



**CECI NAILS**  
*Curves*



**FRED ASTAIRE  
DANCE STUDIO**  
*The Glass Slipper*

# The Orchards at Wall Shopping Center

## RETAIL SPACE AVAILABLE

<b>LOCATION:</b>	ROUTE 35 NORTH WALL TOWNSHIP, NEW JERSEY MONMOUTH COUNTY
<b>SPACE AVAILABLE:</b>	2,700 +/-, 2,150 +/- SQUARE FEET
<b>RENT ECONOMICS:</b>	PREVAILING MARKET RENT
<b>LANDLORD CONSTRUCTION:</b>	STANDARD WORK LETTER (INCLUDES ACCOUSTICAL CEILING, HVAC, SHEET ROCK WALLS READY FOR PAINT, GLASS STOREFRONT, BATHROOM, HOT WATER HEATER) ADDITIONAL FIT UP NEGOTIABLE
<b>TENANT CONCESSIONS:</b>	NEGOTIABLE
<b>EXCLUSIVE BROKER:</b>	FLORHAM REALTY GROUP, INC. PHONE (732) 583 -1200 FAX (732) 583 - 5050
<b>CONTACTS:</b>	JAMES DOLAN EXT.2 KAREN DOLAN EXT.3

### TENANTS

Tenants that currently comprise The Orchards at Wall:

- Pier 1 Imports
- Fred Astaire Dance Studio
- Curves
- The Glass Slipper Boutique
- Ceci Nails

### DEMOGRAPHICS

**1 Mile**  
Population: 8,591  
Avg Household Income: \$76,612

**3 Miles**  
Population: 50,126  
Avg Household Income: \$79,830

**5 Miles**  
Population: 131,530  
Avg Household Income: \$72,684

FOR MORE INFORMATION CONTACT:  
JAMES YACENDA (732) 583-1200 ext 1  
JEANINE YACENDA (732) 583- 1200 ext 4

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## SITE PLAN

