

For Lease | 1,510 SF Available
246 Mountain Avenue Springfield, NJ

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**Former Restaurant
New Façade Pending**



For Lease | 1,510 SF Available

246 Mountain Avenue Springfield, NJ



BUILDING SIZE

7,500 SF

NNN

Est. \$10.13 /SF

GLA

7,607 SF

AVAILABLE

1,510 SF

January 2026

PARKING

44 Spaces

FRONTAGE

209" on Mountain Ave

RENT

\$28.50 / SF

TRAFFIC


6,712 VPD on Mountain Ave

NOTES

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



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

