



## RETAIL SPACE

# MONTCLAIR, NJ

310 BLOOMFIELD AVE

**TREMENDOUS  
VENUE OPPORTUNITY IN THE  
HEART OF DOWNTOWN MONTCLAIR**

**ADJACENT TO ANYTIME FITNESS**

### SPACE AVAILABLE

3,307 SF

### ASKING RENT

Upon request

### CEILING HEIGHT

14'

### NEIGHBORING TENANTS

Anytime Fitness, Cool Cat Music Co, Fascino, Dunkin Donuts, Tacoria, The Little Gym, Noches De Columbia, Cuban Petes, Ah' Pizz, Kai Yang, The Greek Taverna

### COMMENTS

High visibility with over 40' of frontage

Centrally located between The Seymour and Lackawanna  
Redevelopment Projects

Open Floor plan concept with high ceilings and natural  
exposed brick walls

Rare and unique retail space, ideal for Personal Services,  
Med/Spa, Boutique Fitness, and Entertainment

## CONTACT EXCLUSIVE AGENTS

### MELISSA MONTEMUINO

mmontemuino@ripconj.com

201.636.7506

### FLORIAN SUSERMAN

fsuserman@ripconj.com

973.495.6807

**RIPCO**  
REAL ESTATE

125 Chubb Ave  
150 S  
Lyndhurst, NJ 07071  
201.777.2300

Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**ADDITIONAL PHOTOS**



# MARKET AERIAL



**VALLEY & BLOOM DEVELOPMENT**  
 Phase I of Montclair Center Gateway Redevelopment Plan

- 258 Rental Apartments
- 20,000 SF Office Space
- 22,000 SF Retail Space
- 571 Parking Spaces



**THE MC HOTEL**  
 MARRIOTT AUTOGRAPH COLLECTION  
 Phase II of Montclair Center Gateway Redevelopment Plan

- 120,000 SF, 8-story boutique hotel
- 148 rooms
- Includes outdoor plaza, farm-to-table restaurant, Allegory, rooftop bar

Co-Tenants:



**THE SIENA DEVELOPMENT**

- 101 Rental Condos
- 35,000 SF Retail Space



**WELMONT REDEVELOPMENT ON SEYMOUR STREET**

- 200 Rental Apartments
- 40,000 SF Office Space
- 40,000 SF Retail Space
- 575 Parking Spaces
- Montclair's new Arts district

**310 BLOOMFIELD AVENUE**

**Walnut Street Station**  
 982 Average Weekday Passenger Boardings



**LACKAWANNA STATION REDEVELOPMENT**

- New Grocer
- New York City-style Restaurant Row
- New Offices
- New Residential
- New Retail

**THE VESTRY DEVELOPMENT**

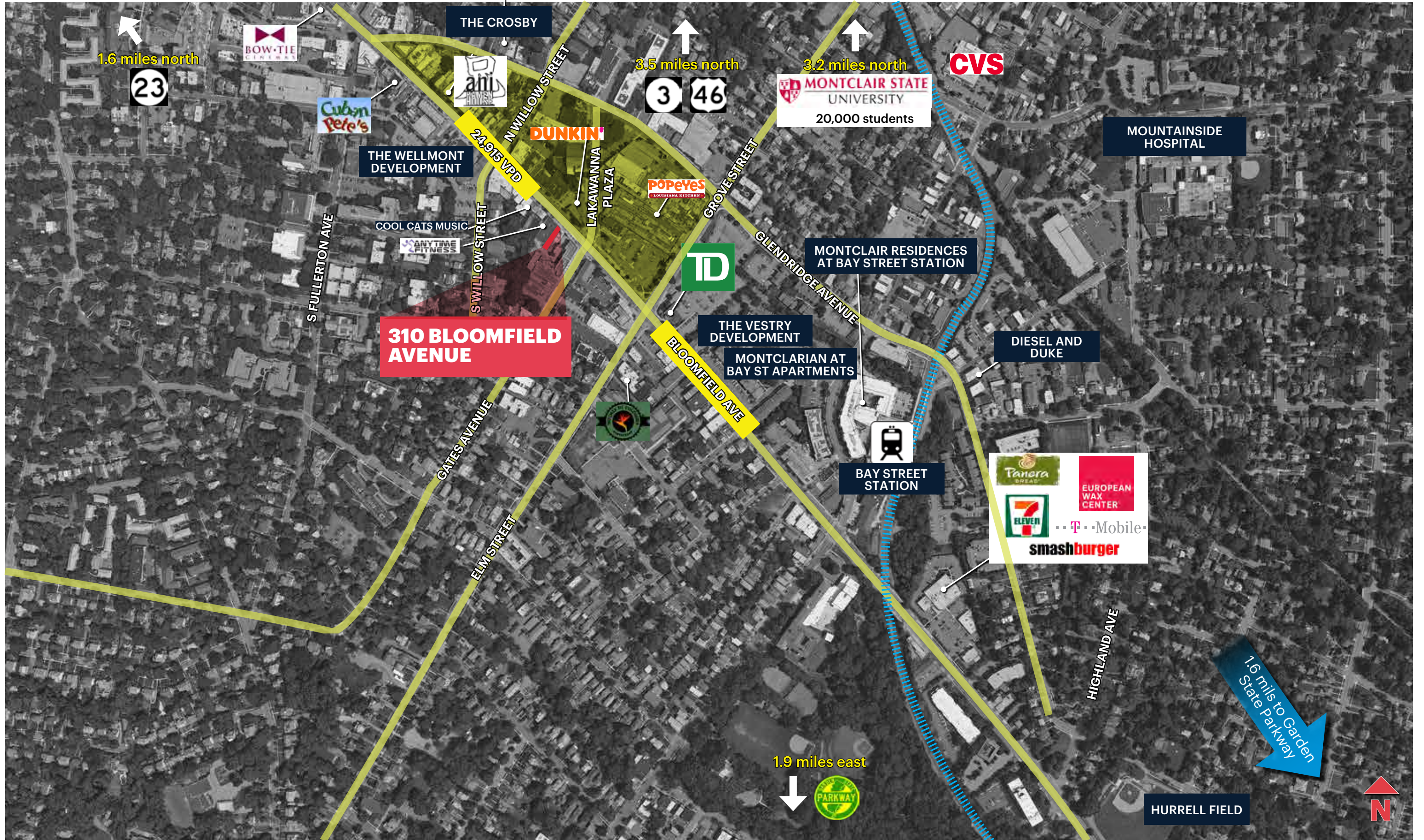
**MONTCLARIAN AT BAY ST STATION APARTMENTS**

**Bay Street Station**  
 1,288 Avg Weekday Passenger Boardings

**MONTCLARIAN RESIDENCES AT BAY STREET**

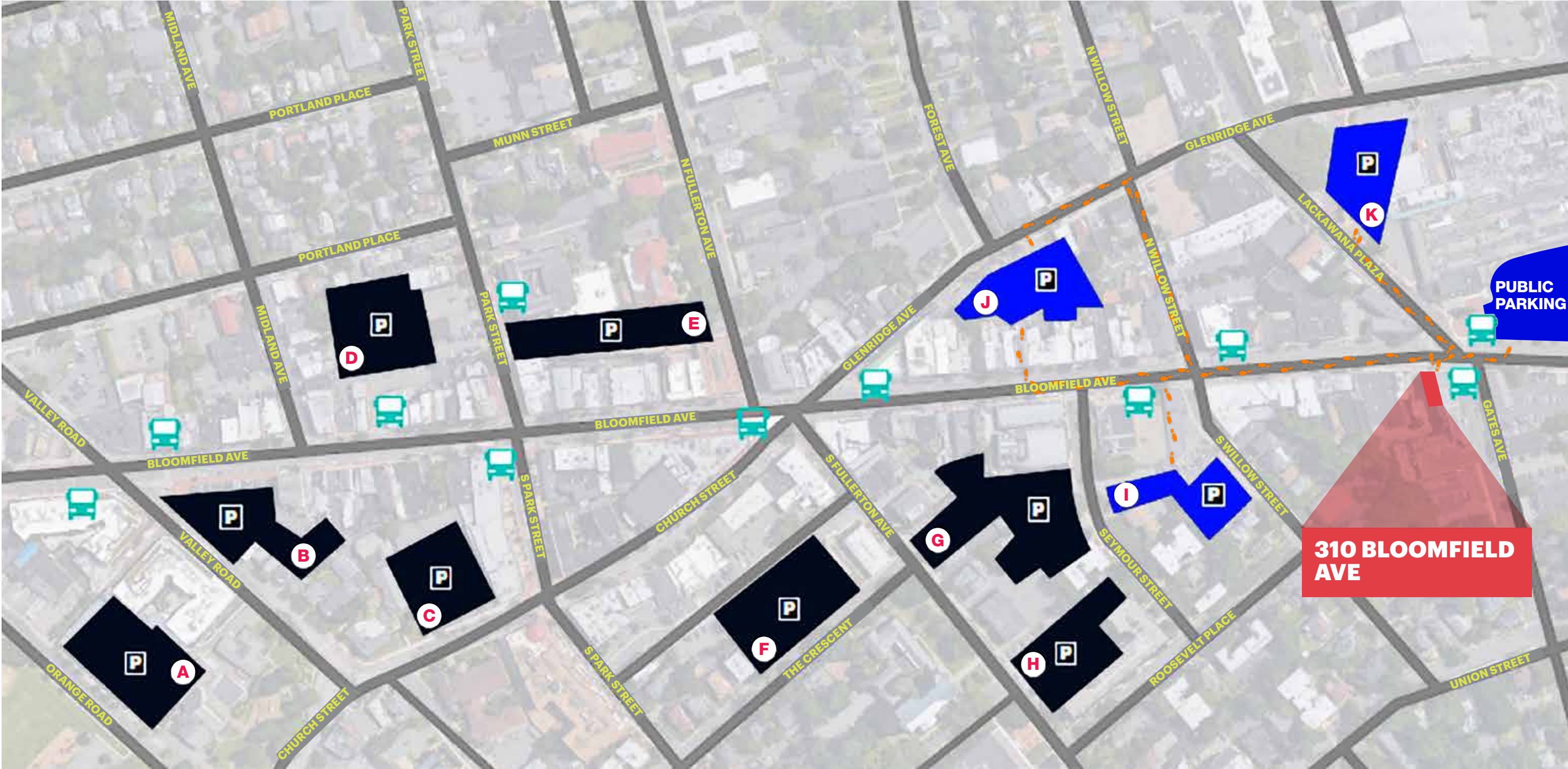


**LOW LEVEL AERIAL**





**MUNICIPAL PARKING MAP**

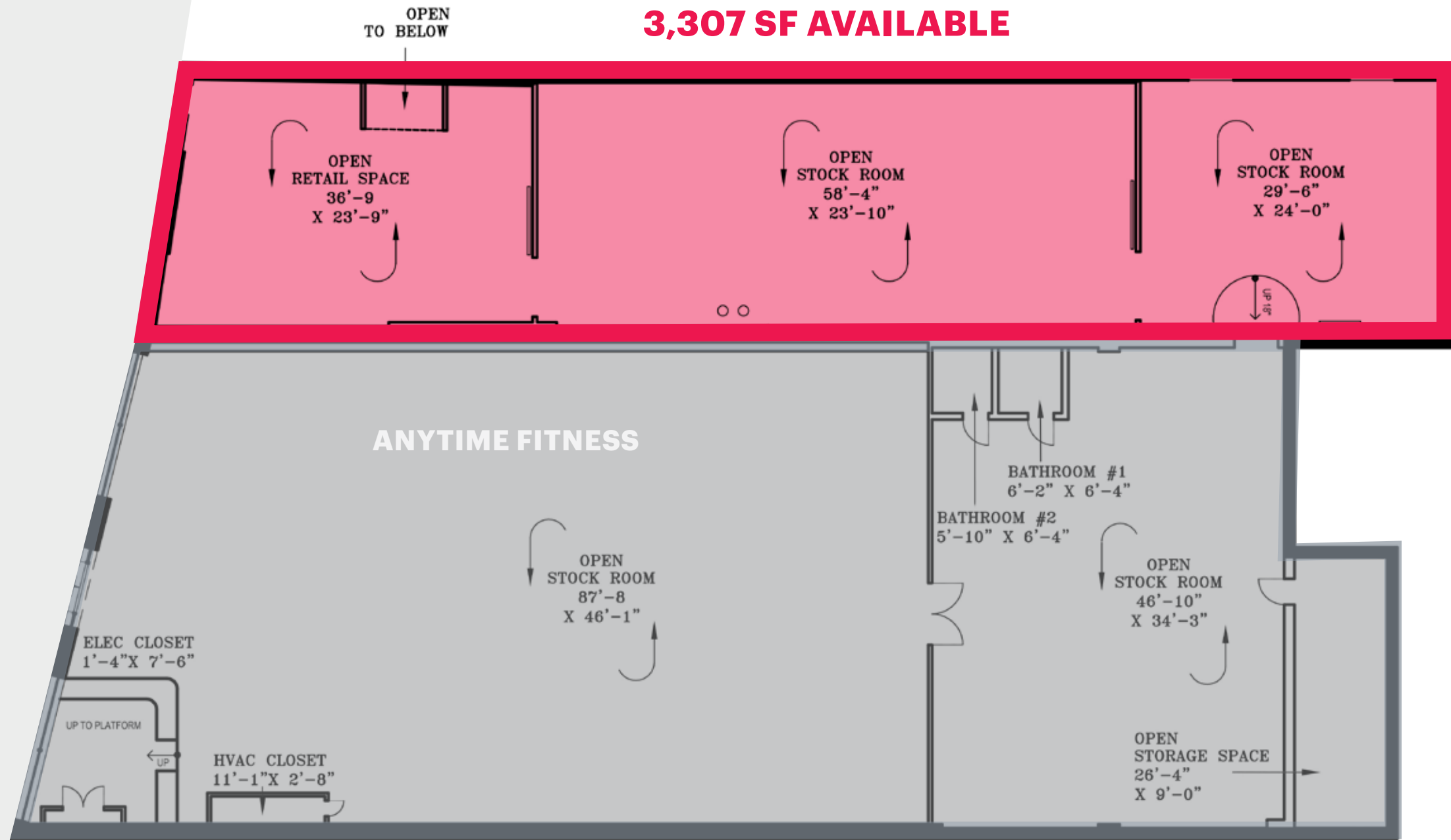


A	B	C	D	E	F	G	H	I	J	K
ORANGE ROAD PARKING DECK	VALLEY ROAD PARKING	CHURCH ST PARKING	MAPLE PLACE PARKING	N. FULLERTON PARKING DECK	THE CRESCENT PARKING DECK	S. FULLERTON PARKING	PLYMOUTH PARKING	SOUTH WILLOW PARKING	MIDTOWN PARKING	GREENWOOD PARKING
13 min walk to site	10 min walk to site	10 min walk to site	11 min walk to site	10 min walk to site	8 min walk to site	5 min walk to site	6 min walk to site	3 min walk to site	5 min walk to site	3 min walk to site
571 SPACES	78 SPACES	76 SPACES	88 SPACES	188 SPACES	430 SPACES	141 SPACES	70 SPACES	69 SPACES	315 SPACES	60 SPACES

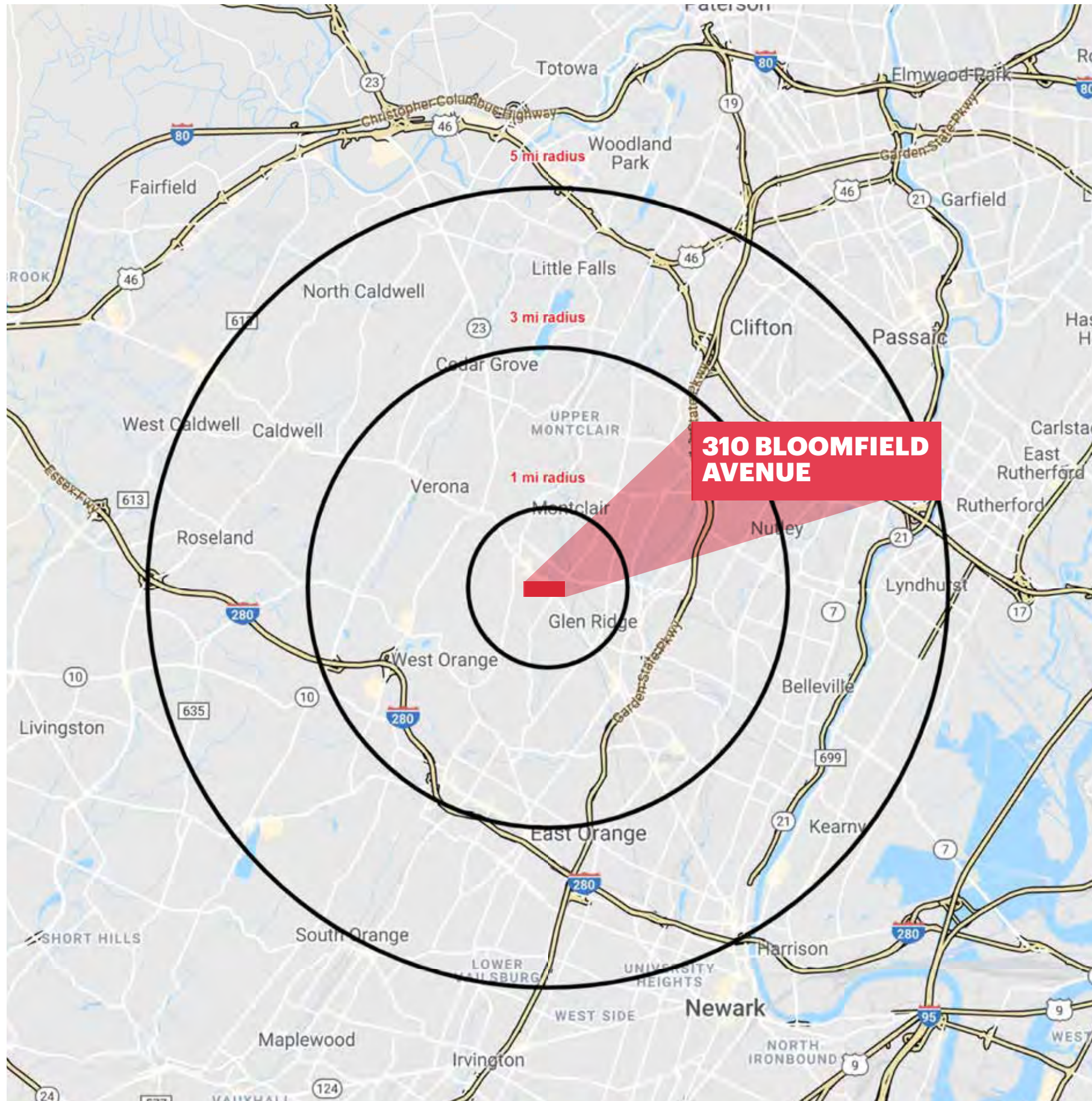
**FLOOR PLAN**

**3,307 SF AVAILABLE**

**BLOOMFIELD AVENUE**



## AREA DEMOGRAPHICS



### ESTIMATED TOTAL POPULATION

1 mile	23,622
3 miles	204,832
5 miles	604,293

### TOTAL BUSINESSES

1 mile	1,878
3 miles	8,220
5 miles	20,431

### ESTIMATED DAYTIME POPULATION

1 mile	20,054
3 miles	131,530
5 miles	387,214

### TOTAL LABOR POPULATION

1 mile	12,831
3 miles	64,353
5 miles	184,473

### AVERAGE HOUSEHOLD INCOME

1 mile	\$160,201
3 miles	\$131,196
5 miles	\$113,612

### TOTAL MONTHLY HOUSEHOLD EXPENDITURE

1 mile	\$8,366
3 miles	\$7,144
5 miles	\$6,396

### TOTAL HOUSEHOLDS

1 mile	10,359
3 miles	81,984
5 miles	228,546

### TOTAL HOUSING UNITS

1 mile	10,911
3 miles	86,486
5 miles	243,370