



**1,580 SF**  
**18,069 SF**  
**FREE PARKING**

**RETAIL SPACE**

# THE SIENA

42 - 50 S. Park Street (at Park and Church Street)

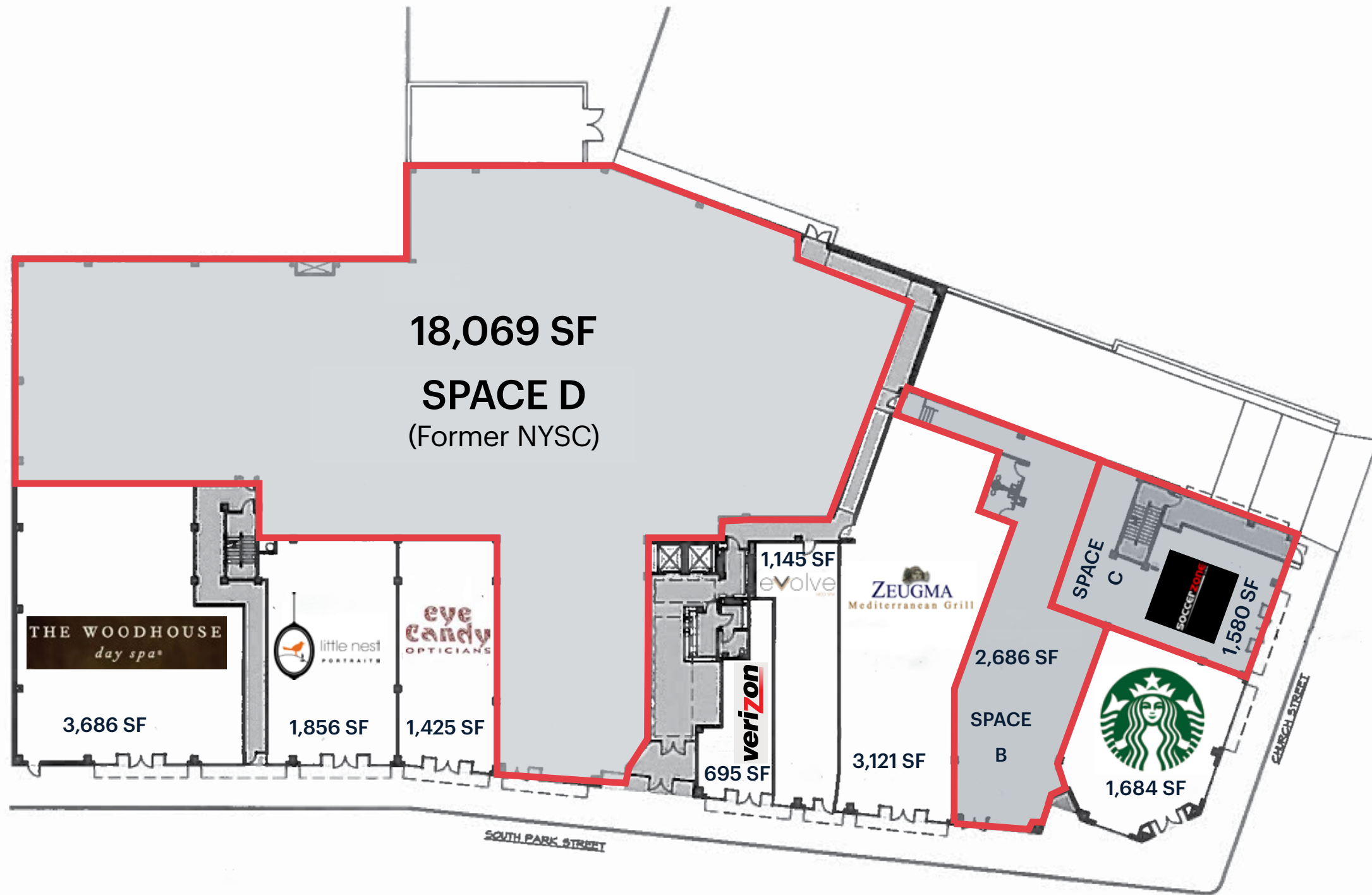
**ESSEX COUNTY**  
MONTCLAIR | NEW JERSEY



**RIPCO**  
REAL ESTATE

# SPACE DETAILS

## SITE PLAN



### LOCATION

42 -50 S. Park Street  
S. Park Street and Church Street

### SIZE

Space B	2,686 SF
Space C	1,580 SF
Space D	18,069 SF

### ASKING RENT

Upon Request

### PARKING

Free parking available just steps away at the Crescent Deck  
On street meter parking  
10 additional municipal lots within walking distance

### CO-TENANTS

Starbucks, Verizon Wireless, Eye Candy Opticians, Little Nest Portraits, Woodhouse Day Spa, Zeugma, Soccer Zone

### NEIGHBORS

BlueMercury, Playa Bowls, South Moon Under, Lululemon, CVS Pharmacy, Moxie Salon, Bow Tie Cinemas, Anthropologie, The Bar Method, Fiamma Wood Fired Pizza, Jojo Maman Bebe, Java Love Coffee Roasting Co., Fresco, Leone's, Raymond's

### WALK SCORE®

90 - Walkers Paradise  
daily errands do not require a car

### COMMENTS

Prime retail space available at the busiest intersection in downtown Montclair.  
The Siena has 101 Condos over 35,000 SF of ground retail.  
High walkability and branding exposure.

# HIGH LEVEL AERIAL



**Valley & Bloom Development**

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

## THE MC HOTEL

**The MC Hotel**  
**Marriott Autograph Collection**

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

Co-Tenants:

## THE SIENA

**42-50 S. Park Street**  
 Mixed Use (101 residential units over 35,000 SF ground retail)



**WELMONT REDEVELOPMENT ON SEYMOUR STREET**



**LACKAWANNA STATION REDEVELOPMENT**

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

**MONTCLAIR RESIDENCES AT BAY STREET STATION**

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

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

**LOW LEVEL AERIAL**



**THE MC HOTEL**  
**VALLEY AND BLOOM**  
 The MC Hotel  
 Marriott Autograph Collection  
 120,000 SF, 8-story boutique hotel  
 148 rooms  
 Includes outdoor plaza, farm-to-table restaurant, Allegory, rooftop bar

Co-Tenants:

- csbk
- AMAZING LASH STUDIO
- CYCLEBAR
- pure barre
- at&t
- WAXING THE CITY
- SERIOUS ABOUT SMOOTH!

**THE SIENA**  
 42-50 S. Park Street  
 Mixed Use (101 residential units over 35,000 SF ground retail)

- Starbucks
- verizon
- THE WOODHOUSE day spa
- SOCCER ZONE
- eye Candy OPTICIANS

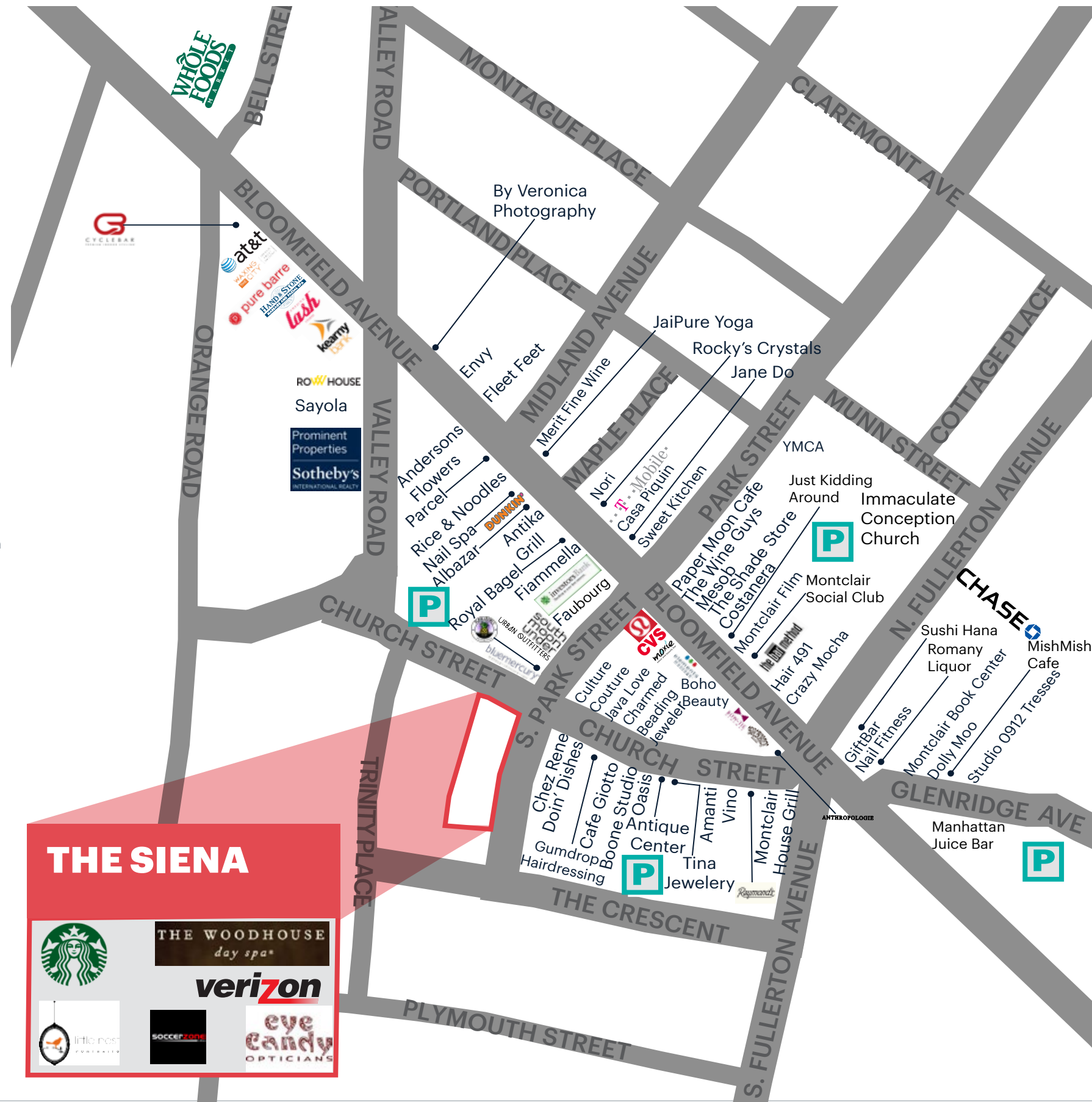
# STREETSCAPE

WALK SCORE®

90\*



\*Information supplied by walkscore.com



## THE SIENA



THE WOODHOUSE  
day spa\*

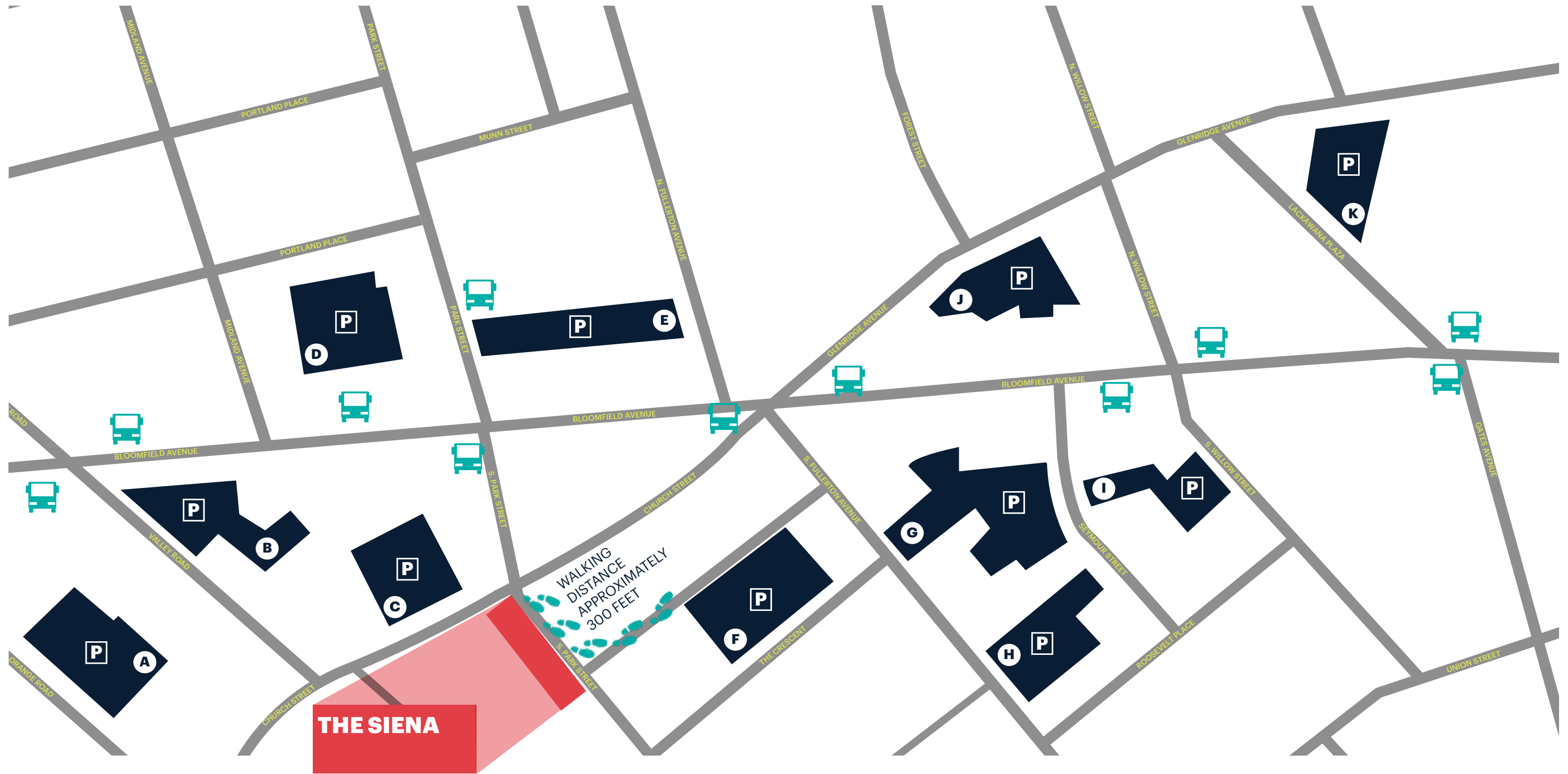






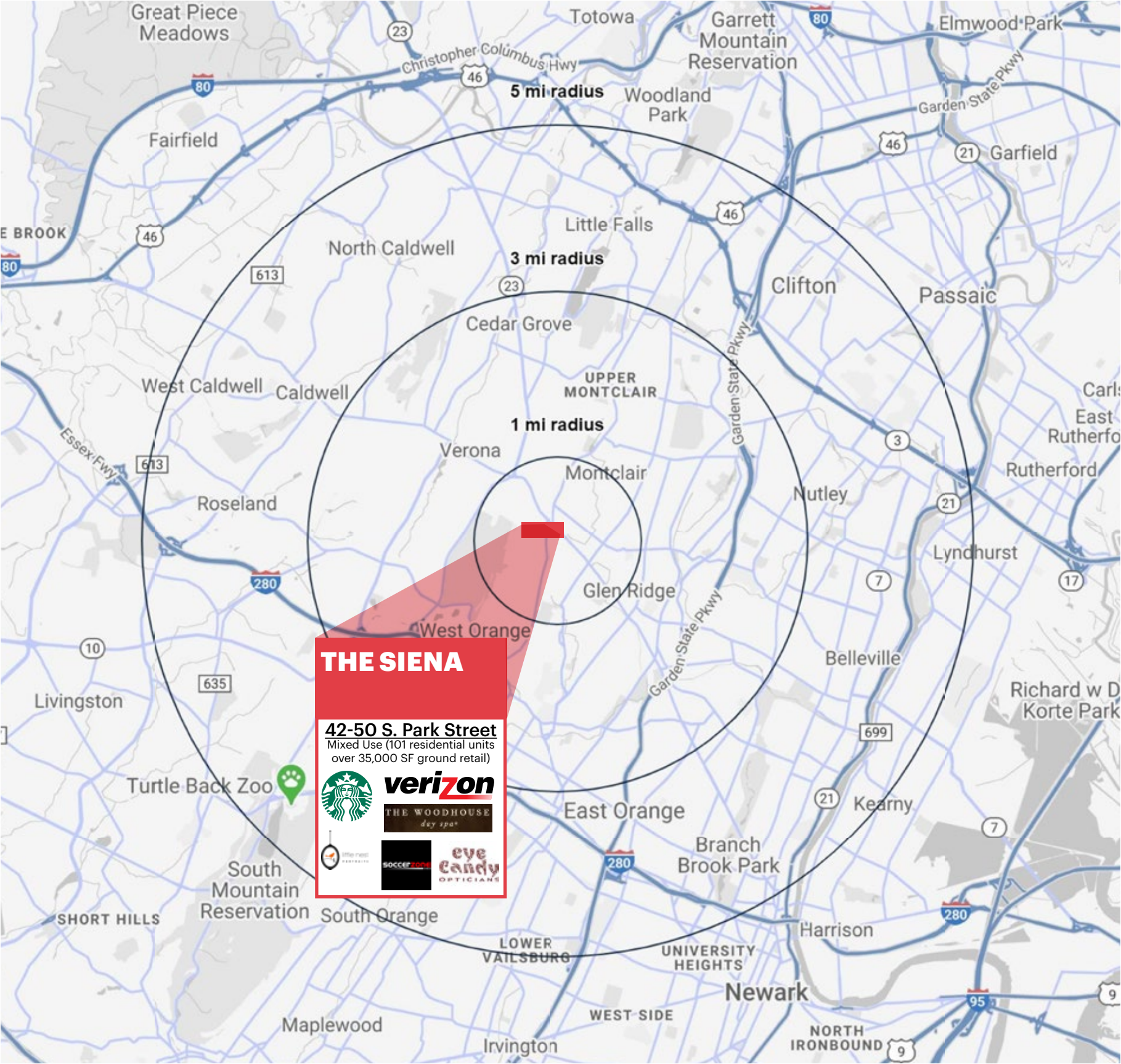


# MUNICIPAL PARKING MAP



A	B	C	D	E	F	G	H	I	J	K
ORANGE ROAD PARKING DECK	VALLEY ROAD PARKING	CHURCH ST PARKING 76 SPACES	MAPLE PLACE PARKING	N. FULLERTON PARKING DECK	THE CRESCENT PARKING DECK <b>FREE PARKING</b>	S. FULLERTON PARKING 141 SPACES	PLYMOUTH PARKING 70 SPACES	SOUTH WILLOW PARKING 69 SPACES	MIDTOWN PARKING 84 SPACES	GREENWOOD PARKING 60 SPACES

# DEMOGRAPHICS



**TOTAL POPULATION**

1 mile	22,092
3 miles	183,227
5 miles	565,748

**DAYTIME POPULATION**

1 mile	18,173
3 miles	108,162
5 miles	333,201

**AVERAGE HOUSEHOLD INCOME**

1 mile	\$147,689
3 miles	\$134,157
5 miles	\$113,417

**TOTAL HOUSEHOLDS**

1 mile	10,188
3 miles	75,147
5 miles	219,562

**TOTAL BUSINESSES**

1 mile	1,886
3 miles	7,709
5 miles	19,591

**NUMBER OF COLLEGE GRADUATES**

1 mile	10,335
3 miles	64,274
5 miles	156,780

\*2020 estimates

## CONTACT EXCLUSIVE AGENTS

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

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