



Georgia

(continued from page seventeen)

situated on five acres at the intersection of Charles James Parkway and Brownsville Road, has space available along with a 6,500 sq.ft. outlot. Area retail includes Kroger and Rite Aid. The average daily traffic count is 43,220 vehicles. The asking rent is \$7 psf with CAM of \$2.17 psf.

For details, contact Steve Patrick, Blue Ridge Capital, LLC, 3060 Peachtree Road, Suite 225, Atlanta, GA 30305; 404-358-2888, Fax 404-364-9095; Email: steve@blueridgecapital.com.

Illinois

East Peoria – Riverside Plaza has a 2,200 sq.ft. space available. Wal*Mart Supercenter, Lowe's Home Improvement, PetSmart and Kohl's anchor the center. Cotenants include Qdoba Mexican Grill, Fashion Bug, Hair Cuttery, Schlotzsky's Deli, Sprint, Lorena's Mexican Restaurant, Chili's, Applebee's and Texas Roadhouse. Area retail includes Granite City Food & Brewery, Logan's Roadhouse, Buffalo Wild Wings, Panera Bread, Verizon Wireless and U.S. Cellular Plus. Area demographics include a population of 260,000 within

Illinois

10 miles earning \$60,000 as the average household income. The average daily traffic count is 75,000 vehicles.

For details, contact Kyle Simpson, EM Properties, Ltd., 450 North Main Street, East Peoria, IL 61611; 309-694-1596; Email: ksimpson@emproperties.net.

Maryland

Bel Air – Campus Hills Shopping Center, a 181,086 sq.ft. strip center situated on 23 acres at the intersection of Churchville Road and Campus Drive, has spaces available of 1,500 sq.ft.; 3,240 sq.ft. and 8,400 sq.ft. Food Lion, Gardiners Furniture and Dollar General anchor the center. Cotenants include Flag Ship Cinemas, Wendy's, Subway, Great Clips, Curves, Edward Jones, Xtramart and La Tolteca. Area demographics include a population of 218,742 within 10 miles earning \$84,186 as the average household income. The average daily traffic count is 19,000 vehicles.

For details, contact Nicholas Forelli, Rosen Associates Management Corp., 33 South Service Road, Jericho, NY 11753; 516-281-1532, Fax 516-281-1562; Email: nforelli@rosenmgt.com.

New Jersey

Colonia – Colonia Shopping Center, a 59,709 sq.ft. strip center situated on 5.15 acres at the intersection of Route 27 and Prospect Road, has a 1,400 sq.ft. space available. New York Sports Clubs and Jo-Ann Fabrics anchor the center. Area demographics include a population of 336,938 within five miles earning \$95,963 as the average household income. The average daily traffic count is 37,500 vehicles.

For details, contact Nicholas Forelli, Rosen Associates Management Corp., 33 South Service Road, Jericho, NY 11753; 516-281-1532, Fax 516-281-1562; Email: nforelli@rosenmgt.com.

Oak Ridge – Milton Shopping Plaza, a 55,750 sq.ft. strip center situated on 11 acres at the intersection of Route 23 and Route 15, has spaces available of 1,140 sq.ft. and 2,500 sq.ft. Century 21 and U.S. Postal Service anchor the center. Area demographics include a population of 17,547 within five miles earning \$73,587 as the average household income. The asking rent is \$15 psf with CAM of \$3 psf and taxes of \$3 psf. **Ringwood – Fieldstone Park Shopping Center**, a 90,840 sq.ft. strip center situated on 11.9 acres on Skyline Drive, has spaces available of 1,420

(continued on page twenty)

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New Jersey

(continued from page eighteen)

sq.ft. and 2,430 sq.ft. **Stop & Shop** anchors the center. Area demographics include a population of 40,845 within five miles earning \$91,870 as the average household income. The asking rent is \$15 psf with CAM of \$3 psf and taxes of \$3 psf. **Rockaway – Mountain Plaza**, a 7,229 sq.ft. strip center situated on 0.75 acres at the intersection of Route 46 and Route 80, has a 1,229 sq.ft. space available. **Subway** and **Mother's** anchor the center. Area demographics include a population of 122,075 within five miles earning \$96,726 as the average household income. The average daily traffic count is 75,000 vehicles. The asking rent is \$15 psf with CAM of \$3 psf and taxes of \$3 psf. **Sayreville – Raritan International Center**, a 65,000 sq.ft. strip center situated on 13.73 acres at the intersection of Garden State Parkway, Route 35 and Route 9, has spaces available of 2,500 sq.ft. and 13,650 sq.ft. **Walgreens**, **Subway** and **The Learning Experience** anchor the center. Area demographics include a population of 201,103 within five miles earning \$70,199 as the average household income. The asking rent is \$16 psf with CAM of \$3 psf and taxes of \$3 psf. **West Paterson – Lenox Plaza**, a 50,000 sq.ft. strip center situated on 5.25 acres on Route 46 West, has a 4,000 sq.ft. space

New Jersey

available. **Golfsmith**, **Party City**, **Sleepy's** and **Pizza Hut** anchor the center. The asking rent is \$30 psf with CAM of \$3 psf and taxes of \$3 psf. **Woodbridge – Plaza K Shopping Center**, a 30,000 sq.ft. strip center situated on two acres on Route 1, has a 2,095 sq.ft. space available. **The Vitamin Shoppe**, **Sleepy's** and **Champion Fitness** anchor the center. Cotenants include **Jennifer Leather**. Area demographics include a population of 297,459 within five miles earning \$71,394 as the average household income. The average daily traffic count is 120,000 vehicles. The asking rent is \$33 psf with CAM of \$3 psf and taxes of \$3 psf.

For details, contact **John M. Azarian, Azarian Realty Co.**, 6 Prospect Street, Suite 1B, Midland Park, NJ 07432; 201-444-9888, Fax 201-444-6655; Email: info@azariangroup.com; Web site: www.azariangroup.com.

New York

New York – A 3,100 sq.ft. space located at the intersection of Broadway and 103rd Street is available. The space also includes a 2,000 sq.ft. basement. Area retail includes **Starbucks**, **Duane Reade** and **Gristedes**.

For details, contact **Alexandra Naparstek, Winick Realty Group**, 655 3rd Avenue,

New York

New York, NY 10017; 212-792-2650; Web site: www.winick.com.

West Islip – Captree Center, a strip center located at the intersection of Union Boulevard and Higby Lane, has a 1,587 sq.ft. space available. **King Kullen**, **Astoria Federal**, **Rite Aid**, **Dunkin' Donuts** and **Capital One Bank** anchor the center. Cotenants include **Popular Cards**, **Excellent Nails**, **Fusion Wireless**, **Café Europa**, **RadioShack**, **Plaza Optical**, **Strathmore Bagels**, **Taco Bell**, **Delie**, **Pudgies** and **Ace Hardware**. Area demographics include a population of 80,000 within three miles earning \$61,000 as the median household income. The asking rent is \$25 psf NNN with CAM of \$8 psf.

For details, contact **Marisa Goldman, Majestic Property Affiliates, Inc.**, 60 Cutter Mill Road, Suite 303, Great Neck, NY 11021; 516-773-2738, Fax 516-466-3132; Email: marisag@majprop.com; Web site: www.majprop.com.

Ohio

Dayton – Airway Shopping Center, a 217,854 sq.ft. strip center situated on 27.8 acres at the intersection of Airway Road and Woodman

(continued on page twenty-two)



Shopping Center

- Management
- Leasing
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