



GREENBROOK COMMONS

1601 HIGHWAY 22 WEST, WATCHUNG, NJ 07069



RETHINK. RECREATE. REDEVELOP.



SOMERSET AND UNION COUNTY'S EVERYDAY DESTINATION

Green Brook Commons is a 169,982 SF property anchored by Aldi, BJ's Wholesale Club, Buffalo Wild Wings, and The Vitamin Shoppe. This property services the affluent and densely populated communities of Berkeley Heights, Plainfield and parts of Scotch Plains, Warren, and Gillette. Located directly off Highway 22 West, Greenbrook Commons sees 55,900 vehicles per day passing by. (Sites USA 2022)

Greenbrook Commons

1601 Highway 22 West, Watchung, NJ 07069



2 Miles

Blue Star Shopping Center

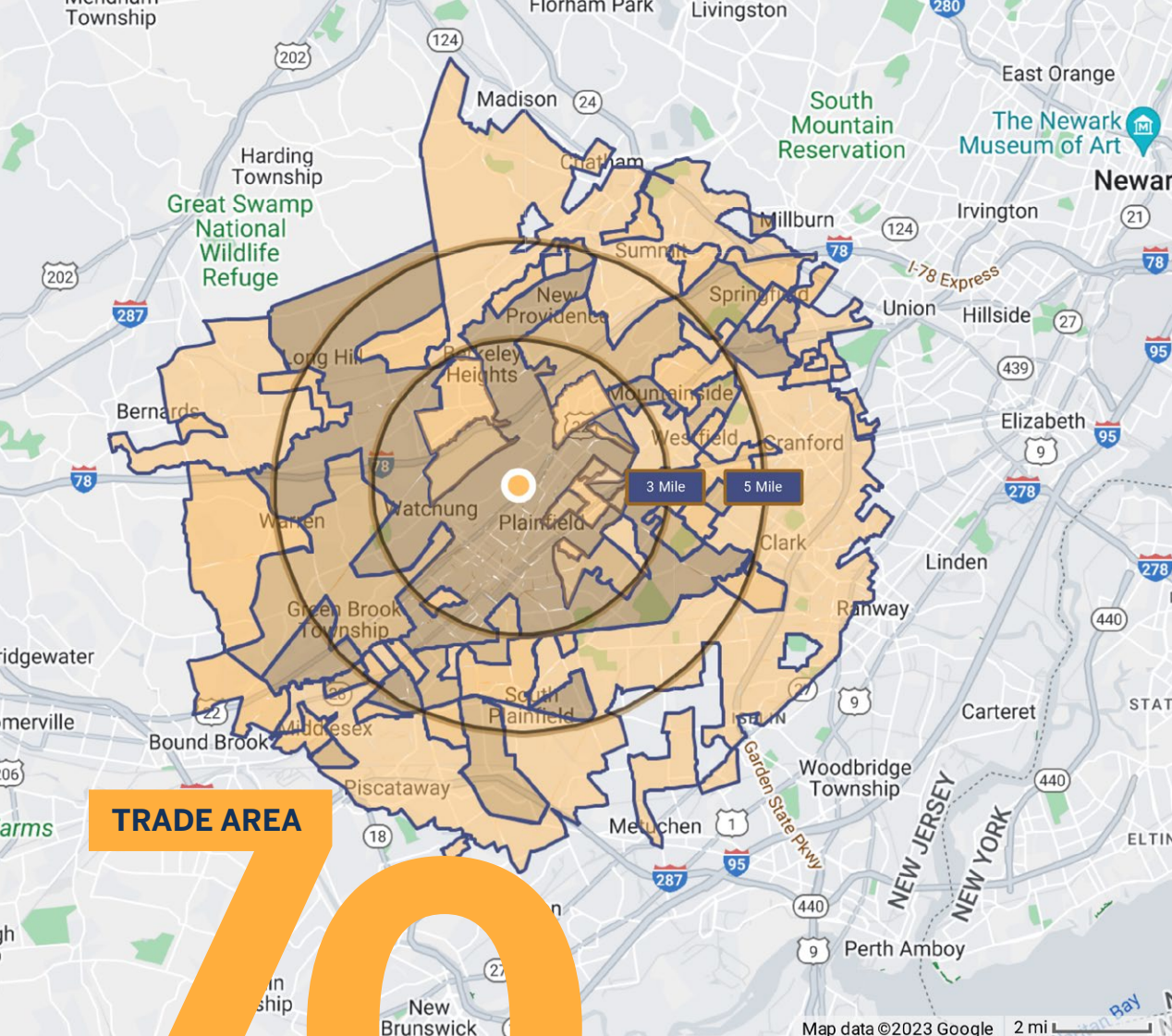


Greenbrook Commons



Watchung Square





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

POPULATION

552,691

Tru Trade*

117,864

3 Mile

255,057

5 Mile

FAMILY HOUSEHOLDS

196,751

Tru Trade*

38,140

3 Mile

85,286

5 Mile

AVERAGE HH INCOME

\$151,093

Tru Trade*

\$158,681

3 Mile

\$180,017

5 Mile

COLLEGE EDUCATION

49.9%

Tru Trade*

44.5%

3 Mile

51.8%

5 Mile

*Tru Trade Area; 8 Miles

AERIAL



Directly down the road from Watchung Square Mall, this property drives steady traffic with 2.1 million visits per year (Source: CreditIntell).

SITE PLAN

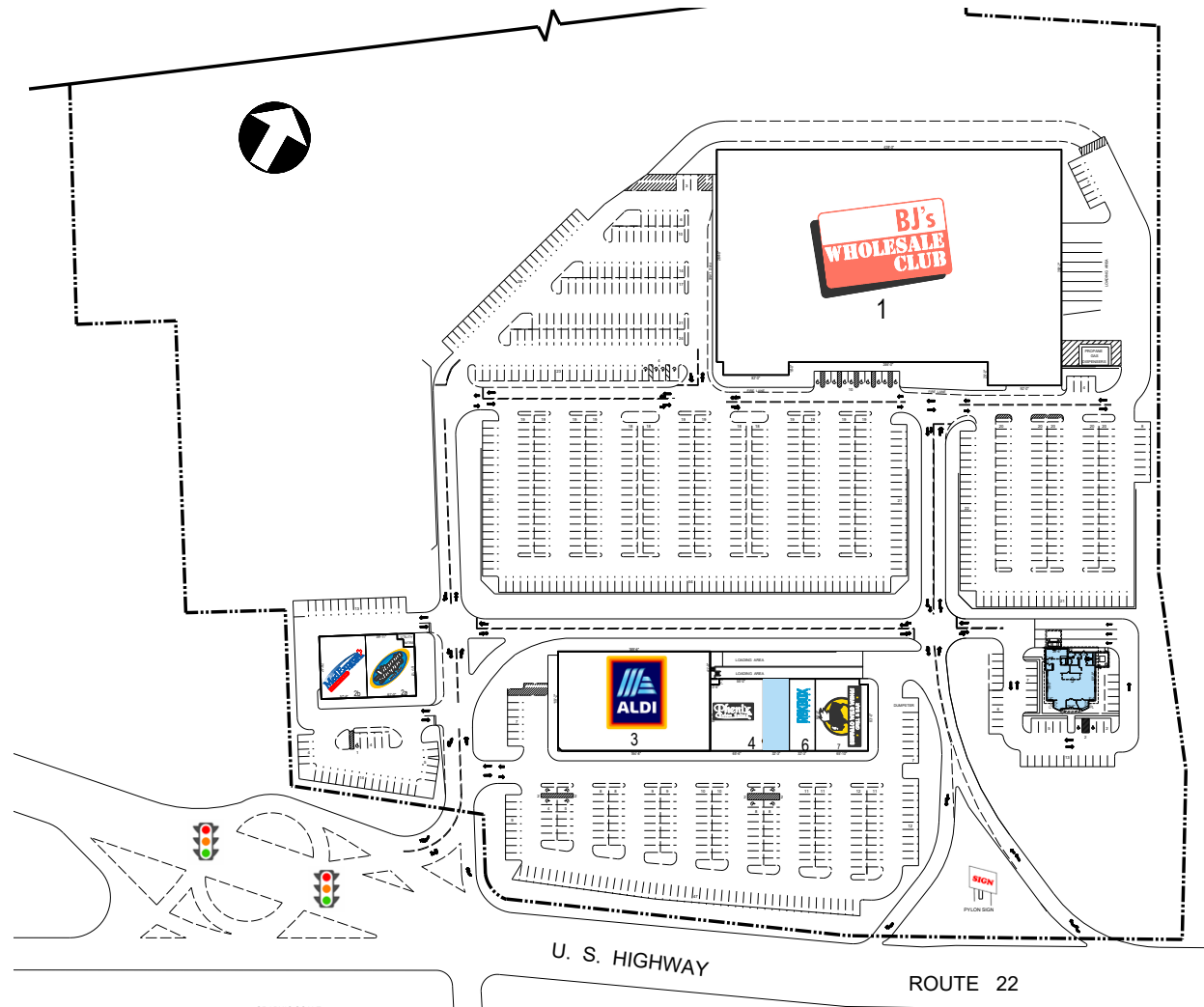
TENANTS

SQFT

1	BJ's Wholesale Club	115,660
2A	The Vitamin Shoppe	4,500
2B	MedExpress Urgent Care	4,517
3	Aldi	23,500
4	Phenix Salon Suites	5,822
5	Available	2,903
6	Rockbox Fitness	2,902
7	Buffalo Wild Wings	5,856
8	Available	2,906
9	Available	4,321

HIGHLIGHTS

Total SF	169,982
Parking Spaces	953
Parking Ratio	5.6 : 1,000 SF



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