

LEDGEWOOD COMMONS

461 NJ-10, LEDGEWOOD, NJ 07852



PROPERTY HIGHLIGHTS

METRO AREA: NY/NJ

COUNTY: Morris

Strategically located at the merge of Route 46 and Route 10 in LedgeWood, NJ, LedgeWood Commons is a community center anchored by Walmart, Marshalls, and Burlington. The property also features national retailers including Ulta, DSW, Starbucks, and Chipotle, catering to a wide range of consumer needs. Its prime location and diverse tenant mix make the shopping center a key destination in the region.

TOTAL SF
448,066

ACRES
51.6

PARKING SPACES
2,223

PARKING RATIO
4.96:1,000 SF

CENTER TYPE
Community Center

DEMOGRAPHICS 3-MILE RADIUS

 **37,095**
POPULATION

 **43.5**
MEDIAN AGE

 **\$142,306**
AVERAGE HHI

 **46.2%**
COLLEGE
EDUCATED

LEASING AGENTS

SCOTT AUSTER | sauster@uedge.com | 201-571-3507

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| # | TENANTS | SQFT |
|------|----------------------------------|---------|
| A100 | Walmart Supercenter | 164,087 |
| A200 | Marshalls | 22,880 |
| A300 | Burlington | 27,336 |
| A400 | Ashley Furniture | 33,591 |
| A500 | At Home | 89,348 |
| B100 | Old Navy | 16,800 |
| B200 | DSW | 15,707 |
| B300 | Barnes & Noble Booksellers, Inc. | 13,875 |
| B400 | Ulta | 10,793 |
| B500 | Five Below | 8,480 |
| B600 | The Men's Warehouse Store | 6,022 |
| B700 | J. Crew | 5,161 |
| C100 | Chipotle Mexican Grill | 2,400 |
| C200 | Panda Express, Inc. | 2,199 |
| C300 | Five Guys | 2,238 |
| C400 | Starbucks | 2,239 |
| D200 | National Vision, Inc. | 3,200 |
| D201 | Available | 3,296 |
| D203 | Lemon Tree | 1,219 |
| D204 | Optimum | 2,210 |
| E100 | Red Lobster | 9,160 |
| E200 | Wendy's | 2,800 |
| E300 | Popeyes Louisiana Kitchen | 3,025 |

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.