

For Lease | 1,510 SF Available

246 Mountain Avenue Springfield, NJ

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Former Restaurant
New Façade Pending



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 Site Information



BUILDING SIZE
7,500 SF

AVAILABLE
1,510 SF
January 2026

RENT
\$28.50 / SF

NNN
Est. \$10.13 /SF

PARKING
44 Spaces

TRAFFIC
6,712 VPD on Mountain Ave

GLA
7,607 SF

FRONTAGE
209" on Mountain Ave

NOTES

- Delivery of Space: Vanilla Box, ceiling Tiles, LED Lighting, HVAC System, ADA Bathroom.
- Pending Facade Renovation/Mansard 2026

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 Market Aerial



DEMOGRAPHICS

	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	17,577	\$204,898	6,911	1,088	9,557
3 Miles	118,455	\$244,744	7,052	7,052	68,411
5 Miles	422,740	\$199,194	18,608	18,608	180,484

