

Warren Plaza

401 EAST WASHINGTON AVENUE | WASHINGTON, NJ 07882



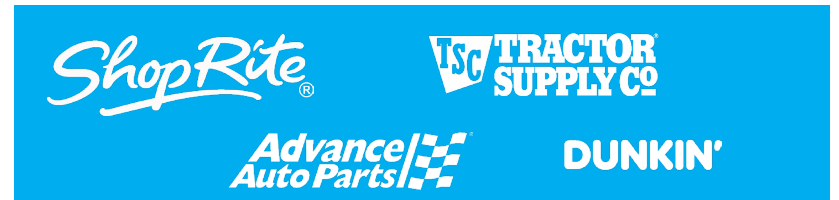
Available Space

Fully Leased

Property Highlights

- Warren Plaza sits directly on Route 57, less than one mile east of Route 31, with a daily traffic count of 18,000 vehicles.
- The center benefits from neighboring retailers, services, agencies and Warren County Community College.
- Adjacent to 120 single-family homes and condominium units, with additional 75 units approved for luxury townhouse development.
- Tenants include: Dollar Tree, CB Pet Market, Herbalist Alchemist, State of NJ
- **Co-brokers: 5% commission up to 15K SF; 4% commission up to 40K SF**

Nearby Retailers



Average Daily Traffic

12,436 Washington Avenue
13,242 Route 31

Demographics

3-mile radius



15,568
POPULATION



6,159
HOUSEHOLDS



\$120,936
AVERAGE HH INCOME



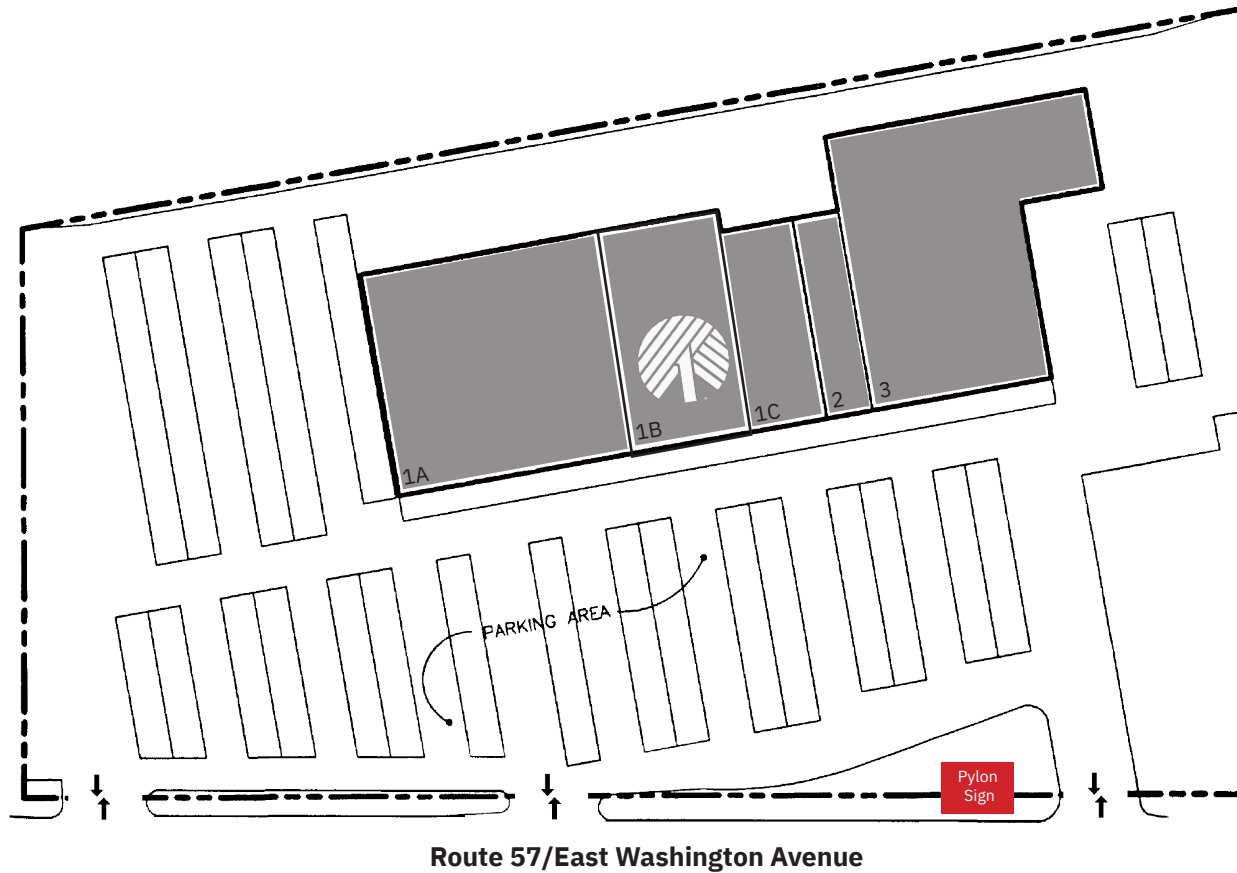
5,095
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

SF

1A	State of New Jersey	16,600
1B	Dollar Tree	9,289
1C	State of New Jersey	7,803
2	CB Pet Market	4,360
3	Herbalist Alchemist	23,150

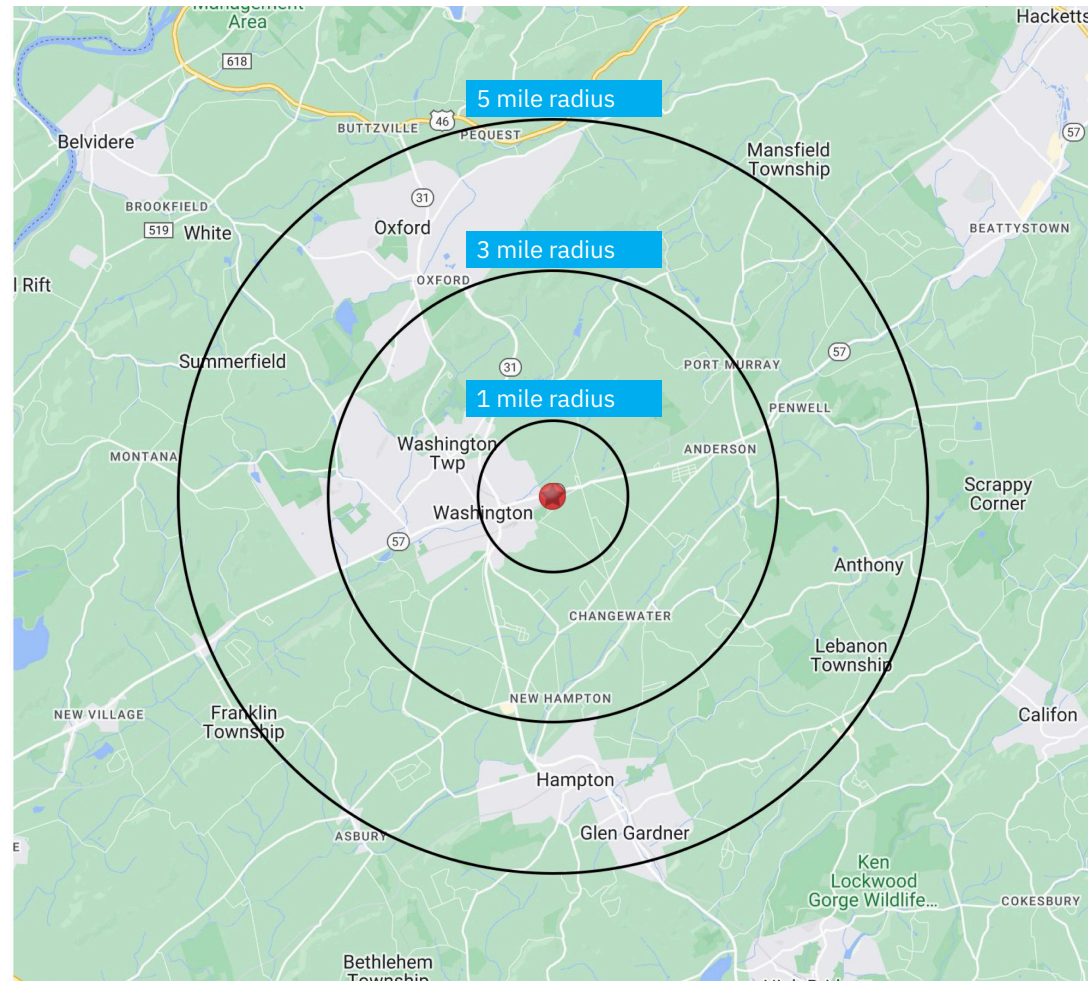
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	4,288	15,675	27,610
Households	1,743	6,291	11,136
Average Household Income	\$122,877	\$145,225	\$153,378
Projected Average Household Income (2028)	\$124,917	\$148,414	\$156,742
Median Household Income	\$96,816	\$106,323	\$118,992
Total Businesses	210	517	811
Total Employees	1,635	4,102	6,262
Daytime Population	1,884	5,381	8,811
Total Annual Household Expenditure	\$142.47 M	\$577.8 M	\$1.07 B
HH Income \$200K or more	215	1,114	2,443
College Degree + (Bachelor Degree or Higher)	1,138	4,484	8,525

Source: sitesusa.com



CONTACT EXCLUSIVE AGENT

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