



The Vestry

Prime Downtown Retail For Lease

147 Bloomfield Ave, Montclair,
Essex County, NJ 07042

PROPERTY DESCRIPTION

Built in 2020, The Vestry is a 5-story mixed use retail and apartment building developed by highly accomplished Sterling Properties, ideally situated one lot off the signalized intersection of Bloomfield Avenue/CR 506 and Hartley Street and within Montclair's core business district. The Soho style, luxury building consists of 46 apartments and a single ground level 1,572 SF commercial unit for lease with 62' frontage and limited onsite parking plus, metered parking. The Vestry is within walking distance to the Bay Street NJ Transit station, as well as multiple new mixed-use/commercial developments.

AVAILABLE SPACE

1,572 SF

OCCUPANCY

February 2025

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

To Be Determined

TRAFFIC COUNTS

ADT 14,153 VPD along Bloomfield Avenue

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Brian S. Silbert
President & CEO

908.604.6900

info@silbertrealestate.com

David Greenman
Sr. VP Retail Services

908.604.6900x106

Dgreenman@silbertrealestate.com

SILBERT

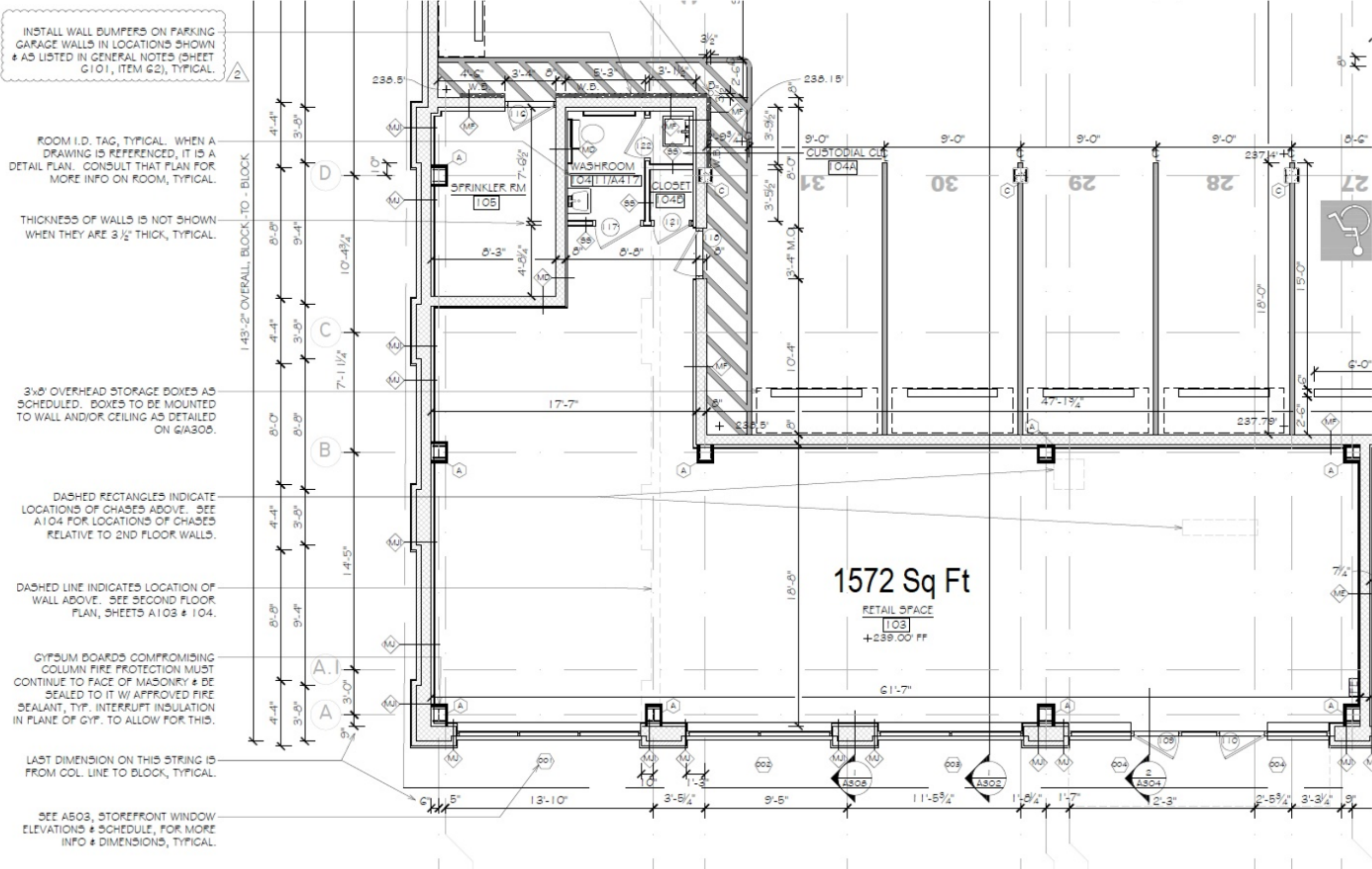
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

FLOOR PLAN



INSTALL WALL BUMPERS ON PARKING GARAGE WALLS IN LOCATIONS SHOWN & AS LISTED IN GENERAL NOTES (SHEET G101, ITEM G2), TYPICAL.

ROOM I.D. TAG, TYPICAL. WHEN A DRAWING IS REFERENCED, IT IS A DETAIL PLAN. CONSULT THAT PLAN FOR MORE INFO ON ROOM, TYPICAL.

THICKNESS OF WALLS IS NOT SHOWN WHEN THEY ARE 3 1/2" THICK, TYPICAL.

3x8' OVERHEAD STORAGE BOXES AS SCHEDULED. BOXES TO BE MOUNTED TO WALL AND/OR CEILING AS DETAILED ON G/A305.

DASHED RECTANGLES INDICATE LOCATIONS OF CHASES ABOVE. SEE A104 FOR LOCATIONS OF CHASES RELATIVE TO 2ND FLOOR WALLS.

DASHED LINE INDICATES LOCATION OF WALL ABOVE. SEE SECOND FLOOR PLAN, SHEETS A103 & 104.

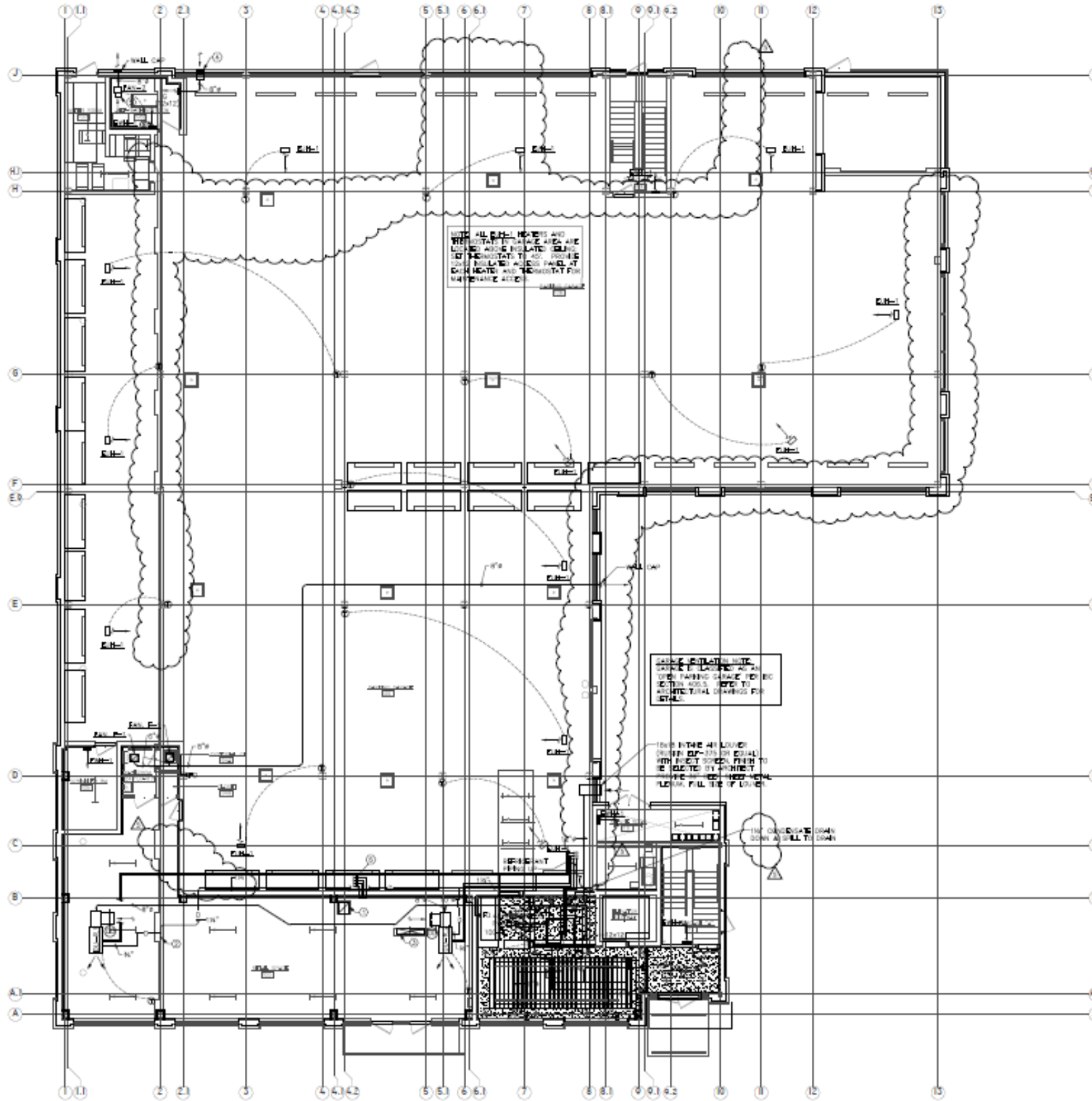
GYP. BOARD COMPROMISING COLUMN FIRE PROTECTION MUST CONTINUE TO FACE OF MASONRY & BE SEALED TO IT W/ APPROVED FIRE SEALANT, TYP. INTERRUPT INSULATION IN PLANE OF GYP. TO ALLOW FOR THIS.

LAST DIMENSION ON THIS STRING IS FROM COL. LINE TO BLOCK, TYPICAL.

SEE A503, STOREFRONT WINDOW ELEVATIONS & SCHEDULE, FOR MORE INFO & DIMENSIONS, TYPICAL.

1572 Sq Ft
 RETAIL SPACE
 103
 +239.00' FF

RETAIL MECHANICAL FLOOR PLAN



- LEGEND:**
- 1) 20x20 INTAKE HOOD EXHAUST DUCT UP TO 2ND FLOOR FOR FUTURE TOYOTA CAP UNIT. SEE ARCHITECTURAL DRAWING FOR LOCATION.
 - 2) 12" CONDENSATE LINE DRAIN DOWN SPACE AND UP TO 2ND FLOOR.
 - 3) 20x20 INTAKE HOOD EXHAUST DUCT UP TO 2ND FLOOR FOR FUTURE TOYOTA CAP UNIT. SEE ARCHITECTURAL DRAWING FOR LOCATION.
 - 4) 12x12 INTAKE HOOD EXHAUST DUCT UP TO 2ND FLOOR FOR FUTURE TOYOTA CAP UNIT. SEE ARCHITECTURAL DRAWING FOR LOCATION.
 - 5) EXTEND DUCT FULL SIZE OF PAN DRAINING OUT COVER OPEN DUCT WITH 1/2" HELIX WIRE MESH.
 - 6) EXTEND TWO FEET OF SUPPLY DUCT (S) TO ROOF FOR FUTURE RLT SYSTEM CAP UNIT ON BOTH SIDES.

NOTE: ALL DUCTWORK AND EQUIPMENT TO BE INSTALLED IN MECHANICAL ROOMS AND TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. PROVIDE SUFFICIENT CLEARANCE FOR MAINTENANCE ACCESS.

GRADE ELEVATION NOTE: GRADE IS SHOWN AS AN OPEN PARKING GARAGE FOR THE SECTION ABOVE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

12x12 INTAKE HOOD EXHAUST DUCT UP TO 2ND FLOOR FOR FUTURE TOYOTA CAP UNIT. SEE ARCHITECTURAL DRAWING FOR LOCATION.

12" CONDENSATE DRAIN DOWN AND SILL TO DRAIN.

1 FIRST FLOOR PLAN - MECHANICAL
1/8" = 1'-0"

NO.	DATE	ISSUED FOR	REVISIONS
5	5/9/18	ISSUED FOR PERMIT	
4	11/29/17	ROOF DRAIN REVISION	
3	9/29/17	OWNER REVISIONS	
2	8/29/17	ISSUED FOR PERMIT	
1	5/16/17	ISSUED FOR BID	

PROPOSED COMMERCIAL & RESIDENTIAL MIXED USE BUILDING
147 BLOOMFIELD AVENUE
MONTCLAIR, NEW JERSEY

David W. Clark

Sionas Architecture, P.C.
Architecture + Landscape Architecture + Planning
8 Hillside Avenue, Montclair, NJ 07042 973.783.2958

FIRST FLOOR - MECHANICAL	DATE: 5/9/18
PROJECT NO.:	DESIGNER:
M3	

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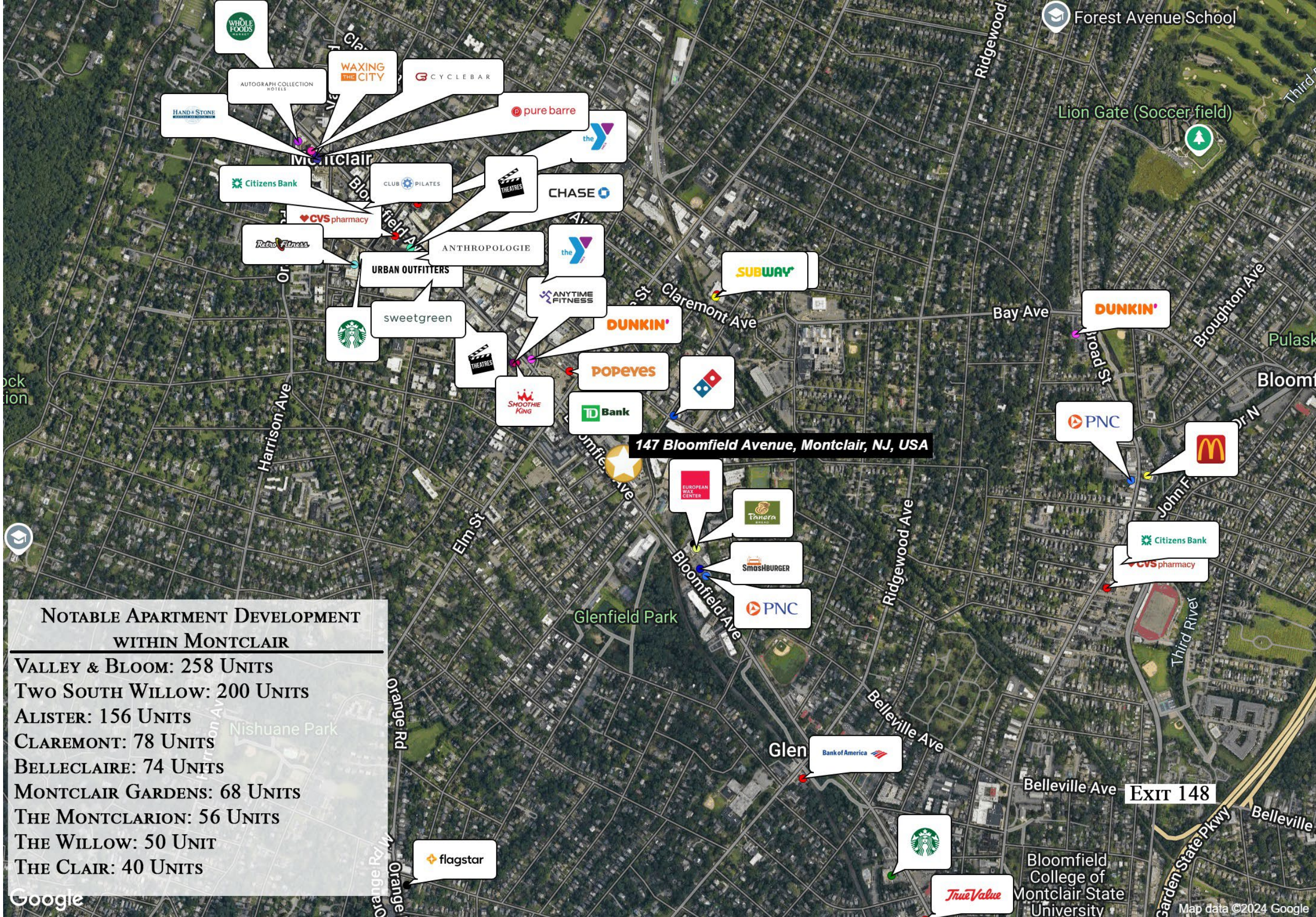


The Vestry, Montclair, NJ

IMMEDIATE AERIAL



DOWNTOWN MONTCLAIR AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	25,391
Median HH Income	\$137,547
Average HH Income	\$209,145
Median Age	39.2
Total Households	10,967
Daytime Population	18,241

2 Mile Radius

Population	97,381
Median HH Income	\$121,215
Average HH Income	\$174,873
Median Age	39.4
Total Households	39,579
Daytime Population	52,915

3 Mile Radius

Population	234,991
Median HH Income	\$110,244
Average HH Income	\$153,456
Median Age	39.7
Total Households	93,741
Daytime Population	128,865

