

Pohatcong Plaza

1250 U.S. Highway 22
Phillipsburg, NJ 08865



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

Demographics	3 miles			5 miles			10 miles		
Daytime Population	13,761	28,793	74,348						
Population	33,879	80,612	188,466						
Households	13,753	31,111	73,266						
Avg HH Income	\$87,331	\$86,477	\$98,973						
Med HH Income	\$67,009	\$63,707	\$75,443						



Details

- Located at the intersection of Route 22 and Saint James Avenue.
- The Phillipsburg Mall is 1/2 mile west of the site.
- Junior anchor space available.
- 3/4 of a mile northwest of I-78 off of Exit 3.
- Traffic counts of **39,065 vehicles per day** on East & Westbound lanes of Route 22.

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Space Available

- 4 11,436 sf
- 7/8 4,000 sf
- 18 30,496 sf
- G Pad G

Current Tenants

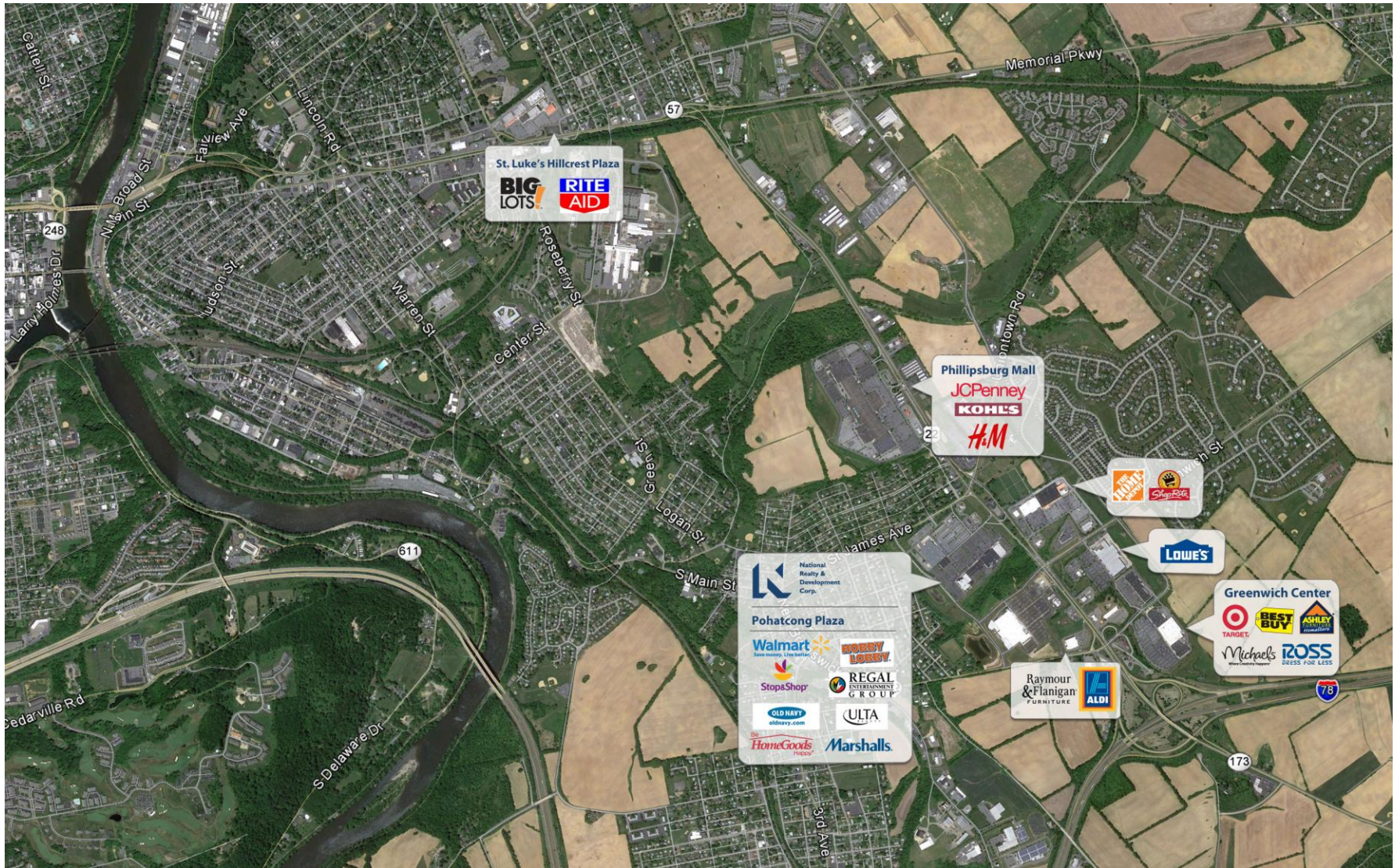
- 1 HomeGoods
- 2 Marshalls
- 3 Hobby Lobby
- 5 ULTA Beauty
- 6 Regal Cinemas
- 9 Frank's Trattoria
- 10 Verizon Wireless
- 11 Nail Salon
- 12 Sally Beauty Supply
- 13 Teppanyaki Grill Buffet
- 14 Old Navy
- 15 petvalu
- 16 Holiday Hair
- 17 Super Stop & Shop
- 19 Walmart Supercenter
- A Wells Fargo
- B Arby's
- C Ruby Tuesday
- D Quaker Steak & Lube
- E White Castle
- F Wawa



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Trade Area



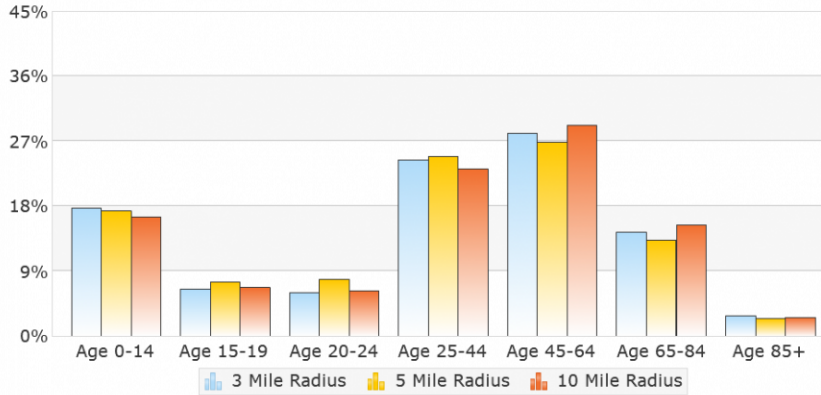
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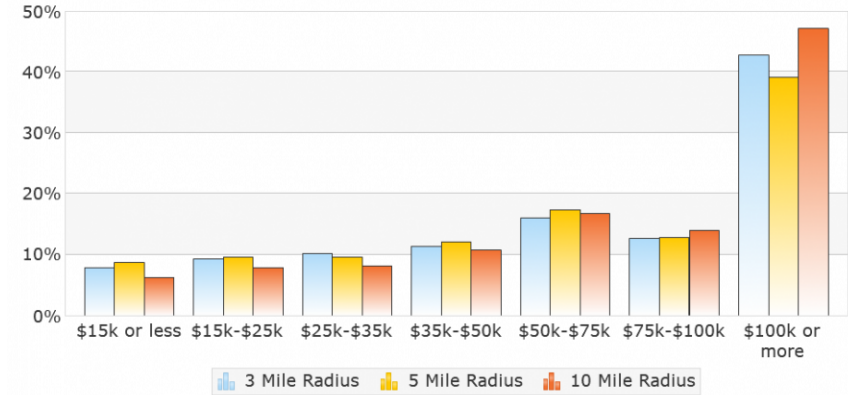


Demographic Summary Report

TOTAL POPULATION (2018)

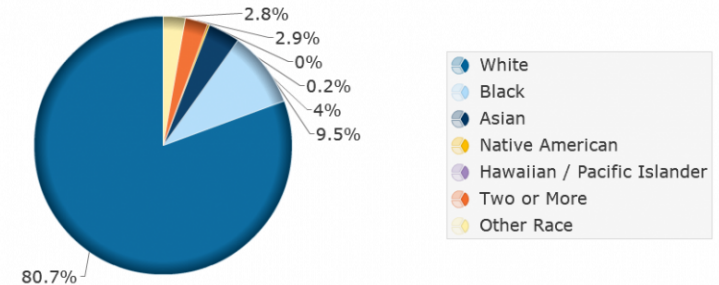


HOUSEHOLDS BY INCOME (2018)

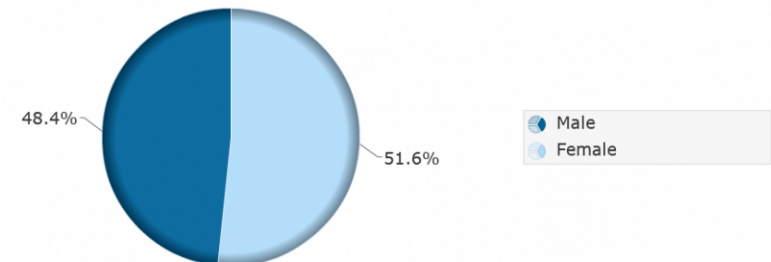


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	30,537	73,391	166,683
2010 Census	34,118	80,745	187,226
2018 Projection	33,879	80,612	188,466
2023 Projection	33,636	81,669	190,422
Growth 2000-2010	11.70%	10.00%	12.30%
Daytime Population	13,761	28,793	74,348
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$87,331	\$86,477	\$98,973
Median Household Income	\$67,009	\$63,707	\$75,443
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2018 Projection	13,753	31,111	73,266
2023 Projection	14,254	32,439	75,834
HOUSEHOLDS BY TENURE (2018)	3 MILES	5 MILES	10 MILES
Owner Occupied	9,508	20,291	55,189
Renter Occupied	4,245	10,820	18,078
Vacant	798	1,711	3,167
Total	14,551	32,822	76,434

3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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Unit 7/8: 4,000
SF (40' x 100').
Unit can be
subdivided.



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Unit 4: 11,435
SF (67'4" x
169'10").



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Leasing Contacts



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

