



RETAIL / OFFICE / MEDICAL BUILDING

FOR LEASE

# ±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081

*For More Information, Contact the Exclusive Brokers*

**TAMARA BLAU**

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732.997.9511



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±3,187 SF Available For Lease

## LOCATION DESCRIPTION

±1.8 Miles to I-78 | ±4.1 Miles to GSP  
 ±8.15 Miles to I-280 | ±9.2 Miles to I-95  
 ±10.4 Miles to Newark Airport  
 ±18 Miles to Holland Tunnel  
 ±20.4 Miles to Lincoln Tunnel

## OFFERING SUMMARY

Lease Rate:	Please Call
Available SF:	3,187 SF
Building Size:	14,088 SF

## PROPERTY HIGHLIGHTS

- GLA: ±14,088 SF
- Available: ±1,287 - 3,187 SF
- NNN Charges: \$7.70 PSF
- Frontage: 175.9 Feet
- Parking: 54 On-Site Spaces
- Traffic: 6,243 VPD on Mountain Avenue (High Traffic Retail Site)
- Neighboring Retailers: Dunkin' Donuts, 7-Eleven, Rite Aid, Walgreen's, Bob's, Guitar Center, TD Bank, CVS, NY Sports Club, Bed, Bath & Beyond, AMC, Lowes, Outback Steakhouse

## NOTES

- High School, Middle School, Synagogue and Catholic School all Within 1/8 Mile

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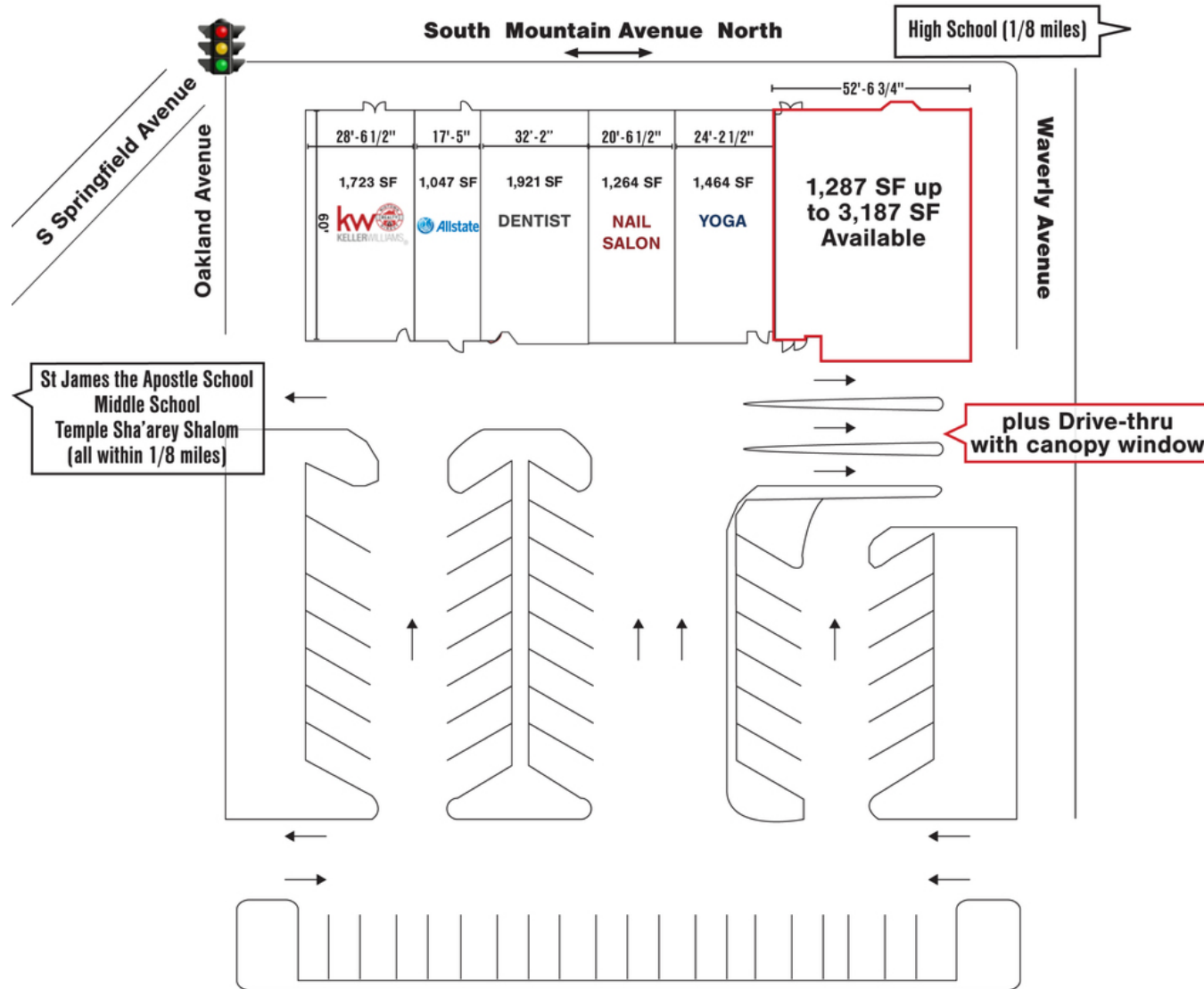
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	17,254	130,554	402,414
2019 Estimate	16,386	125,473	393,062
2010 Census	13,024	108,162	372,850
Growth 2019-2024	5.30%	4.05%	2.38%
Growth 2010-2019	25.81%	16.00%	5.42%
2019 Population Hispanic Origin	2,468	16,695	59,538
<b>2019 Population by Race:</b>			
White	12,835	91,392	249,035
Black	1,609	17,645	102,575
Am. Indian & Alaskan	32	252	1,311
Asian	1,627	13,698	32,073
Hawaiian & Pacific Island	7	55	322
Other	276	2,431	7,746
<b>U.S. Armed Forces:</b>	<b>9</b>	<b>35</b>	<b>155</b>
<b>Households:</b>			
2024 Projection	7,247	47,030	144,755
2019 Estimate	6,884	45,192	141,416
2010 Census	5,478	38,876	134,174
Growth 2019 - 2024	5.27%	4.07%	2.36%
Growth 2010 - 2019	25.67%	16.25%	5.40%
Owner Occupied	4,263	33,899	94,481
Renter Occupied	2,621	11,293	46,935
<b>2019 Avg Household Income</b>	<b>\$116,427</b>	<b>\$145,809</b>	<b>\$128,224</b>
<b>2019 Med Household Income</b>	<b>\$92,666</b>	<b>\$115,766</b>	<b>\$95,239</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	1,144	4,369	18,506
\$25,000 - \$50,000	787	4,650	21,007
\$50,000 - \$75,000	835	5,804	18,975
\$75,000 - \$100,000	958	4,995	15,095
\$100,000 - \$125,000	758	4,404	12,824
\$125,000 - \$150,000	544	4,244	11,371
\$150,000 - \$200,000	840	5,216	14,319
\$200,000+	1,020	11,509	29,320

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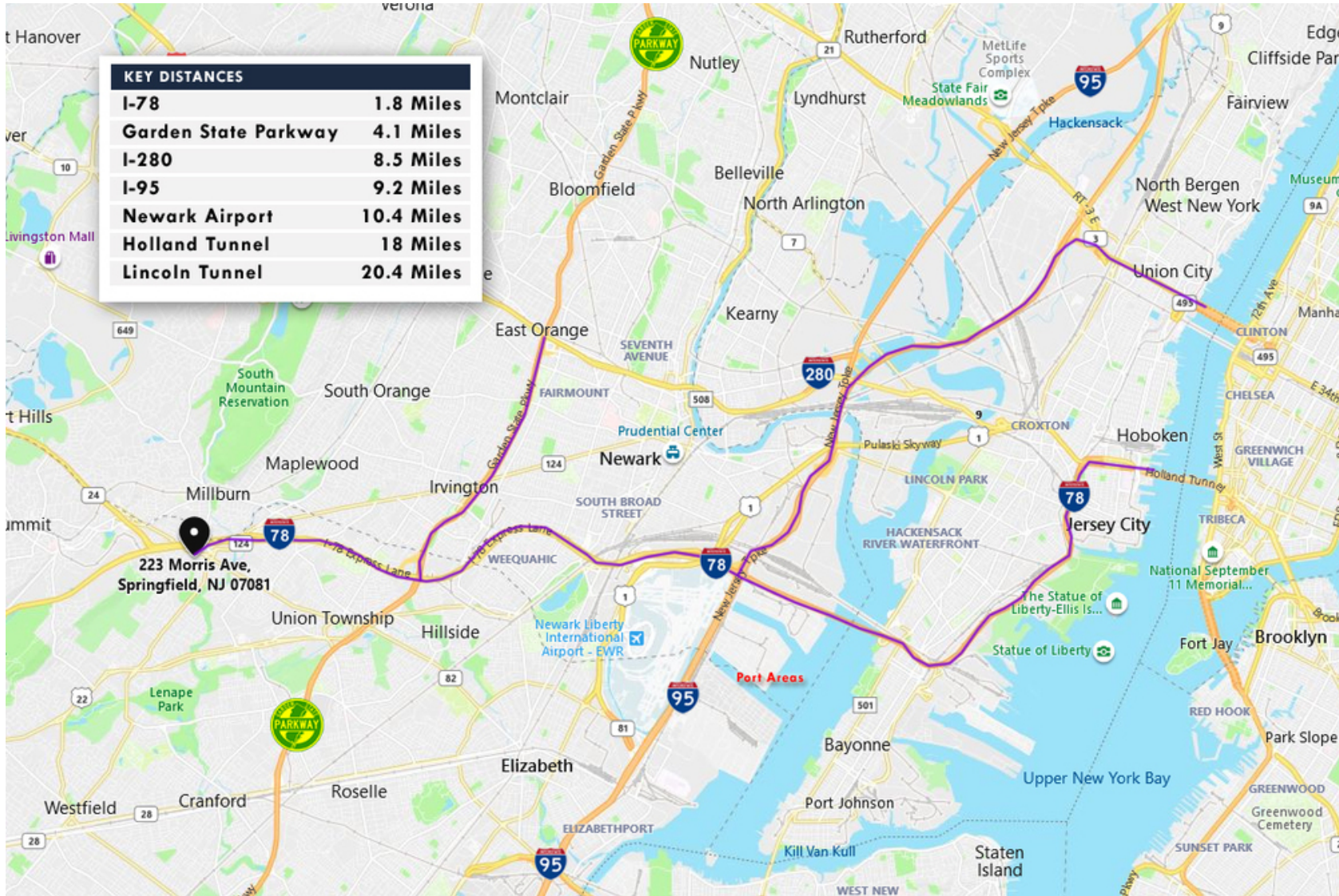
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