

Pohatcong Plaza

1250 U.S. Highway 22
Phillipsburg, NJ 08865



GROSS LEASABLE AREA	PARKING	PARKING RATIO
537,410 sf	3,099	5.8/1,000

Demographics	3 miles			5 miles			10 miles		
Daytime Population	13,470	27,543	70,628						
Population	33,758	80,465	188,156						
Households	13,911	31,584	74,483						
Avg HH Income	\$87,469	\$87,509	\$100,410						
Med HH Income	\$72,430	\$67,981	\$77,715						



Details

- Located at the intersection of Route 22 and Saint James Avenue.
- Traffic counts of **39,065 vehicles per day** on East & Westbound lanes of Route 22.
- 3/4 of a mile from Exit 3 off of I-78.
- Free-standing, fully built-out restaurants with drive-thru capabilities available.

Pohatcong Plaza

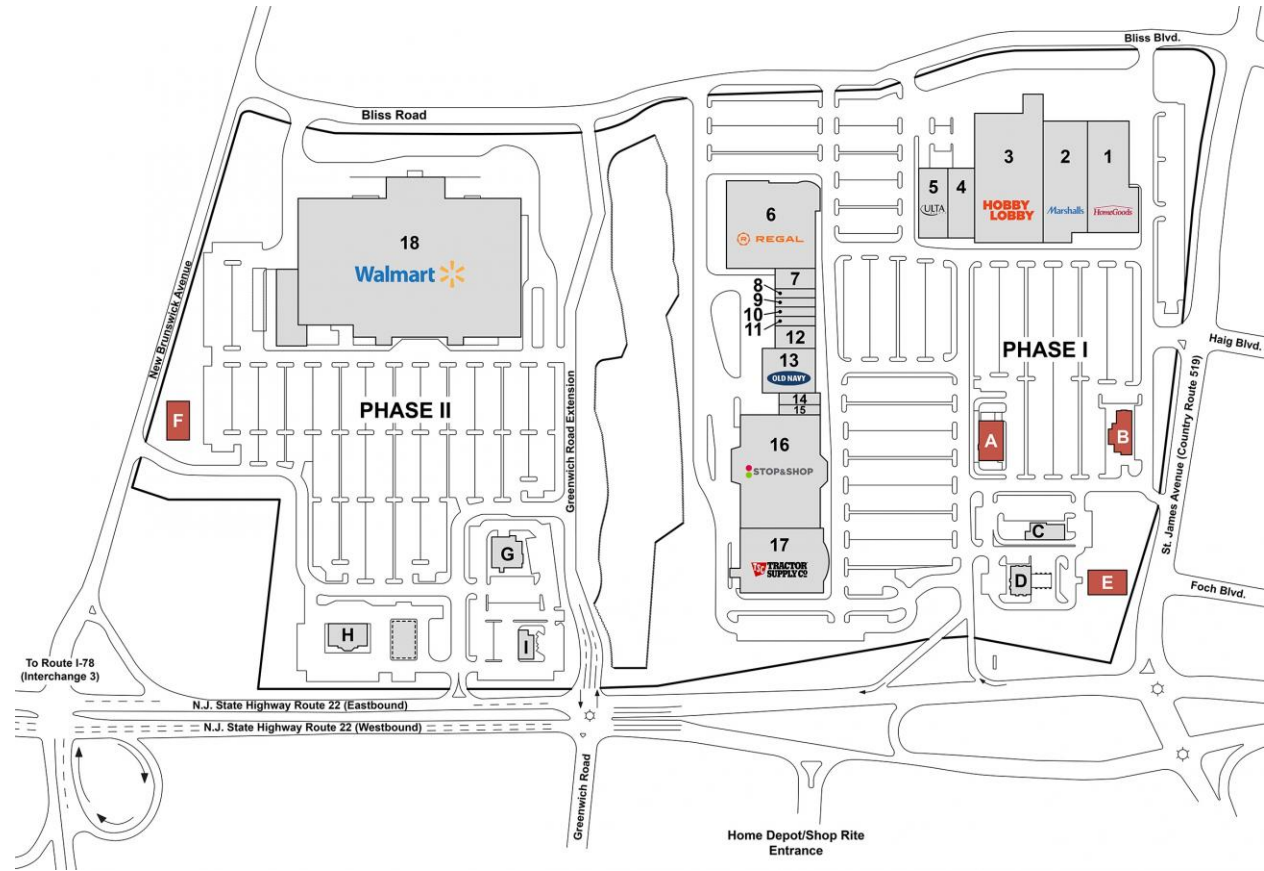
1250 U.S. Highway 22
Phillipsburg, NJ 08865

Space Available

- A Pad A
- E Pad E
- B Pad B
- F Pad F

Current Tenants

- 1 HomeGoods
- 13 Old Navy
- 2 Marshalls
- 14 T-Mobile
- 3 Hobby Lobby
- 15 Holiday Hair
- 4 pOpshelf
- 16 Super Stop & Shop
- 5 ULTA Beauty
- 17 Tractor Supply
- 6 Regal Cinemas
- 18 Walmart Supercenter
- 7 America's Best Contacts & Eyeglasses
- C Burger King
- 8 Frank's Trattoria
- D Wells Fargo
- 9 Verizon Wireless
- G Stone Tavern
- 10 Nail Salon
- H Wawa
- 11 AT&T
- I White Castle
- 12 Teppanyaki Grill Buffet



Pohatcong Plaza

1250 U.S. Highway 22
Phillipsburg, NJ 08865

Leasing Contacts



Harrison P. Lyss

914-272-8043

harrison.lyss@nrdc.com