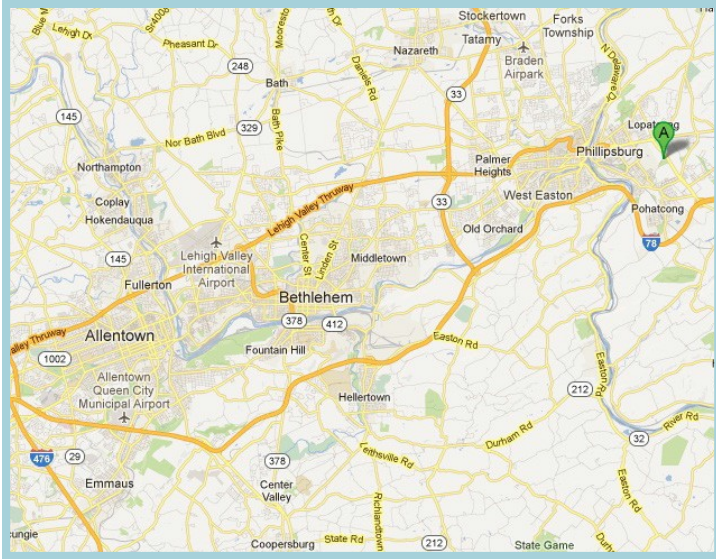


# Phillipsburg Mall

1200 U.S. 22, Phillipsburg, NJ 08865



## Property

Demographics	1 mile	3 miles	5 miles
Population	5,175	39,128	88,478
Average HH Income	\$85,532	\$71,014	\$69,695
Total Households	2,003	14,917	32,789

**Location** Less than 1 mile from I-78  
On the border of Warren County & Lehigh Valley.

**Anchors** J.C. Penney, Kohl's, Sears, Bon-Ton, H&M, Old Navy.

**Availabilities** Inline, Big-Box Spaces & Pad Site

**Traffic Count** 37,000 Vehicles per day.

**GLA** 577,000 SF

**Highlights** Surrounded by National Big Box Retailers  
Trans-Bridge Bus Line stops directly at the mall (45,000 annual ridership)  
Center is currently being demalled  
25,000 College students in trade area



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