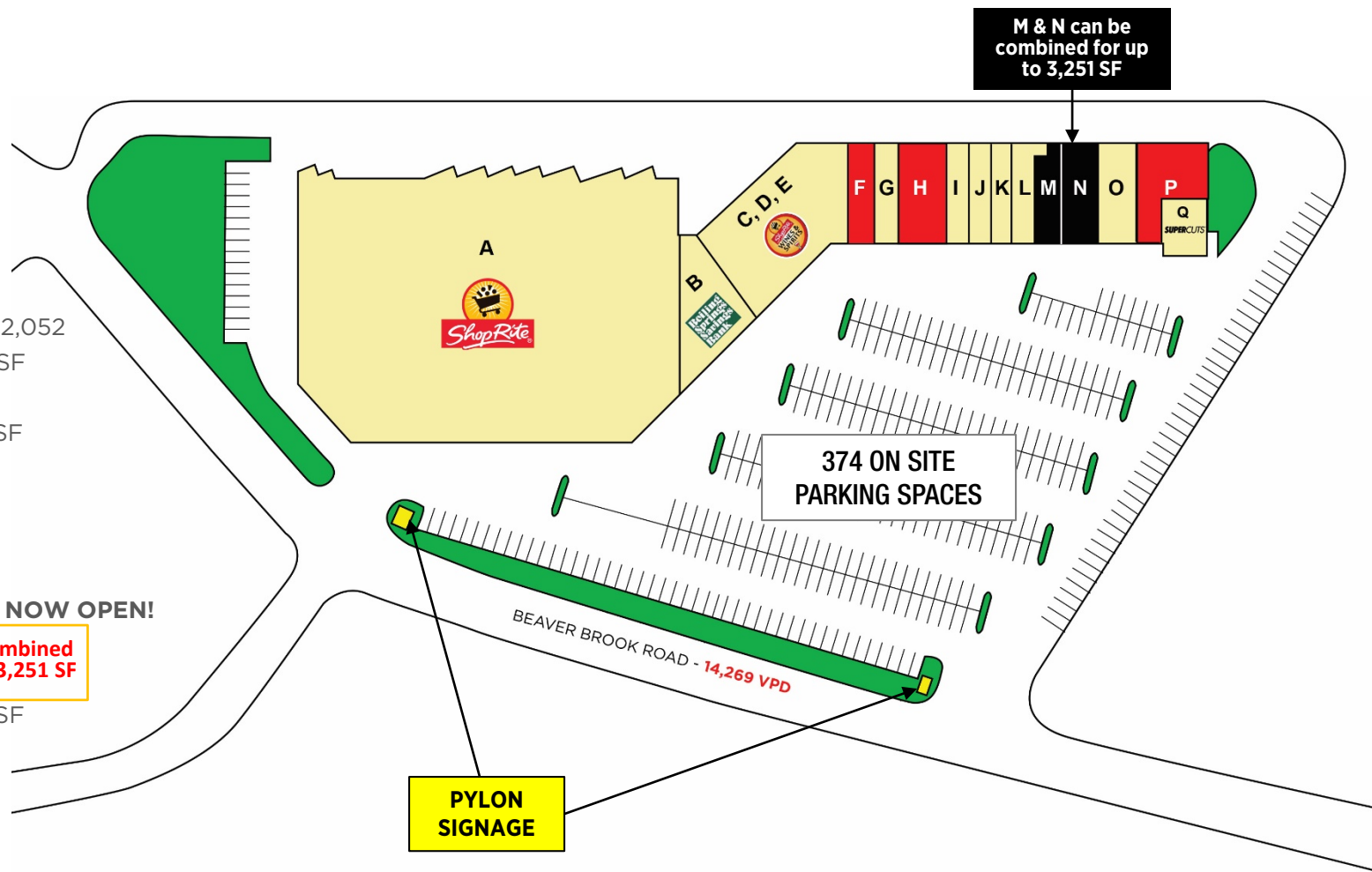
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1,458 TO 3,291 SF AVAILABLE FOR LEASE

- A. ShopRite: 61,215 SF
- B. Boiling Springs Savings Bank: 2,052
- C, D, E. Shoprite Liquors: 12,652 SF
- F. Available: 2,025 SF**
- G. Comprehensive Dental: 1,575 SF
- H. Available: 3,291 SF**
- I. Crystal Nails: 1,309 SF
- J. Wa Seng Kitchen: 1,177 SF
- K. Jenny's Day Spa **NOW OPEN!**
- L. Five Brothers Bagels: 1,438 SF **NOW OPEN!**
- M. Available: 1,458 SF** } Can be combined
N. Available: 1,793 SF } for up to 3,251 SF
- O. Anthony Franco Pizza: 2,370 SF
- P. Available: 2,623 SF**
- Q. Supercuts: 1,126 SF



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