

# SPECIAL PURPOSE FOR LEASE

120 Arlington Ave, Bloomfield, NJ 07003



<b>AVAILABLE SF:</b>	5,000 - 10,000 SF
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	10,000 SF
<b>YEAR BUILT:</b>	1942

## PROPERTY OVERVIEW

Spacious 2 story building once used as a school and office located at street level on large industrial property. Ideal space for special purpose/school/medical/institutional, Community Center, Senior Center, R&D/Flex/Showroom with potential warehouse lease in rear of property. Requires major renovation. Great development neighborhood with new multi-family residential/retail under development in area. Ample Parking. Endless opportunities.

## PROPERTY FEATURES

- 2 story building
- Office/School/Special Purpose
- Great central location in Bloomfield
- Near Industrial/Multi Family/Retail
- NJ Transit train station in walking distance
- Make this a magnificent site for your special purpose

**KW COMMERCIAL**  
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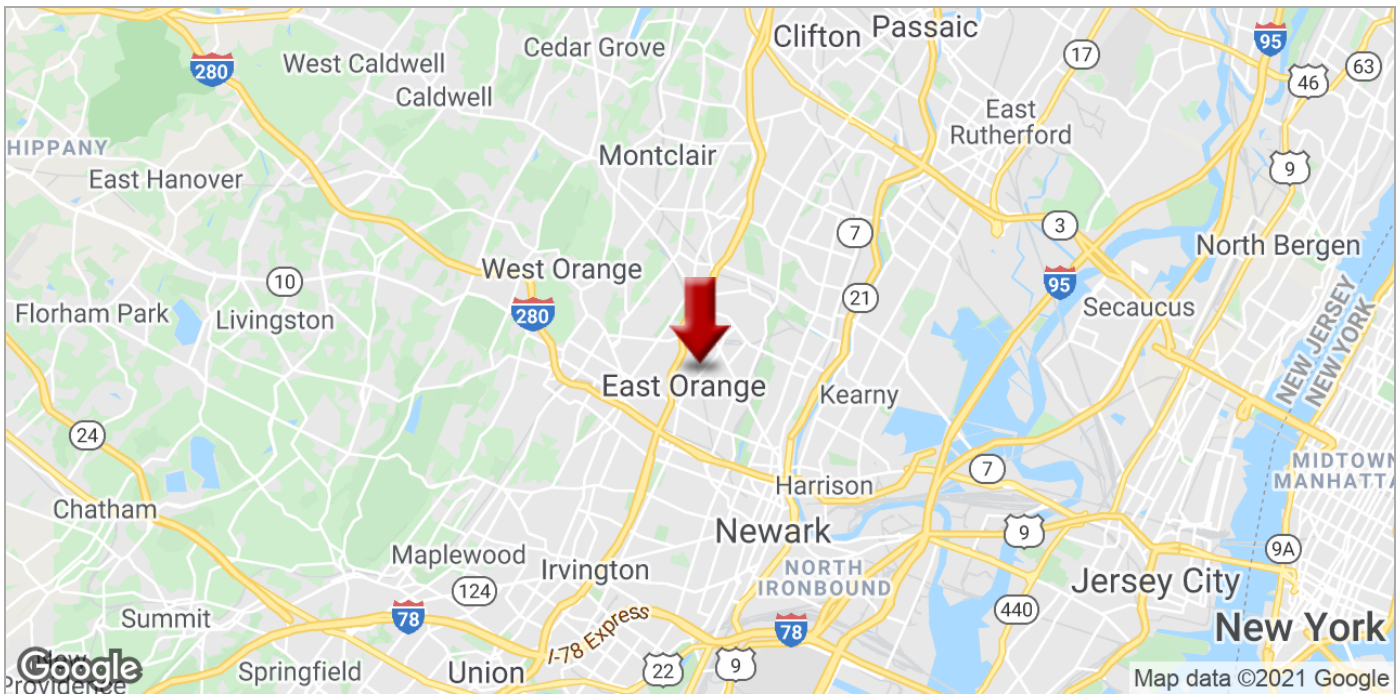
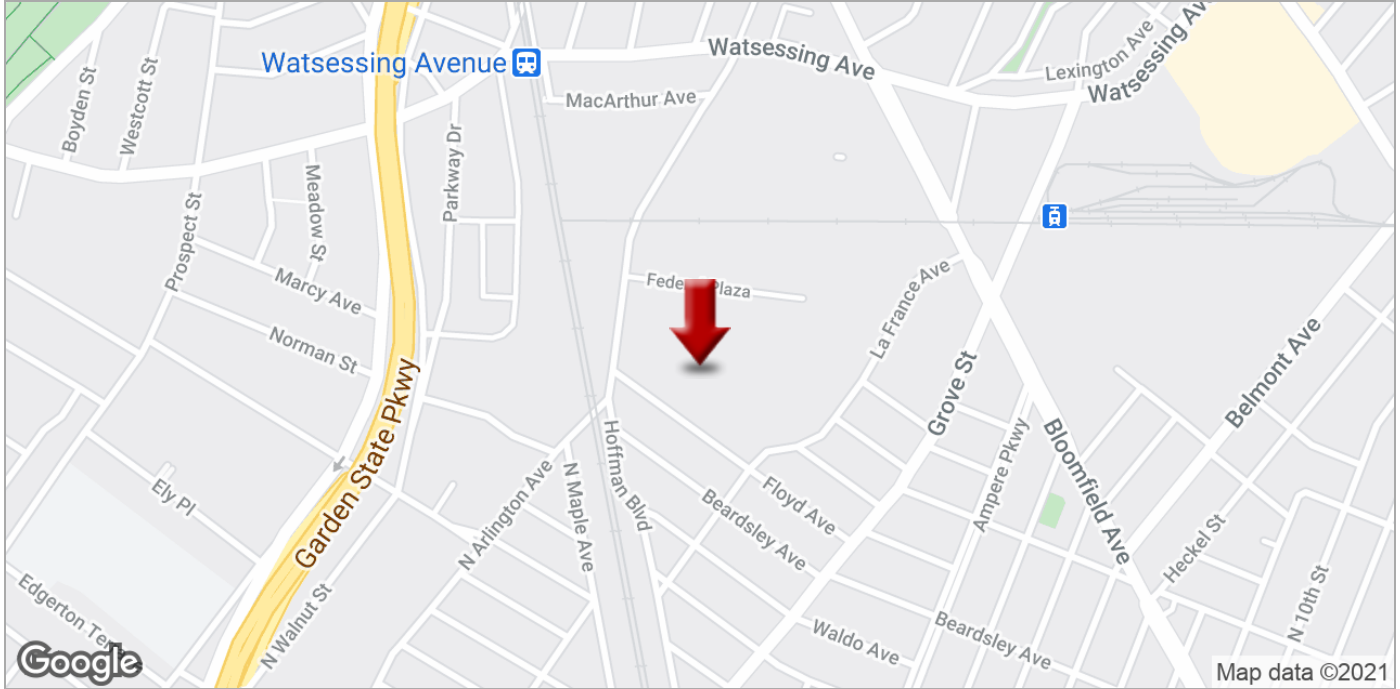
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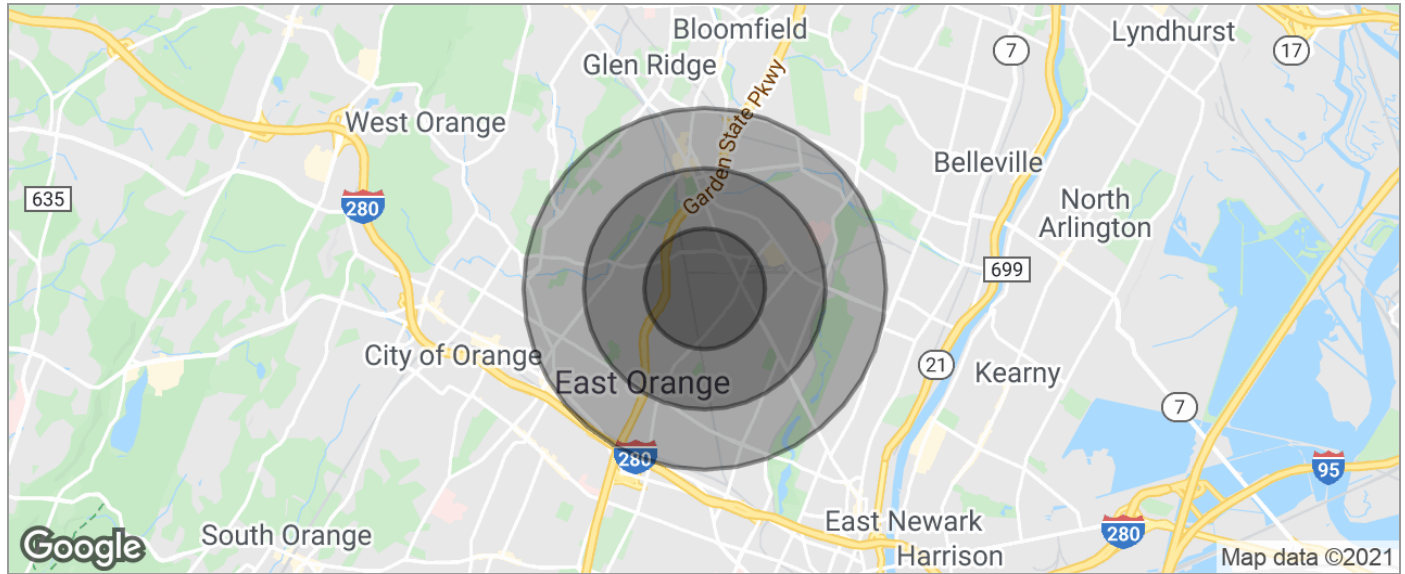
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	10,018	44,612	104,409
MEDIAN AGE	36.1	35.2	34.2
MEDIAN AGE (MALE)	35.2	34.5	33.5
MEDIAN AGE (FEMALE)	36.8	35.5	34.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	3,538	16,095	38,285
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$55,654	\$58,015	\$56,801
AVERAGE HOUSE VALUE	\$337,796	\$315,306	\$333,196
RACE	0.5 MILES	1 MILE	1.5 MILES
% WHITE	27.0%	31.3%	30.5%
% BLACK	42.4%	41.5%	44.5%
% ASIAN	5.4%	4.7%	4.3%
% HAWAIIAN	0.3%	0.3%	0.2%
% INDIAN	0.6%	0.4%	0.4%
% OTHER	22.6%	19.2%	16.9%
ETHNICITY	0.5 MILES	1 MILE	1.5 MILES
% HISPANIC	28.2%	31.1%	32.0%

\* Demographic data derived from 2010 US Census

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