

FOR LEASE
OFFERING MEMORANDUM



ACME Center

125 Franklin Turnpike
Mahwah NJ 07430

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HIGHLIGHTS

- Acme Markets Anchored Property
- Opportunities for Many Different Types of Users
- Most Non Competing Uses Considered
- 16,000 AAPD
- 7,000 Households in Close Proximity to the Center
- Close to US Route 202, NJ Rt 17, I 287, and the NY State Thruway
- 1 Mile from Rockland County, NY

Suite	Square Feet	Lease Type	Notes
13, 14,, 15	8,333	NNN	Can be delivered as one space or divided
16,17	3,187	NNN	Endcap near Acme space. Divisible.



POPULATION

1 MILE	3 MILE	5 MILE
12,226	53,827	138,922



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$127,594	\$151,929	\$150,676



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,852	20,330	43,360

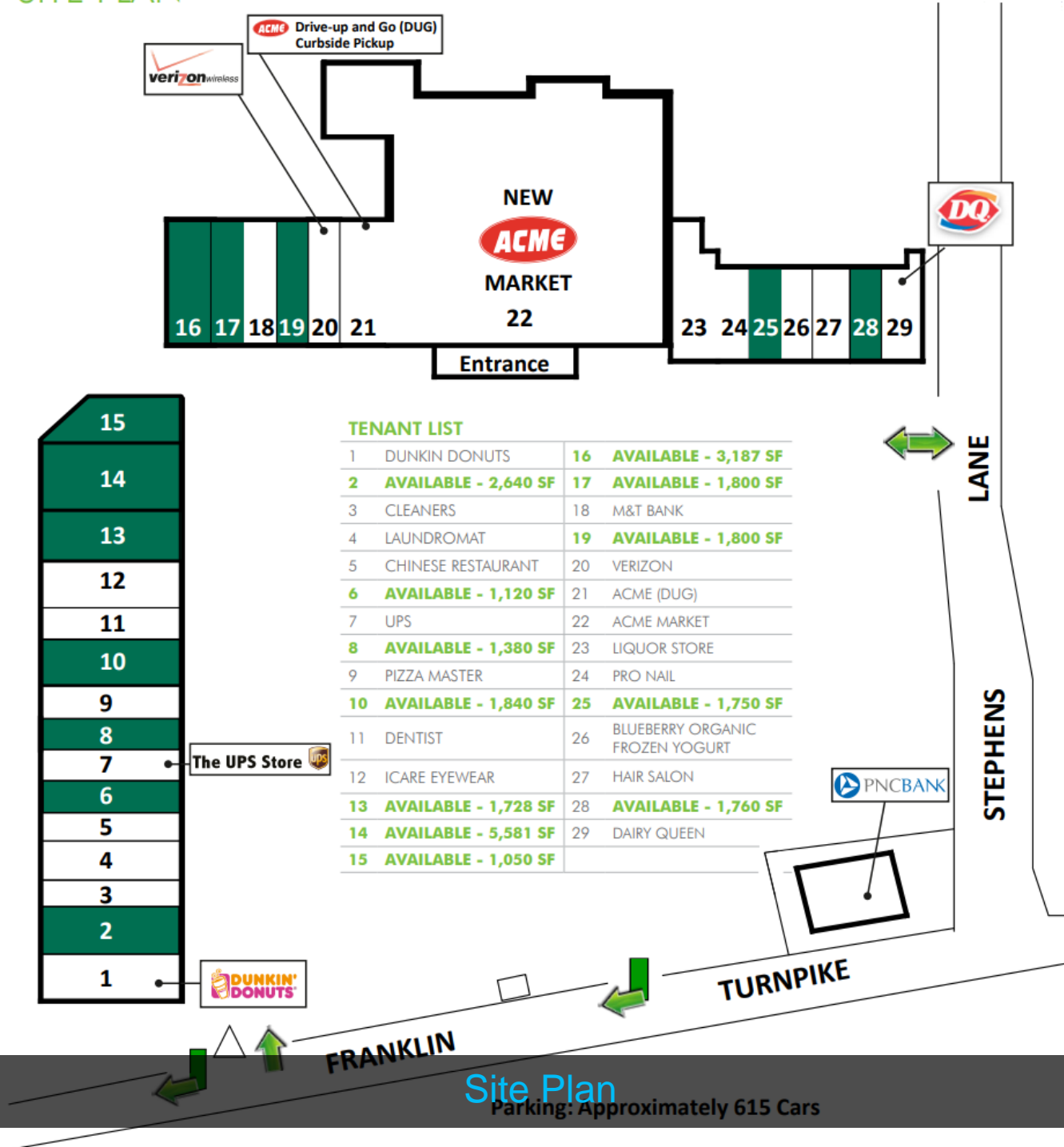
PROPERTY FEATURES

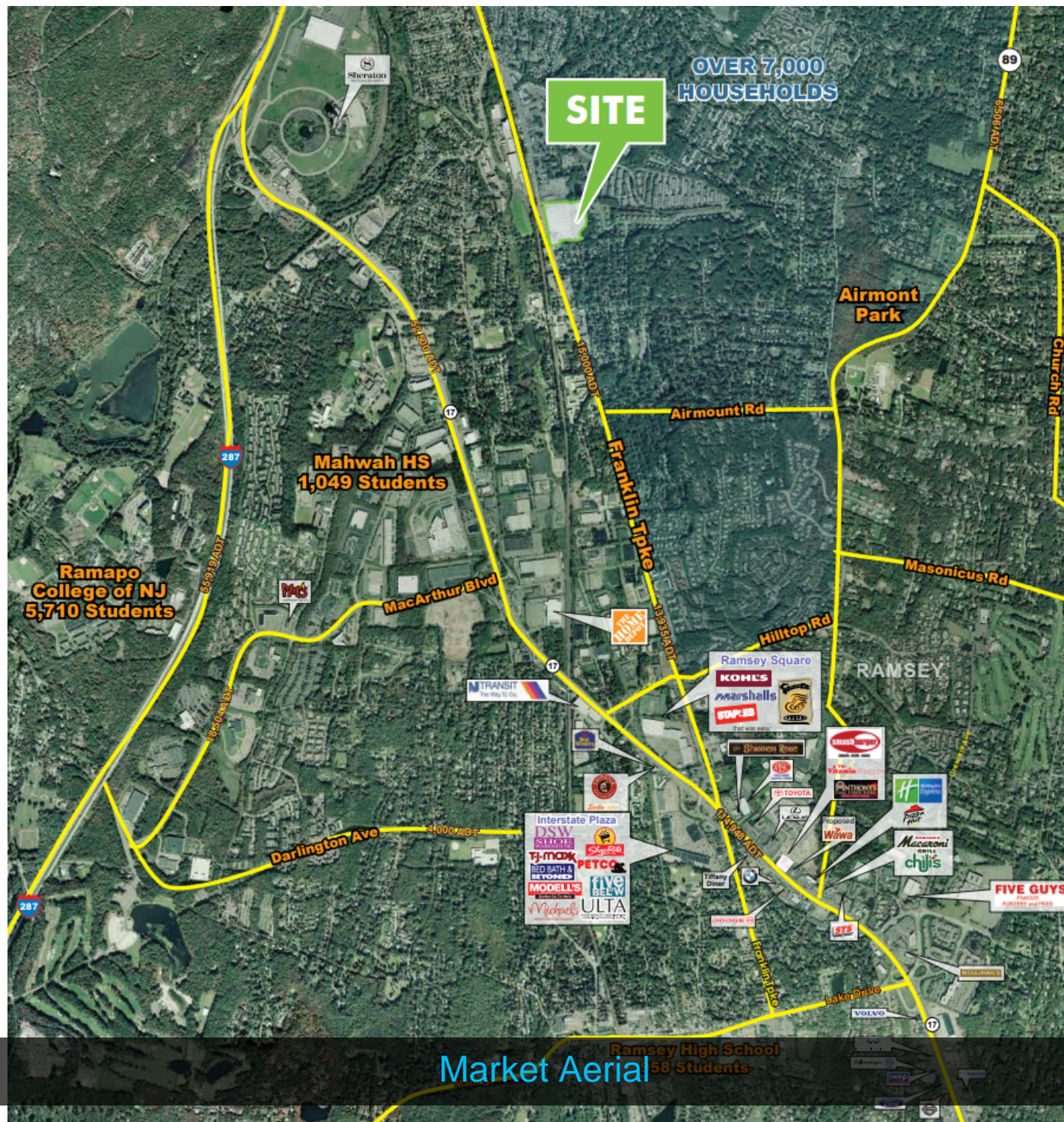
GLA (SF)	110,249
ZONING TYPE	Retail
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	615
NUMBER OF INGRESSES	Multiple
NUMBER OF EGRESSES	Multiple

TENANT INFORMATION

MAJOR TENANT/S	Acme Markets
SHADOW ANCHOR	Dunkin Donuts, M&T Bank
LEASE TYPE	NNN

SITE PLAN





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Exclusively Marketed by:

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