

# Space Place



## New Jersey

**Allendale** – Allendale Shopping Plaza is located at the intersection of West Allendale Avenue and Franklin Turnpike. The 90,000 sq.ft. center has a space available of 7,500 sq.ft. and is anchored by **A&P, McDonald's, Commerce Bank** and **Learning Express**. Cotenants include **Dairy Queen** and **Blimpie**. Area demographics include a population of 67,000 within three miles earning \$153,000 as the average household income. Asking rent is \$25 psf with CAM of \$4 psf and taxes of \$2.50 psf.

**Ringwood** – Fieldstone Park Shopping Center is located on Skyline Drive. The 90,000 sq.ft. center has a space available of 2,430 sq.ft. and is anchored by **Stop & Shop, Eckerd** and **Wachovia**. Cotenants include **Coldwell Banker, The UPS Store** and **Dunkin' Donuts**. Area demographics include a population of 20,000 within three miles earning \$91,000 as the average household income. Asking rent is \$18 psf with CAM of \$4 psf and taxes of \$2 psf.

**Sayreville** – Raritan Center is located at the intersection of Raritan Street and Main Street. The 65,000 sq.ft. center has spaces available of 2,500 sq.ft. and 5,500 sq.ft. An outlot of 10,000 sq.ft. is also available. **Drug Fair** and **Family Dollar** anchor the center. Cotenants include **Subway** and **Eye Center of America**. Area demographics include a population of 85,000 within three miles earning \$65,000 as the average household income. Asking rent is \$17 psf with CAM of \$4 psf and taxes of \$2 psf.

**Woodbridge** – Plaza K Shopping Center is located at the intersection of Route 1 and Ford Avenue with an average daily traffic count of 125,000 vehicles. The 30,000 sq.ft. center has spaces available of 2,059 sq.ft. and 1,686 sq.ft. and is anchored by **The Vitamin Shoppe, Jennifer Convertibles** and **Sleepy's**. Cotenants include **Champion Fitness, Futon World** and **I Sold It**. Area demographics include a population of 126,000 within three miles earning \$65,000 as the average household income. Asking rent is \$35 psf with CAM of \$4 psf and taxes of \$2 psf.

For details, contact John M. Azarian, **The Azarian Group, LLC**, 6 Prospect Street, Suite 1B, Midland Park, NJ 07432; 201-444-7111, Fax 201-444-6655; Email: jazarian@azariangroup.com; Web site: [www.azariangroup.com](http://www.azariangroup.com).

**Andover** – A site on Main Street has a space available of 2,500 sq.ft. and is situated on a land area of 1.5 acres. **Closter** – A freestanding site located on Homans Avenue has a space available of 5,000 sq.ft. **Englewood** – A site located on Palisade Avenue has a space available of 3,000 sq.ft. **Englewood Cliffs** – A site located at the intersection of Palisade Avenue and Sylvan Avenue has a space available of 3,400 sq.ft. and is situated on a land area of 1.34 acres. **Fairlawn** – A site located at the intersection of Broadway and Route 4 has a space available of 5,000 sq.ft. **Fort Lee** – A site located on Route 4 East has a space available of 20,000 sq.ft. **Guttenberg** – A site located on Bergenline Avenue has a space available of 2,200

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sq.ft. **Hackensack** – A site located on Main Street has a space available of 7,500 sq.ft. **Jersey City** – A site on 14<sup>th</sup> Street has a space available of 16,000 sq.ft. **Little Ferry** – A site on Bergen Turnpike has a space available of 9,000 sq.ft. and is situated on a land area of 1.5 acres. **Montvale** – A 30,000 sq.ft. site located on West Grand Avenue has a space available of 3,000 sq.ft. **Newton** – A site located on Hampton House Road has a space available of 4,000 sq.ft. and is situated on a land area of 4.9 acres. **Passaic** – A site located on Broadway has a space available of 2,500 sq.ft. **Pompton Plains** – A

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site located on Route 23 has a space available of 10,000 sq.ft. and is situated on a land area of 1.25 acres. **Riverdale** – A site located at the intersection of Broadway and 230<sup>th</sup> Street has a space available of 5,000 sq.ft. **Somerville** – A site located on Route 206 North has a space available of 5,000 sq.ft. and is situated on a land area of 1.6 acres. **South Plainfield** – A site located on Hamilton Boulevard has a space available of 4,000 sq.ft. and is situated on a land area of 0.75 acres. **Teaneck** – A 20,000 sq.ft. site located on Cedar Lane has a space

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# Locations Wanted!

4,000 to 9,000 sq.ft. in

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Strips, Power Centers, Malls or Downtown Storefronts Preferred  
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3-Mile Demographic Requirements:  
100,000 population with \$40,000 average income

To make appointments for the ICSC  
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Nathan Hoffman  
201-319-1400

[Nathan@10SpotPlus.com](mailto:Nathan@10SpotPlus.com)

30 Seaview Drive, Secaucus, NJ 07094

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Chili's, DOTS, Home Depot, Marshalls, Old Navy, Famous Footwear, Dress Barn, Nine West, T.J. Maxx, Circuit City, Bed Bath & Beyond, Modell's, Stop & Shop, Sears, Verizon Wireless, Lane Bryant, Golfsmith, PC Richard & Son, Panera Bread and Trader Joe's.

For details, contact Al Centrella or Anthony Russo, **NAI Long Island**, 1 Expressway Plaza, Suite 212, Roslyn Heights, NY 11577; 516-746-1300 Ext. 238/257; Emails: acentrella@nailongisland.com and arusso@nailongisland.com.

**Elmira – Big Flats Commons** is located at the intersection of Route 17 and Chambers Road. The 170,000 sq.ft. center has spaces available of 1,000 sq.ft. to 7,000 sq.ft. and is anchored by **Target**, **Best Buy** and **Panera Bread**. Asking rent is \$20 psf with CAM of \$1.50 psf and taxes of \$1.50 psf.

For details, contact Mike Northam, **National Retail Properties**, 450 South Orange Avenue, Suite 900, Orlando, FL 32801; 407-650-1544; Web site: www.nnnreit.com.

**Fishkill – Stadium Plaza Shopping Center** has spaces available. **Massapequa – Calvert Manor Shopping Center** is located on Hicksville Road.

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The center has spaces available of 840 sq.ft.; 3,500 sq.ft. and 4,000 sq.ft. and is cotenanted by **Behr's Furniture**. **New Windsor – Patriot Plaza Shopping Center** is located at the intersection of Route 32 and Union Avenue and has space available. **Port Chester – Kohl's Shopping Center** is located at the intersection of Interstate 95, Interstate 287 and U.S. Route 1. The center has a space available of 14,000 sq.ft. and is cotenanted by **Kohl's**, **A&P**, **Linens 'N Things**, **Staples**, **Modell's** and **Mandee**. **Staten Island – Oakwood Shopping Center** is located at the intersection of Amboy Road and Clarke Avenue. The center has a 12,000 sq.ft. space available, which can be subdivided. Cotenants include **Foodtown** and **Duane Reade**.

For details, contact **AVR Realty Co.**; 800-553-0533; Web site: www.avrrealty.com.

**Greenburgh – Crossroads Shopping Center** is located on Dobb's Ferry Road. The center has a space of 5,200 sq.ft. available and is cotenanted by **Kmart**, **A&P**, **Modell's**, **Barnes & Noble**, **The Avenue**, **Dress Barn** and **Pier 1 Imports**. Area demographics include a population of 98,517 within three miles earning \$75,634 as the median household income. **Nanuet – Rockland Center** is

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located at the intersection of Route 59 and Smith Street. The center has spaces available of 32,000 sq.ft.; 11,000 sq.ft. and 1,700 sq.ft. Cotenants include **Pathmark**, **Office Depot**, **Chili's**, **National Wholesale Liquidators** and **A.C. Moore**. Area demographics include a population of 75,378 within three miles earning \$93,128 as the average household income.

For details, contact **Welco Realty, Inc.**, 2525 Palmer Avenue, New Rochelle, NY 10801; 914-576-7500, Fax 914-576-7596; Web site: www.welcorealty.com.

**Hyde Park – Hyde Park Mall** is located on Route 9. The 130,000 sq.ft. center has spaces available of 6,000 sq.ft. to 33,000 sq.ft. and is anchored by **Super Stop & Shop** and **Hudson Valley Credit Union**. Cotenants include **Radio Shack** and **Liquorama**. Area demographics include a population of 15,000 within three miles earning \$71,000 as the average household income. Asking rent is \$14 psf with CAM of \$1 psf and taxes of \$1 psf. **Orangeburg – Town Plaza II Shopping Center** is located on Route 303. The 25,000 sq.ft. center has spaces available of 1,280 sq.ft. and 900 sq.ft.

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## Movie Theatre & Theatre Management Sites Wanted

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Contact Doug at the New York ICSC Show at 973-332-0518



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and is situated on a land area of 2.5 acres. Area demographics include a population of 36,000 within three miles. Asking rent is \$25 psf with CAM of \$4 psf and taxes of \$2.50 psf.

For details, contact John M. Azarian, **The Azarian Group, LLC**, 6 Prospect Street, Suite 1B, Midland Park, NJ 07432; 201-444-7111, Fax 201-444-6655; Email: jazarian@azariangroup.com; Web site: [www.azariangroup.com](http://www.azariangroup.com).

**Ithaca – East Hill Shopping Center** has a space available of 7,000 sq.ft. The 110,000 sq.ft. center, situated on a land area of 10 acres, is anchored by **P&C Food Market** and is cotenanted by **Hair Graphics East, Judd Falls Laundromat, M&T Bank, Ling Ling Garden Restaurant, Rite Aid and Wings Over Ithaca Restaurant**.

For details, contact **SB Ashley Management Corp.**, AMO Cornell Business and Technology Park, 95 Brown Road, PO Box 1015, Ithaca, NY 14850; 607-257-1725 Ext. 223.

**Levittown – Levittown Mews** is located on Hempstead Turnpike. The 93,360 sq.ft. center has space available and an average daily traffic count

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of 54,900 vehicles. **Yaphank – Brookhaven Town Center** is located on William Floyd Parkway. The center has space available and has an average daily traffic count of 70,000 vehicles.

For details, contact Robert Delavale, **Breslin Realty Development Corp.**; 516-741-7400; Email: [rdelavale@breslinrealty.com](mailto:rdelavale@breslinrealty.com).

**Manhattan – 147-155 Third Avenue** has spaces available: 2,785 sq.ft. with 50' frontage and 965 sq.ft. with 3,000 sq.ft. basement space and 20' frontage. Area retailers include **Duane Reade, JAM Paper, Starbucks and Trader Joe's**.

For details, contact Jeffrey A. Erskine, 800 Westchester Avenue, Suite 602, Rye Brook, NY 10573; 914-670-0700; Email: [jeff@office500.com](mailto:jeff@office500.com).

**Massapequa – A 5,900 sq.ft. freestanding building** located at the intersection of Merrick Road and Park Boulevard is available. **Queens – Metro Mall**, a 265,000 sq.ft. mall located on Metropolitan Avenue, has spaces available of 4,700 sq.ft.; 2,700 sq.ft. and 1,700 sq.ft. Cotenants include **BJ's, Conway's, Fashion Bug, Burger King, Subway and Liberty Travel**. **Suffolk County – Gateway Plaza**, a 350,000 sq.ft. center located on Sunrise

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Highway, has space available of 3,500 sq.ft. Cotenants include **Best Buy, Bob's Stores, Marshalls, Linens 'N Things, King Kullen, Michaels and Home Depot**. **Westbury – Westbury Plaza**, a 60,000 sq.ft. center located on Merrick Avenue, has space available of 17,800 sq.ft. Area retail includes the **Roosevelt Field Mall, the Roosevelt Raceway Shopping District and Fortunoff**.

For details, contact Alvin Neuman, **Pergament Properties**, 1500 Old Northern Boulevard, Roslyn, NY 11576; 516-484-8800, Fax 516-484-9170; Email: [aneuman@pergamentproperties.com](mailto:aneuman@pergamentproperties.com); Web site: [www.pergamentproperties.com](http://www.pergamentproperties.com).

**Massapequa – A 5,010 sq.ft. space** located at the intersection of Sunrise Highway and Block Boulevard is available. The site has an average daily traffic count of 57,933 vehicles. Area demographics include a population of 149,294 within three miles earning \$97,118 as the average household income. Cotenants include **Verizon Wireless. Oakdale – LaSalle Common Shopping Center** is located on Montauk Highway. The center has a space available of 1,500 sq.ft. and is cotenanted by **Allstate Insurance, Storks Market**

### Properties available for sale / lease exclusively from FANTASTIC Realty, Inc.

#### 3336 3rd Ave., 3344 Franklyn Ave. (North side)

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Property size: 24,000 SF  
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#### 1335-1343 Webster Ave. (South side)

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\$1,800,000.

Asking price for lease:  
\$25.00/SF build to suit,  
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