

Plaza K Shopping Center Route 1 (at Ford Avenue) Metuchen, New Jersey

This 30,000 square foot shopping center is located at the signalized intersection of Route 1 and Ford Avenue (the property fronts on Route 1 and has ingress and egress on Route 1 along with a large pylon sign at the corner). This is a very busy location with over 1000 apartments within one block of the property. The Menlo Park Mall and Woodbridge Center Mall are within one-half mile of the property.

The *Plaza K Shopping Center* is occupied primarily with national credit tenants. Tenants include:

- **The Vitamin Shoppe** – founded in 1977 with over 300 locations nationwide
- **Sleepy's The Mattress Professionals** – founded in 1957 with over 300 stores
- **Jennifer Convertibles / Leather** – founded in 1900 with over 200 locations
- **I Sold It On Ebay** – Franchise with over 200 stores nationwide
- **Champion Fitness Center** – Full Service Gym
- **Futon World** – additional location in Fairfield, NJ

There is one small vacancy of 2059 square feet, with several interested prospects.

The *Plaza K Shopping Center* offers the following:

- Beautiful, attractive building built in 1991.
- Approximately 30,000 square feet of prime retail located on more than 2 acres of land.
- 2-story building with vacant basement (available for leasing), entrance vestibule and elevator for 2nd floor (Champion Gym).
- Demographics of 130,000 people within 3 miles earning an average annual income of \$91,000.
- Daily traffic count of approximately 90,000 vehicles.

Most of the tenants have been in place for many years and the property has experienced very little turnover. The *Plaza K Shopping Center* is located one block off of exit 130 of the Garden State Parkway. The New Jersey Turnpike and Route 287 have nearby access as well (see map).

