

99 ROUTE 22

44,886 SF



SKY ZONE
TRAMPOLINE PARK

24 HOUR FITNESS

BLINDS TO GO

fortunoff
backyard store

SKECHERS
FUTURE AIR

TESLA

Diamond Rd

Fadem Rd

Retail for Lease
99 Route 22 | Springfield, NJ

99 ROUTE 22
SPRINGFIELD, NEW JERSEY

SRS
Real Estate Partners

SRS REAL ESTATE PARTNERS
340 Madison Avenue, Suite 3E
New York, NY

PROPERTY
OVERVIEW

FOR LEASE

99 Route 22

Springfield, NJ 07081

44,886 sf
SIZE

3.49 acres
LOT SIZE

18 ft
CEILING HEIGHT

253
PARKING SPACES

200 ft
FRONTAGE ON RT 22 EAST

212 ft
FRONTAGE ON DIAMOND ROAD

HC Highway Commercial
I-40 General Industrial
ZONING



99 ROUTE 22
SPRINGFIELD, NEW JERSEY

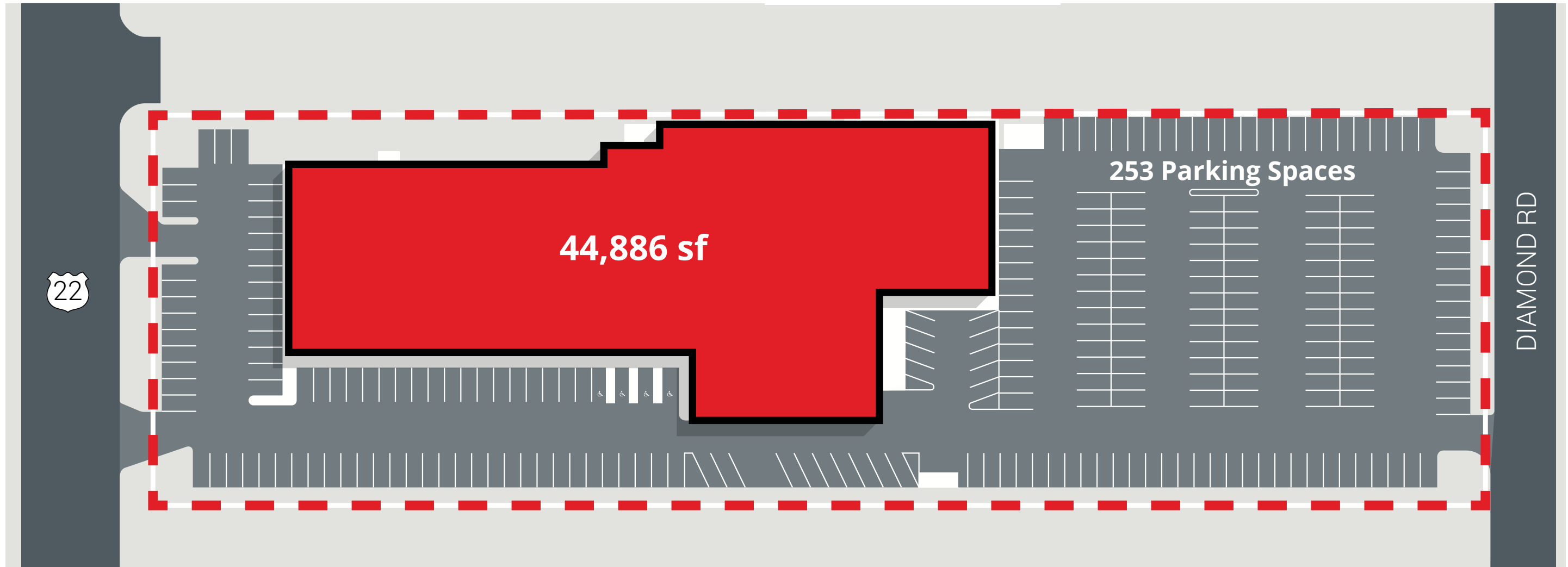
99 ROUTE 22

SPRINGFIELD, NEW JERSEY

Prime Location

The Property offers excellent visibility due to its advantageous location on Route 22 and has multiple points of ingress and egress. In addition to the main entrance off of Route 22, there is full access from the rear on Diamond Road. It is situated within one of the most highly trafficked commercial corridors with 77,860 vehicles passing daily. The Property also has convenient access to the Garden State Parkway, Interstate 78, and the New Jersey Turnpike (I-95).





The Property was recently vacated by a fitness user after 30 years. It is available for a Tenant(s) to lease the existing box or reposition the site to accommodate a new user(s). It is uniquely zoned for both retail and industrial, which opens it up to a very wide range of options.



 **CLICK TO VIEW**

Area Retail

The Property is surrounded by a strong collection of nationally recognized tenants such as Walmart, Home Depot, ShopRite, Target, Staples, Best Buy etc. Current market vacancy is less than 4%.



99 ROUTE 22
SPRINGFIELD, NEW JERSEY

Union Plaza
ShopRite
Marshall's
DOLLAR TREE
BEST BUY
Ruby Tuesday

COSTCO
LA FITNESS
BOB'S FURNITURE

Auto Zone

LIDL

Echo Plaza
OUTBACK STEAKHOUSES
verizon

BOB'S STORES
Christmas Tree Shops

BARNES & NOBLE BOOKSELLERS

macy's furniture

Pep Boys

Party City

PC RICHARD & SON

Hilton Garden Inn

AMC

five BELOW
Panera BREAD
HOBBY LOBBY

STAPLES

Springfield Plaza
Olive Garden
CKO kickboxing
LESLIE'S SWIMMING POOL SUPPLIES

24 FITNESS
SKY ZONE INDOOR TRAMPOLINE PARK
KIDDIE ACADEMY EDUCATIONAL CHILD CARE
Moe's southwest grill
Krispy Kreme DOUGHNUTS

TARGET
DICK'S SPORTING GOODS
petco
blink FITNESS
BIG LOTS!

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

Walmart
T.J. MAXX
HomeGoods
PET SMART Total Wine & MORE



Demographic Summary

1 MILE 3 MILE 5 MILE

POPULATION

2020 Population	9,008	129,034	423,254
2025 Population	9,276	130,971	431,477
2020-2025 Annual Rate	0.59%	0.30%	0.39%
2020 Median Age	44.3	42.8	40.8
2020 Total Daytime Population	13,396	143,928	411,858
Workers	8,889	77,105	187,236
Residents	4,507	66,823	224,622

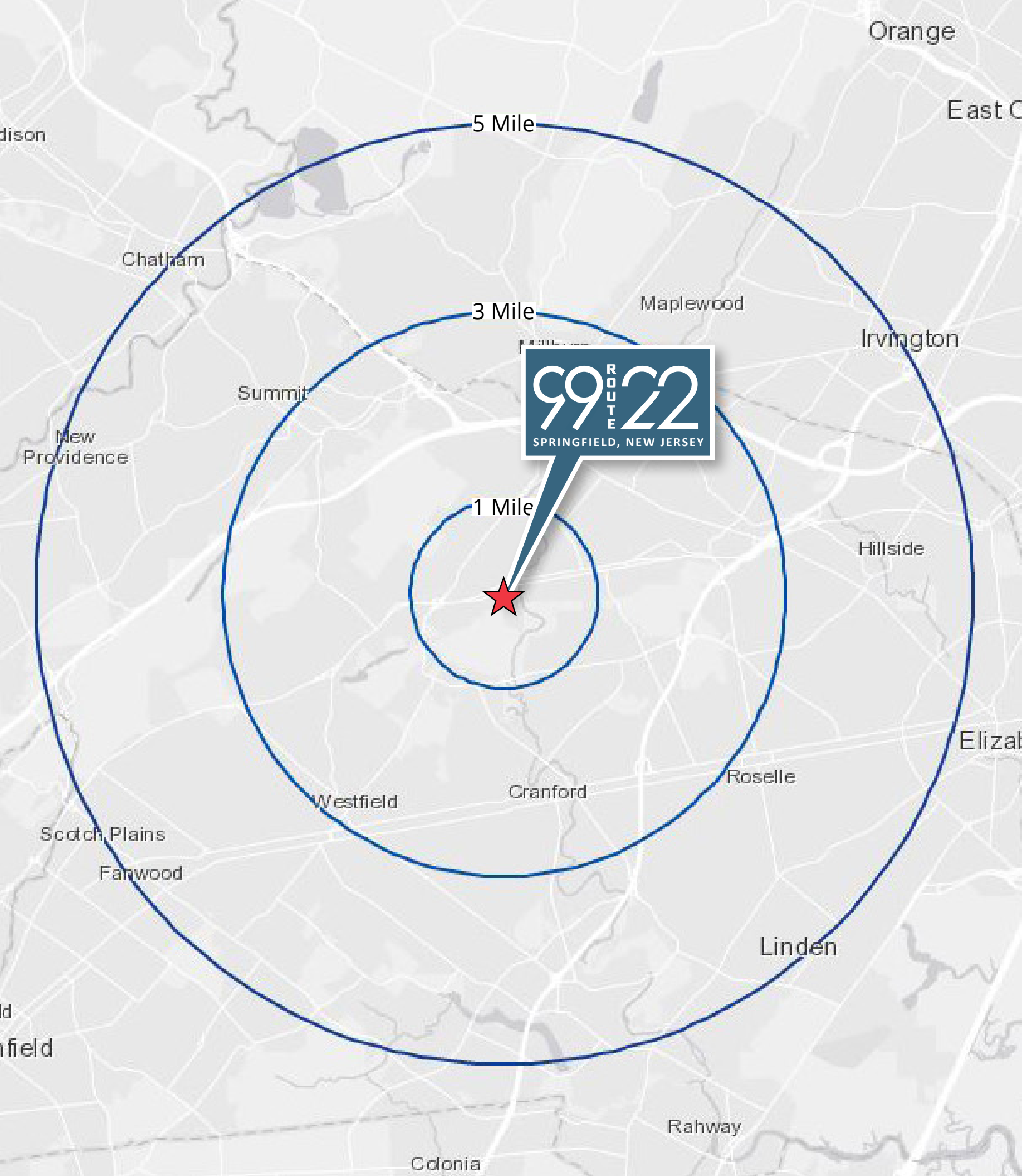
HOUSEHOLDS

2020 Total Households	3,520	47,350	151,386
2025 Total Households	3,615	47,924	153,897
2020 - 2025 Annual Rate	0.53%	0.24%	0.33%
2020 Average Household Size	2.56	2.71	2.77

HOUSEHOLD INCOME

2020 Median Household Income	\$128,217	\$113,143	\$100,601
2020 Average Household Income	\$168,278	\$153,620	\$143,825
2020 Per Capita Income	\$64,946	\$56,449	\$51,449

Source: Esri



5 Mile

3 Mile

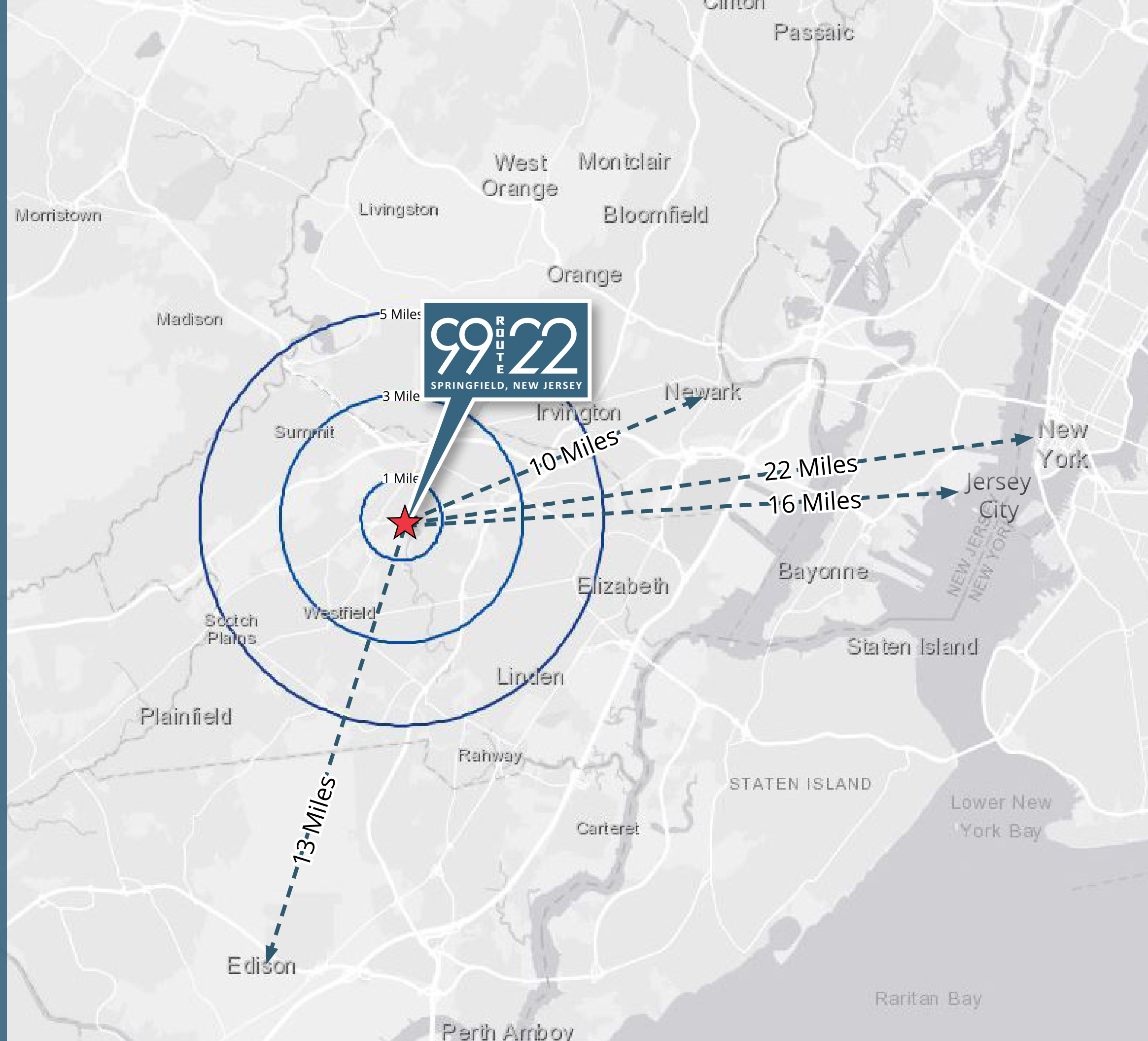
1 Mile

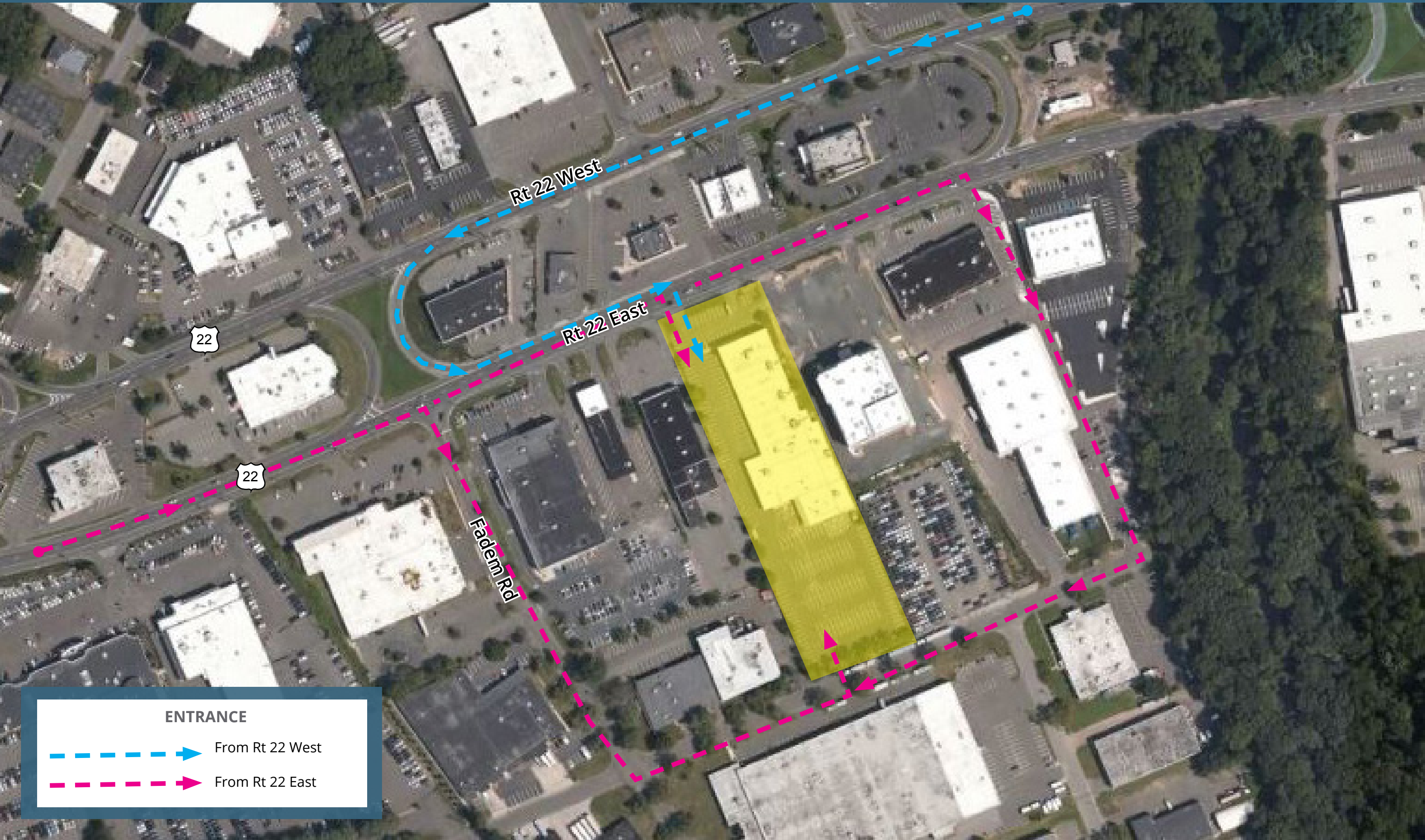






Affluent Demographics & Unmatched Regional Accessibility

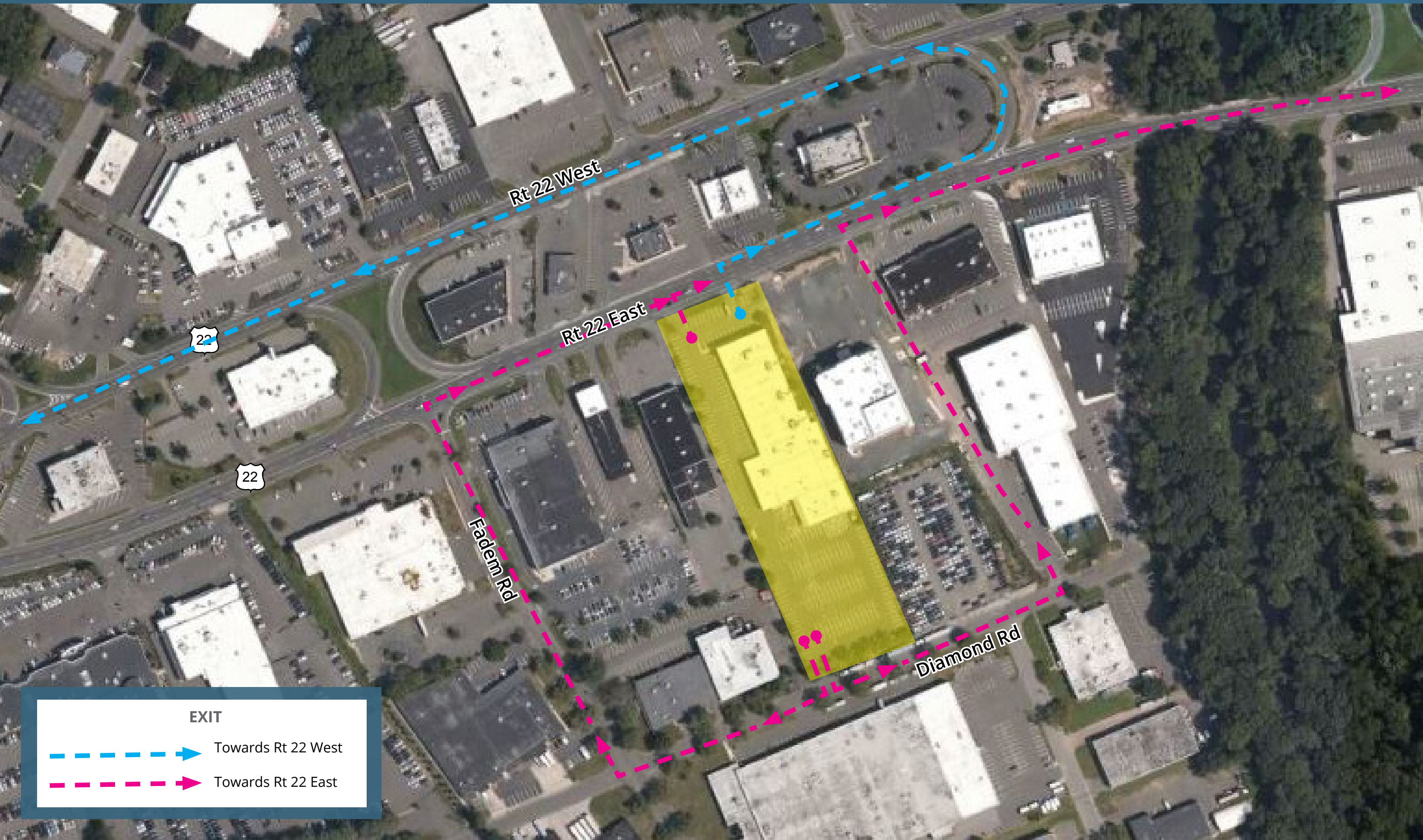
99 Route 22 East is situated in the heart of the Route 22 commercial corridor featuring countless nationally recognized retailers, self-storage providers, high end auto dealerships, medical/professional offices, last mile distribution facilities and much more. The corridor has become a major draw due to the area's affluent demographic profile and proximity to major employment hubs such as Newark (10 miles), Edison (13 miles), Jersey City (16 miles) and Manhattan (22 miles). Additionally, the Property is located in Springfield, a town of approximately 17,140 residents and an average household income of \$157,998, with over 57% of households earning at least \$100,000 annually. Numerous high income communities such as Westfield, Summit, New Providence, Short Hills and Berkeley Heights are also within a 5 to 15 minute drive of the Property.







ENTRANCE

-  From Rt 22 West
-  From Rt 22 East



EXIT

-  Towards Rt 22 West
-  Towards Rt 22 East

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SPRINGFIELD, NEW JERSEY

For leasing
information, contact:

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SPRINGFIELD, NEW JERSEY



SKY ZONE
TRAMPOLINE PARK

LANDS TO GO

FITNESS

fortunoff
backyard store

SKECHERS
FOOTWEAR

TESLA

FRIDAYS

CHIPOTLE
MEXICAN GRILL

22

Advance
Auto Parts

T-Mobile

MEDRITE
WALK-IN URGENT CARE

macy's