

# Warren Village Center

64 Mountain Boulevard, Warren, New Jersey

Atlantic Health System  
Atlantic Medical Group  
(COMING SOON)

## Co-Tenants



## Availabilities

- +/- 1,900 SF (Former Restaurant)
- +/- 1,900 SF

## Site Description

- New Atlantic Health Facility coming soon
- Retail space available within the market's dominant neighborhood village shopping center located in the heart Warren's central business district at a traffic light controlled intersection
- Tremendous incomes and density with nearly 25,000 vehicles per day circulating the site
- Pylon directory signage and beautifully maintained grounds with walking paths allowing for a successful, strong tenant mix, affording shoppers a great retail environment

## Surrounding Tenants

- ACME
- Dunkin' Donuts
- Jersey Mike's Subs
- Moe's Southwest Grill
- PNC Bank
- Smoothie King
- Walgreens
- Wells Fargo

## Demographics

Radius	Daytime Population	Residential Population	Average HH Income
1 Mile	6,200	3,828	\$208,858
3 Mile	49,279	51,870	\$145,638
5 Mile	181,911	195,612	\$131,336
7 Mile	368,790	336,902	\$145,392

## Retail for Lease - Contact

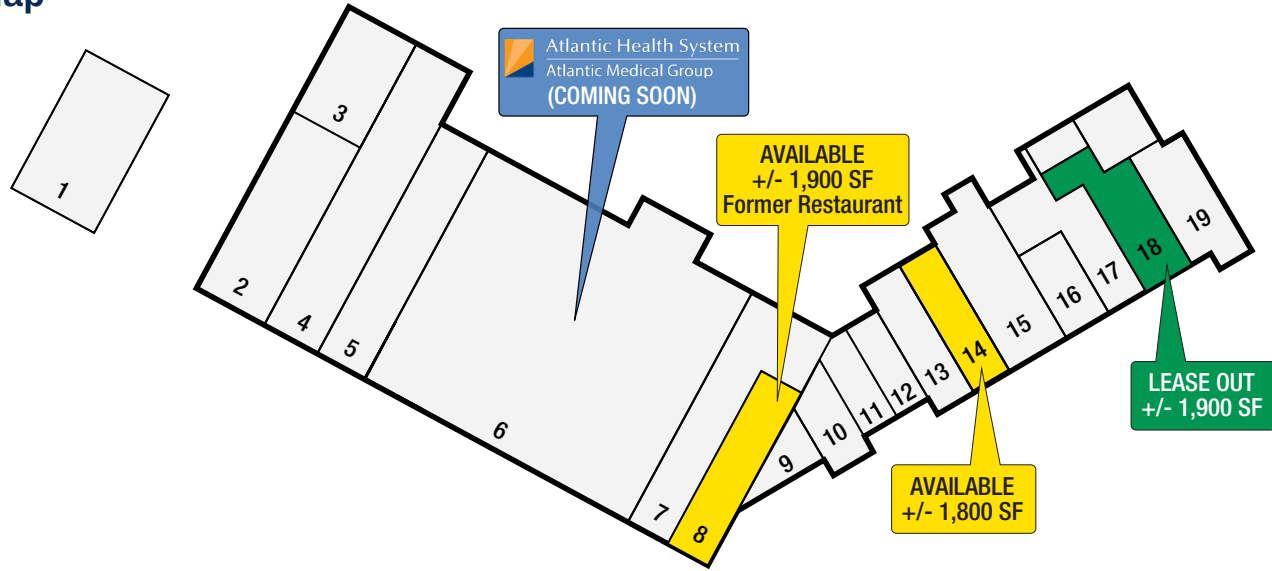
Ryan Starkman  
Ph. 732-724-4501  
ryan@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE®

# Warren Village Center

64 Mountain Boulevard, Warren, New Jersey

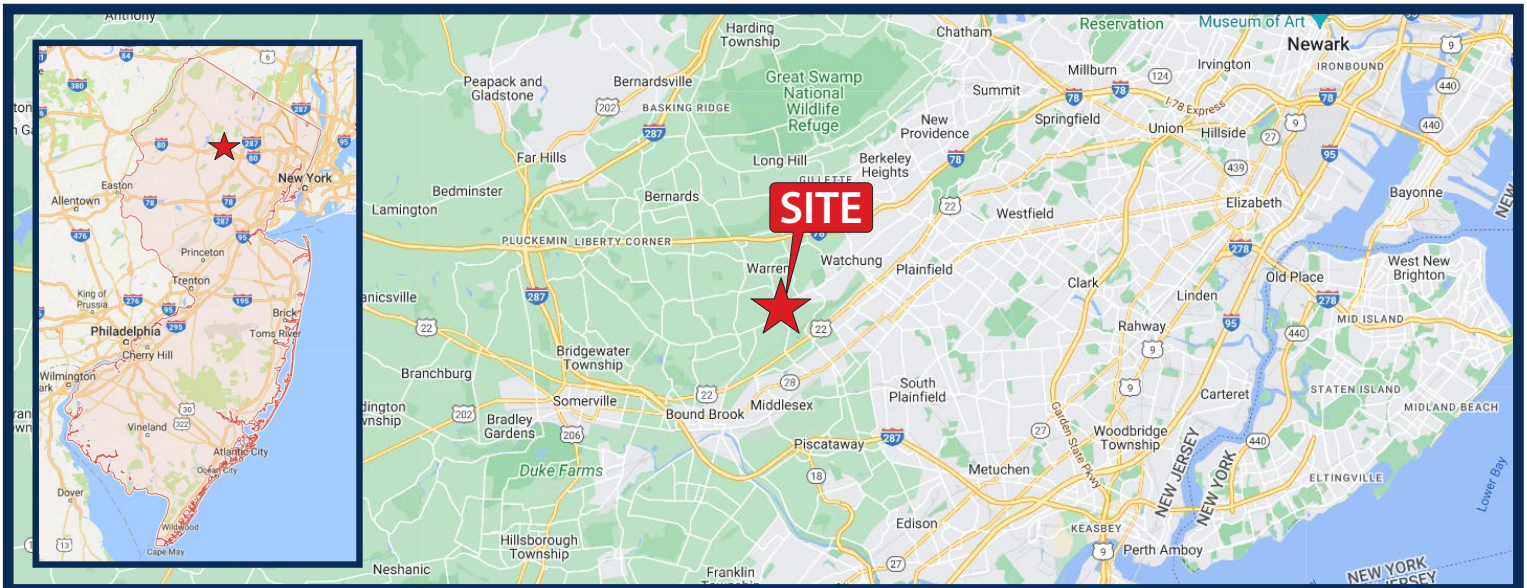
## Site Map



## Legend

- |                           |                                  |                              |                             |                         |
|---------------------------|----------------------------------|------------------------------|-----------------------------|-------------------------|
| 1. Peapack Gladstone Bank | 5. Edgewood Pharmacy             | 9. Pantieri's Pizza & Pasta  | 13. The UPS Store           | 17. European Wax Center |
| 2. Impact Martial Arts    | 6. Atlantic Health (Coming Soon) | 10. Pantieri's Pizza & Pasta | 14. Available               | 18. Lease Out           |
| 3. RE/MAX Premier         | 7. Warren Pita                   | 11. Jules Closet             | 15. Massage Envy            | 19. Starbucks           |
| 4. Country Squire         | 8. Available                     | 12. Shave Shop               | 16. Charm Hahn (Nail Salon) |                         |

## State Map



## Retail for Lease - Contact

Ryan Starkman  
Ph. 732-724-4501  
ryan@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE®



# Warren Village Center

64 Mountain Boulevard, Warren, New Jersey

## Market Aerial



## Retail for Lease - Contact

Ryan Starkman  
 Ph. 732-724-4501  
 ryan@piersonre.com

**PIERSON**  
 COMMERCIAL REAL ESTATE®