

FOR LEASE

# 10 INDEPENDENCE BOULEVARD

WARREN, NEW JERSEY



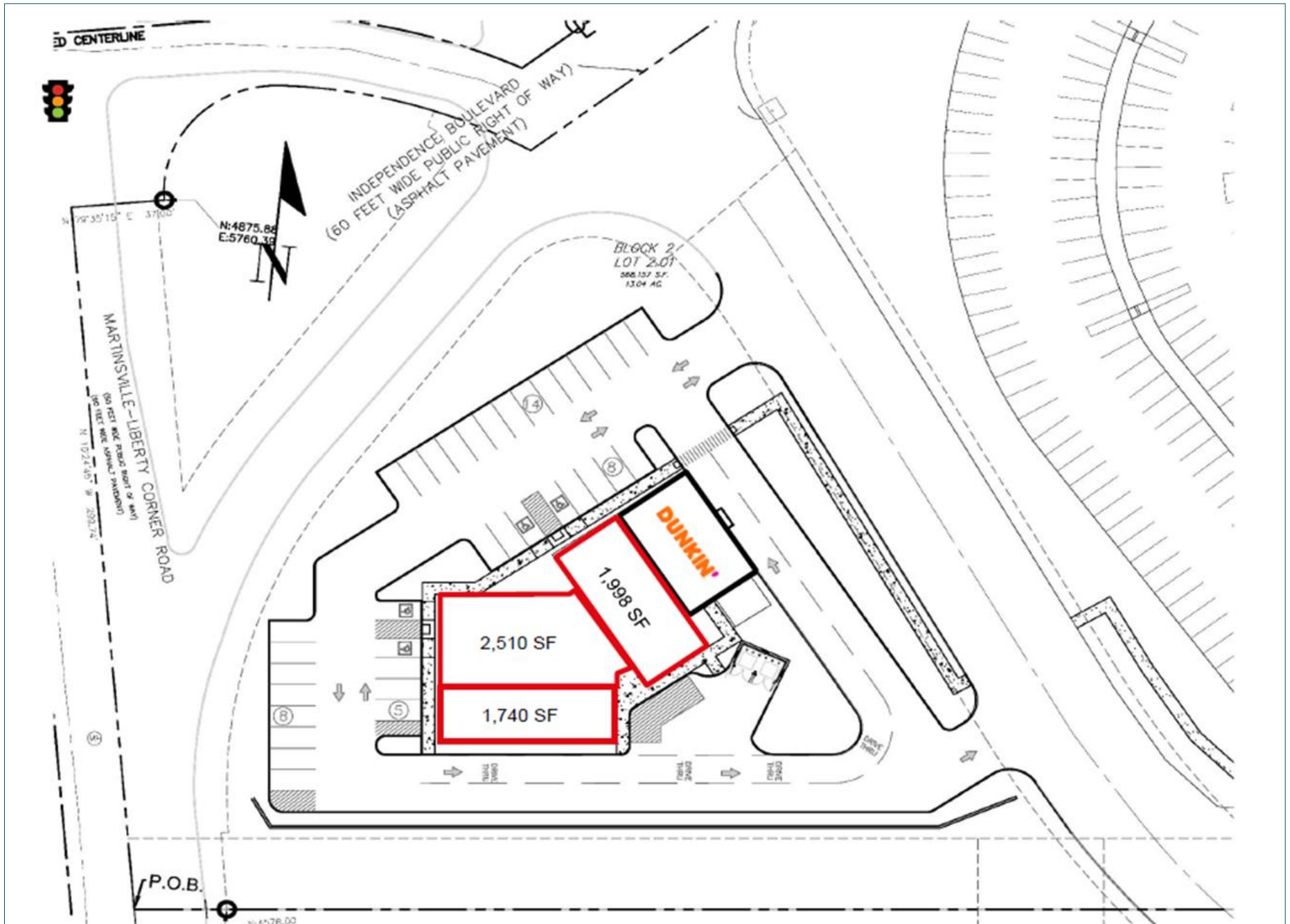
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## PROPERTY HIGHLIGHTS

- Join drive-thru Dunkin' Donuts at the new 7,500 SF retail development
- Situated on the northbound side of Martinsville Road, County Route 525
- Immediately off I-78, Bernardsville exit 33 across from Riverwalk Village Center
- Approximately 4,000 employees within a 5-minute walking distance from the property
- 35 parking spaces
- Under construction and estimated delivery Spring/Summer 2022
- Two hotels in immediate area (Courtyard Marriott and Somerset Hills Hotel)
- Asking rent: Upon request / NNN: Estimated to be \$8.00/SF



# PROPERTY SITE PLAN



# DEMOGRAPHICS

# TRAFFIC COUNTS

Martinsville Road:  
27,889 VPD

I-78:  
35,438 VPD

2021 Estimated	1 Mile	3 Miles	5 Miles
Population	2,958	29,471	75,581
Med. HH Income	\$127,857	\$162,197	\$150,340
Businesses	173	682	3,119





## CONTACT US

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