

# THE VILLAGE AT HAWK POINTE

3, 5 and 6 Club House Drive | Washington | Warren County | New Jersey



The Village at Hawk Pointe is a 106,415 sf (+/-) three building complex offering prime, mixed-use retail and medical office space for lease in Washington, NJ.

The Village Shoppes at Hawk Pointe is a 81,415 sf (+/-) two building retail center. The third building is a 25,000 sf (+/-) single-tenant medical office building.

The complex is located within a “live, work, play” community and is a winner of the Warren County Presidential Strategic Thinking Award. It is a highly attractive and prosperous mixed-use center for consumers in the Allentown-Bethlehem-Easton, PA-NJ Metropolitan Statistical Area.

## DEMOGRAPHICS

| Radius                   | 3 Miles   | 5 Miles   | 7 Miles   |
|--------------------------|-----------|-----------|-----------|
| Population               | 14,267    | 24,693    | 41,602    |
| Households               | 5,449     | 9,244     | 15,158    |
| Average Household Income | \$108,990 | \$110,181 | \$107,362 |

11/21

## CURRENT TENANTS INCLUDE:

Masa Sushi | Desiderio's Pizza



## FEATURES

- Optional built to suit space designed to fit your individual needs
- Separate utilities for each suite
- High-speed internet access available
- 570 Parking spaces available on-site with handicap accessibility
- Located within a premier 65-acre mixed-used development with 120 single-family homes and the prestigious Hawk Pointe Golf Club
- Easily accessible via Interstates 78 and 80, crossing through the center of Warren County

**SUITE SIZES FOR LEASE FROM:**  
1276, 2140 and 3907 sf (+/-)

**(908) 874-8686 | LarkenAssociates.com**

Immediate Occupancy | Brokers Protected



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LEASE OUT      LEASED      AVAILABLE

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## 3 CLUB HOUSE DRIVE

| Tenant   | sf (+/-) |
|----------|----------|
| ShopRite | 65,000   |

## 5 CLUB HOUSE DRIVE

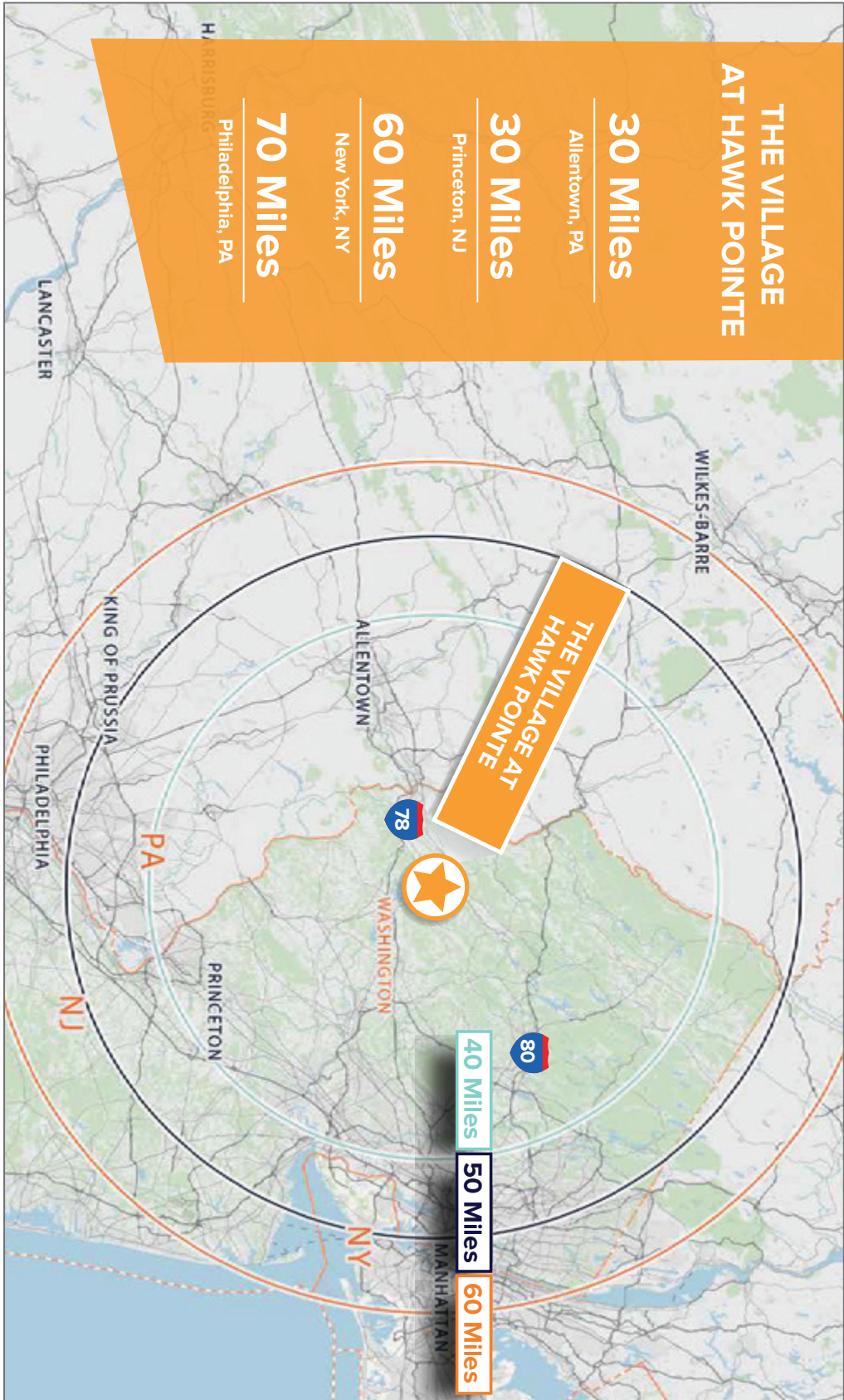
| Tenant               | sf (+/-) |
|----------------------|----------|
| Hunterdon Healthcare | 25,000   |

## 6 CLUB HOUSE DRIVE

| Suite      | Tenant               | sf (+/-)     |
|------------|----------------------|--------------|
| 1-2        | T-Mobile             | 2,135        |
| <b>3</b>   | <b>AVAILABLE</b>     | <b>1,276</b> |
| 4          | Edward Jones         | 1,097        |
| <b>5-6</b> | <b>AVAILABLE</b>     | <b>3,907</b> |
| 7          | Masa Sushi           | 1,924        |
| 8          | Desiderio's Pizza    | 1,968        |
| 9          | Visions Credit Union | 1,968        |
| <b>10</b>  | <b>AVAILABLE</b>     | <b>2,140</b> |

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