

# The Streets of Chester

270 US-206 South, Chester Borough, NJ 07930

±1,325-25,767 SF Available For Lease | Anchor Space Available!

**Under New Ownership!**

Attractive Incentives and Capital Improvements Available



## Highlights

- Premier shopping center in affluent Morris County, NJ
- Commuter hub only 1 hour outside New York City
- Located on busy Route 206 (22,916 cars per day)
- Grocery and apparel anchored center with strong co-tenancy
- New shopping center improvements planned for Spring 2026!

## Questions? Contact Us.

**Greg Jones**

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**Melissa Lippe**

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## Demographics

|  |         |         |         |
|--|---------|---------|---------|
| Population   | 3 Miles | 5 Miles | 7 Miles |
|  | 10,066  | 32,100  | 78,750  |

|   |         |         |         |
|---|---------|---------|---------|
| Households  | 3 Miles | 5 Miles | 7 Miles |
|  | 3,539   | 11,168  | 28,335  |

|  |           |           |           |
|--|-----------|-----------|-----------|
| Average Household Income   | 3 Miles   | 5 Miles   | 7 Miles   |
|  | \$273,728 | \$258,720 | \$241,559 |

|  |         |         |         |
|--|---------|---------|---------|
| Daytime Employees  | 3 Miles | 5 Miles | 7 Miles |
|  | 4,357   | 13,690  | 29,498  |



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Spaces may be combined or divided to fit tenant requirements. As low as 1,325 SF and up to 25,767 SF subject to date of desired occupation.

±3,796 SF AVAILABLE

±4,761 SF AVAILABLE

±3,525 SF AVAILABLE

±5,767 SF AVAILABLE

±8,700 SF AVAILABLE

±4,000 SF AVAILABLE

±2,160 SF AVAILABLE

±5,015 SF AVAILABLE

±3,300 SF AVAILABLE

±1,325 SF AVAILABLE

NEW SIGNAGE!

NEW SIGNAGE!

206 22,916 AADT

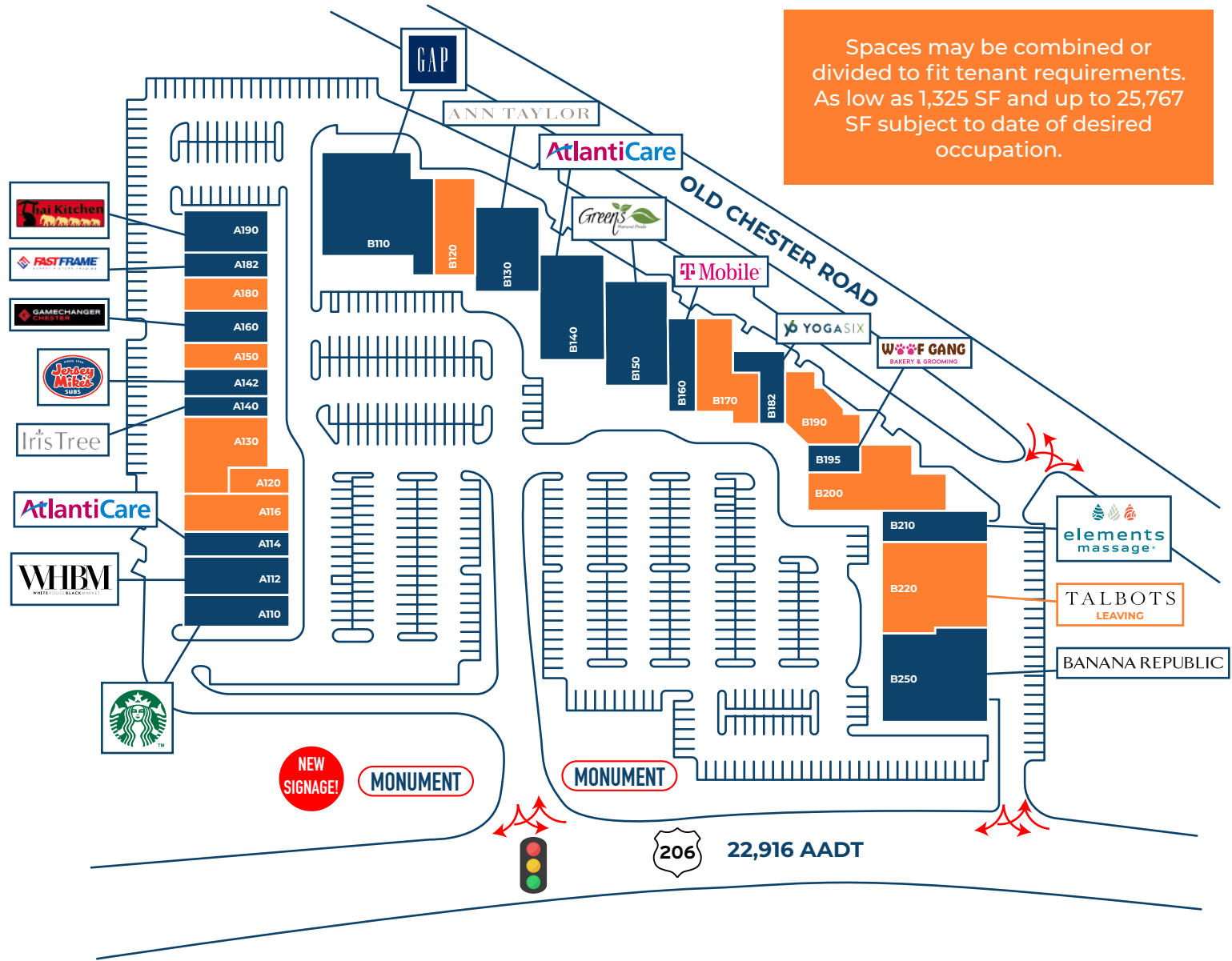
Zoom Aerial

# The Streets of Chester

270 US-206 South, Chester Borough (Morris County), NJ 07930



| Unit     | Tenant                | Square Footage |
|----------|-----------------------|----------------|
| A110     | Starbucks             | ±3,362 SF      |
| A112     | WH/BM                 | ±3,172 SF      |
| A114     | AtlantCare            | ±2,700 SF      |
| A116     | AVAILABLE             | ±3,300 SF      |
| A120     | AVAILABLE             | ±1,325 SF      |
| A130     | AVAILABLE             | ±5,015 SF      |
| A140     | Iris Tree             | ±1,440 SF      |
| A142     | Jersey Mike's         | ±2,160 SF      |
| A150     | AVAILABLE             | ±2,160 SF      |
| A160     | GameChanger           | ±1,440 SF      |
| A180     | AVAILABLE             | ±4,000 SF      |
| A182     | Fast Frame            | ±1,600 SF      |
| A190     | Thai Kitchen          | ±2,470 SF      |
| B110     | The GAP               | ±10,259 SF     |
| B120     | AVAILABLE             | ±3,796 SF      |
| B130     | Ann Taylor            | ±5,005 SF      |
| B140     | AtlantCare            | ±6,066 SF      |
| B150     | Green's Natural Foods | ±5,810 SF      |
| B160     | T-Mobile              | ±1,900 SF      |
| B170     | AVAILABLE             | ±4,761 SF      |
| B182     | Yoga 6                | ±2,265 SF      |
| B190     | AVAILABLE             | ±3,525 SF      |
| B195     | Woof Gang Bakery      | ±1,419 SF      |
| B200     | AVAILABLE             | ±5,767 SF      |
| B210     | Elements Therapy      | ±2,500 SF      |
| B220     | AVAILABLE (TALBOTS)   | ±8,700 SF      |
| B250     | Banana Republic       | ±8,800 SF      |
| Total SF |                       | ±104,717 SF    |



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## Site Plan



# Site Photos



# Site Photos