

FOR LEASE

12,145 SF
Storefront Retail Space

Building & Pylon
Signage Available



2176 Route 130 South
Edgewater Park, NJ 08010

VESTIAN

Bennett WILLIAMS
NEW JERSEY, LLC

2176 Route 130 South

Property Overview

Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or Plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

Nearby Retailers



POPEYES



DUNKIN'



Walgreens

CONTACT

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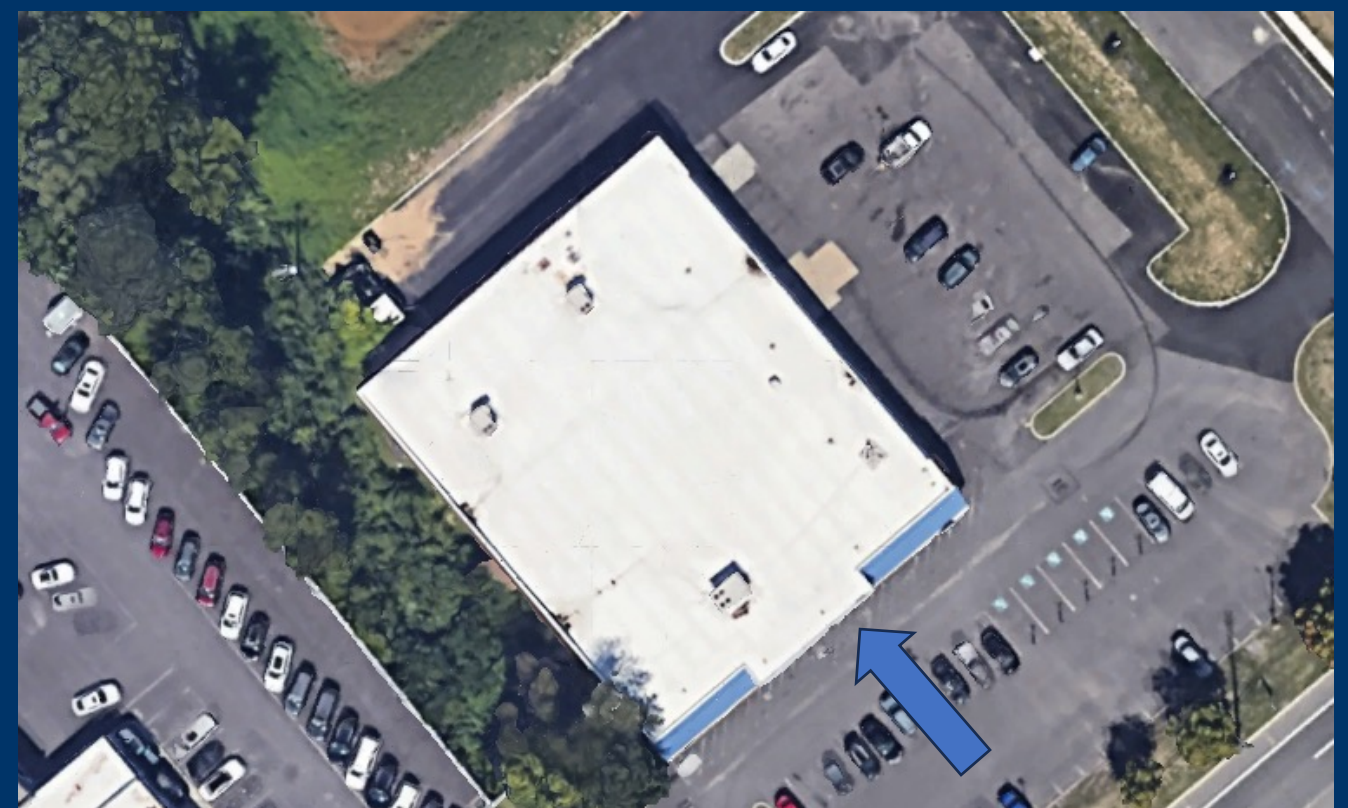
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PROPERTY OVERVIEW

Address	2176 Route 130 South Edgewater Park, NJ 08010
Available SF	12,145 SF Storefront Retail Space
Occupied SF	8,175 SF Auto Service Space
Total Building SF	20,320 SF
Possession	Immediate
Signage	Building and Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Building Height 14'• Sprinklered• HVAC throughout



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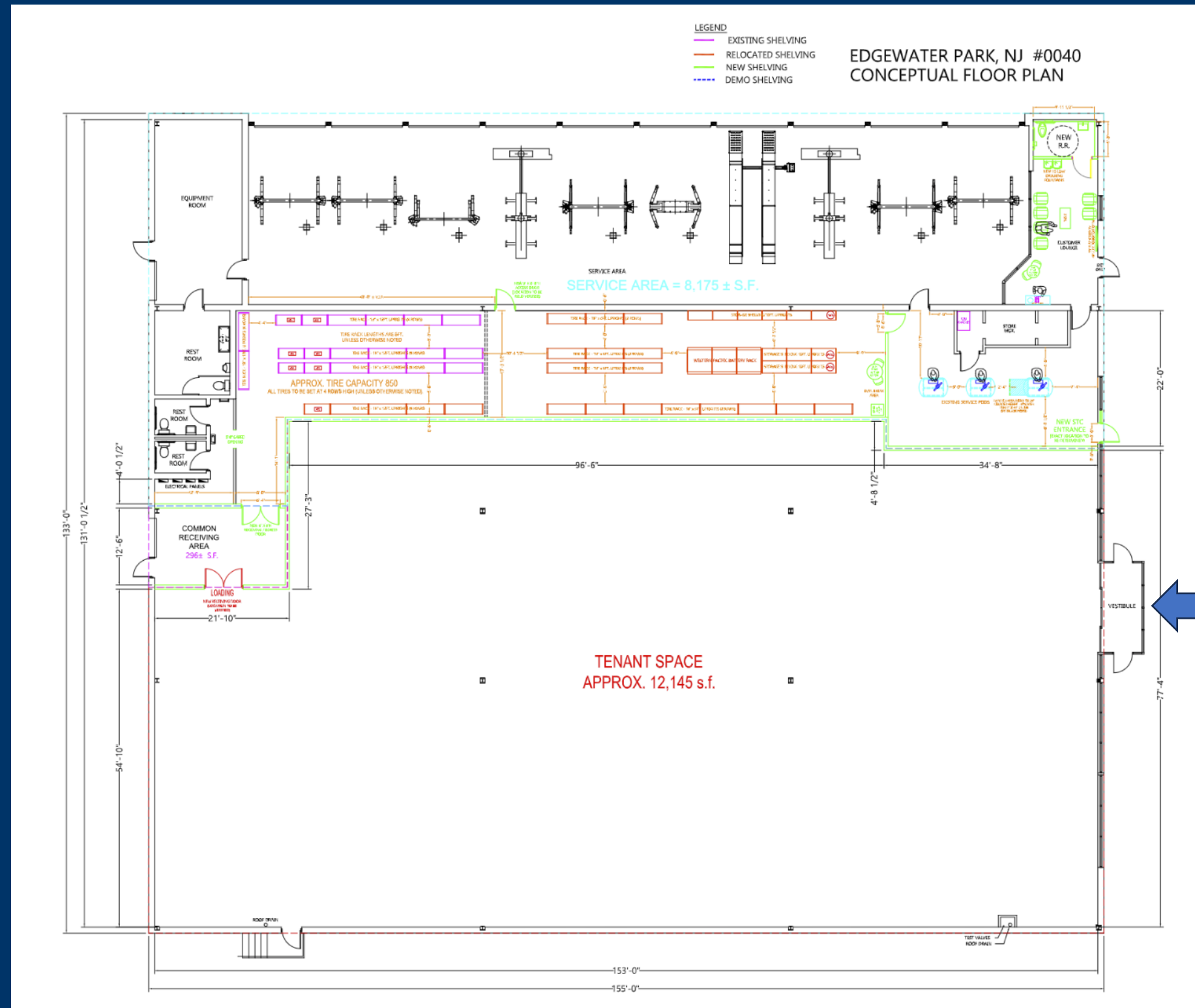
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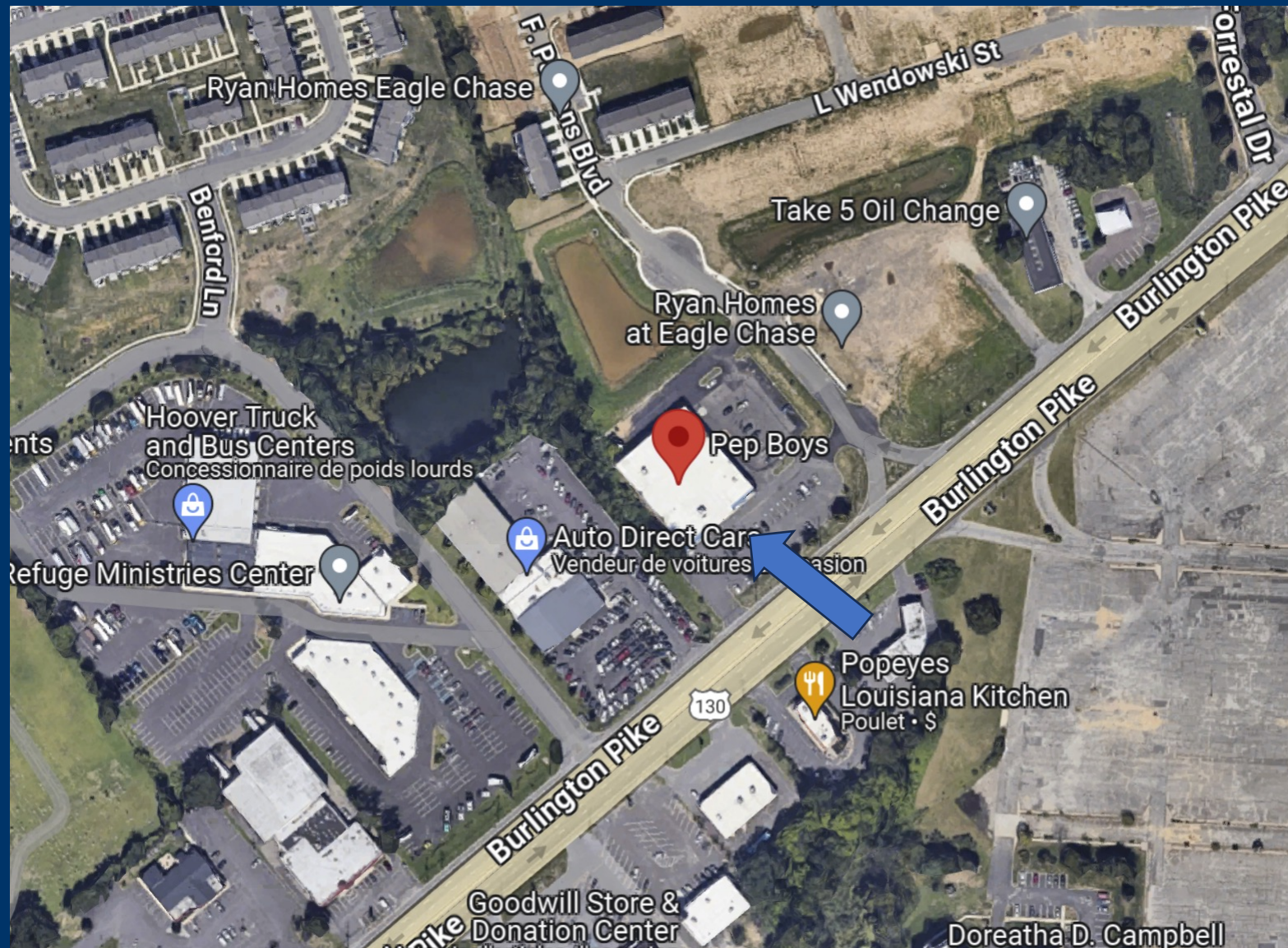
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Building & Pylon Signage Renderings



**Signage renderings provided for illustrative purposes only.
Actual design and placement may vary based on location and specific property requirements.*

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FOR LEASING INFORMATION,
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