

# LEWANDOWSKI COMMONS





# PORTFOLIO OFFERING

Lewandowski Commons is being marketed with six other East Coast Assets. Please reach out to a JLL representative for more information.

557,918  
SF

TOTAL SF

99.6%

PORTFOLIO OCCUPANCY

\$115K+

Average 3-MILE  
Household INCOME

67,000+

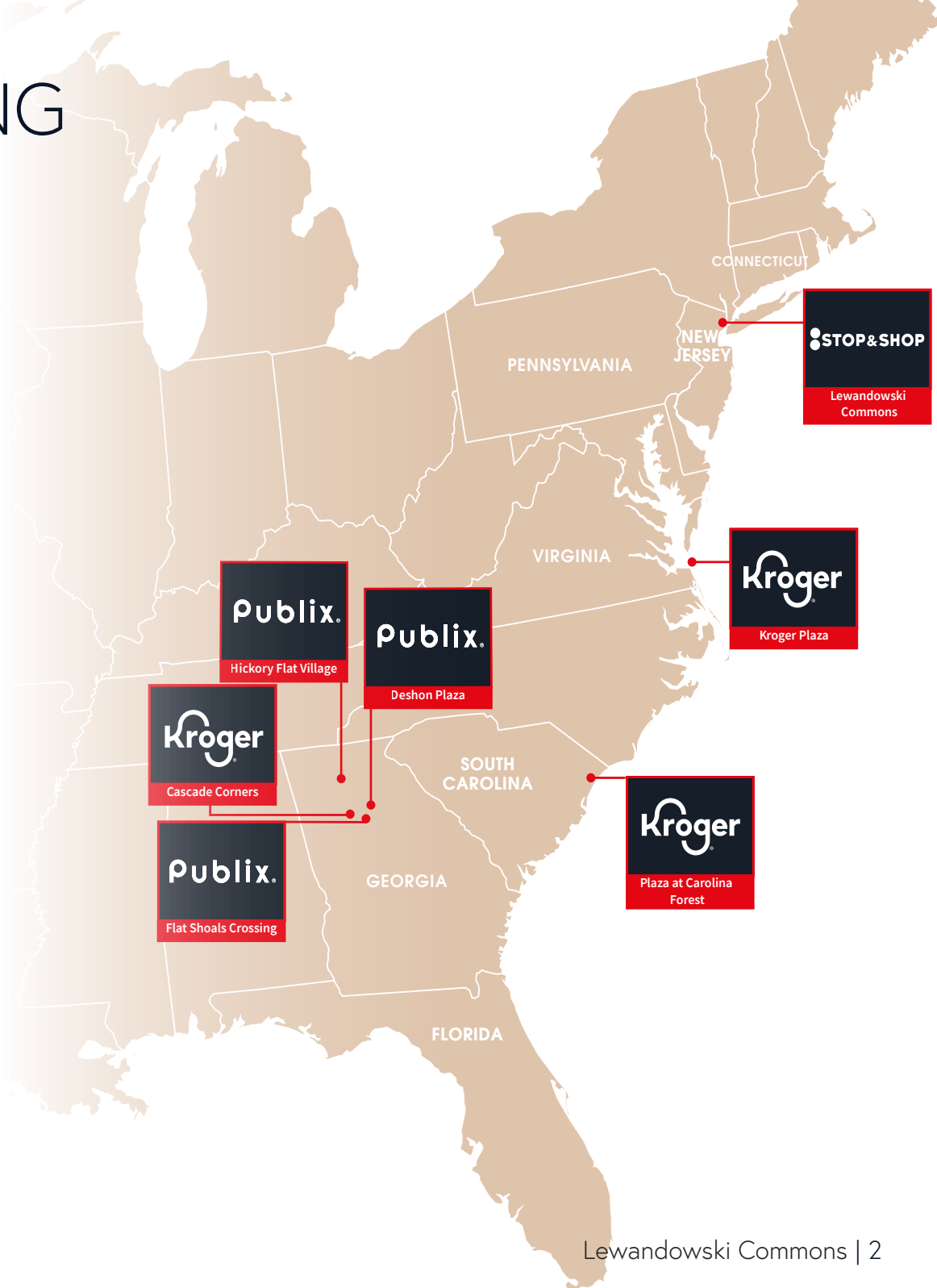
AVERAGE 3-MILE  
POPULATION

\$9.68

Average Grocer  
Rent PSF

~2.2%

CAGR



# LEWANDOWSKI COMMONS

## PROPERTY OVERVIEW

### ADDRESS

430 Lewandowski St, Lyndhurst, NJ 07071

### SIZE

77,743 SF



### NOI GROWTH

10-Yr CAGR: ~1.0%



### YEAR BUILT

Built: 1992



### FINANCIALS

As-Is NOI: ~\$1,760,000  
Occupancy: 100%



### ANCHOR TENANT



## ROBUST DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Estimate	22,673	171,493	607,938
AVERAGE HOUSEHOLD INCOME			
2025 Estimate	\$137,070	\$138,110	\$121,670
2030 Estimate	\$150,399	\$152,484	\$134,402



## INVESTMENT HIGHLIGHTS



STRATEGIC INFILL GROCERY ANCHORED OFFERING  
LOCATED JUST 7 MILES FROM NYC



LIMITED GROCER COMPETITION &  
HIGH BARRIERS TO ENTRY



UNPARALLELED DEMOGRAPHICS WITH AVERAGE  
INCOMES EXCEEDING \$120K AND A TOTAL POPULATION  
OF 608,000 WITHIN 5 MILES



SIGNIFICANT DISCOUNT TO REPLACEMENT COST



ANCHORED BY STOP & SHOP (AHOLD DELHAIZE  
GUARANTEE), A MARKET LEADING GROCER WITHIN THE  
TRI-STATE AREA



# HIGH BARRIERS TO ENTRY SUBMARKET

Lewandowski Commons is located just 7 miles west of New York City and is strategically positioned in Bergen County (Lyndhurst, NJ) which is a densely populated and affluent submarket with high barriers to entry.

**962K**  
TOTAL POPULATION  
Bergen County

**\$171K+**  
AVERAGE HH INCOME  
Bergen County

**7 MILES**  
DIRECT ACCESS TO  
New York City

**\$650K**  
AVG. HOME VALUE  
Lyndhurst



**New York City**  
8.5M Residents

NJ 3 | 145,000 VPD

## American Dream Mall

- 11.3 Million Annual Visits
- #6 Most Visited Retail Center in NJ

## Meadowlands Sports Complex



## Vermella Lyndhurst

- 296 Luxury Apartments

**LEWANDOWSKI  
COMMONS**

**1.3M SF Industrial Development**  
• Under Construction (2027 Delivery)

Orient Road

**Lyndhurst Middle School**  
606 Students

Page Avenue



# STOP & SHOP ANCHORED INVESTMENT OPPORTUNITY



**Investment Grade Credit S&P: BBB+ (Parent Company Ahold Delhaize)**



**Represents 83% of the gross income at Lewandowski Commons**



**Stop & Shop Recently Exercised a 5-Year Renewal Option**



**Limited Grocer Competition**



**Stop & Shop has nearly 26 years of operating history at the property**



**Sales have increased by 12% over the past 5 years**



# STRONG PROPERTY FUNDAMENTALS

**21**

Years Weighted  
Average Tenure

**4**

Tenants have signed a new  
lease or renewed in the past 24  
months (out of 6)

**50%**

of tenants have renewed at  
least once

**83%**

of Income Derived  
from Stop & Shop





# SITE PLAN & TENANT ROSTER

SUITE	TENANT	SF
1	Stop & Shop	59,184
2	M&T Bank	2,800
3	Fashion Nail Spa	2,000
4	Meadow Fine Liquors	1,700
5A	Kids United	2,384
5B	Goddard School	9,675
<b>TOTAL</b>		<b>77,743</b>



**INVESTMENT GRADE  
GROCERY ANCHOR**



**STRONG CONSUMER BASE**  
(\$138K AHHI / 171K 3-MILE POP)



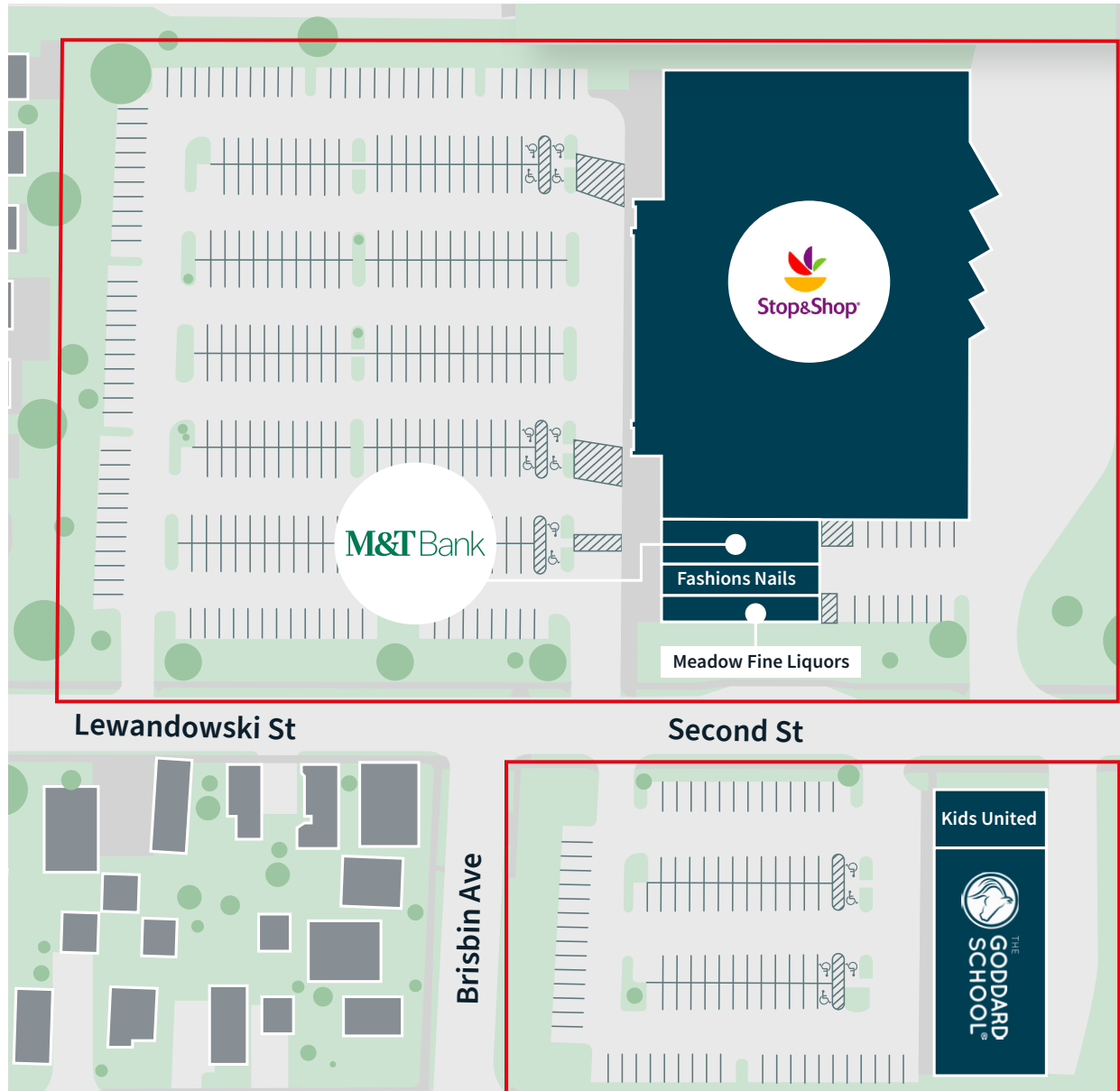
**STRONG AVG. SHOP TENURE  
EXCEEDING 8 YEARS**



**SUSTAINABLE IN-PLACE  
SHOP RENTS**



**HIGH BARRIERS TO ENTRY  
MARKET**





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