

# 367

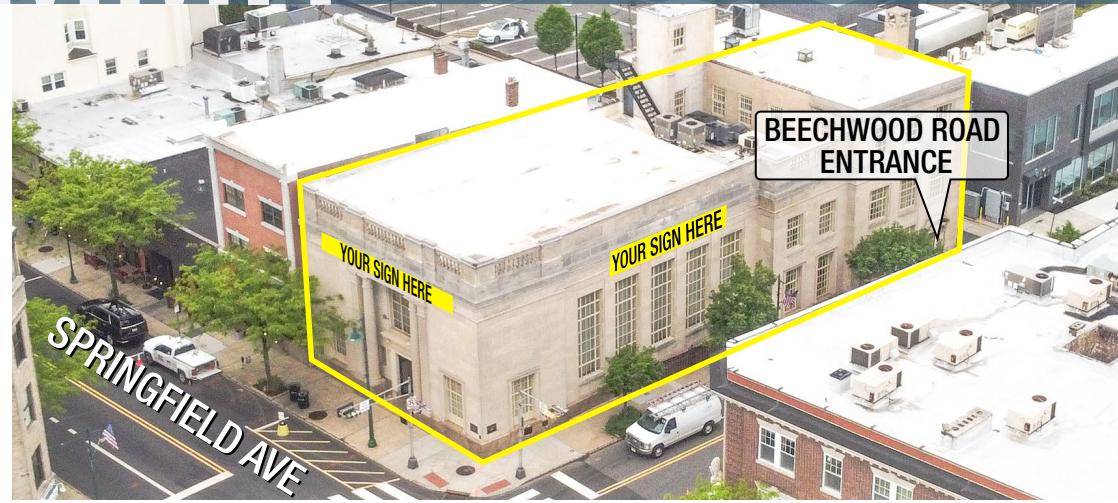
SPRINGFIELD  
AVENUE

# SUMMIT

YOUR SIGN HERE

YOUR  
SIGN  
HERE

PROPOSED FAÇADE COLOR



For Lease - Contact

Neil Ruppert

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**SAXUM**  
REAL ESTATE

**PIERSON**  
COMMERCIAL REAL ESTATE®



# DETAILS

## Building Size

- +/- 5,415 SF Lower Level (Fully Usable)
- +/- 6,307 SF Ground Floor (Divisible)
- +/- 3,450 SF 2nd Floor (Lease Pending)
- +/- 3,450 SF 3rd Floor (Lease Pending)

## Surrounding Retail Synergy

THE SHADE STORE®

 lululemon

 bluemercury®  
makeup • skincare • spa

 ani  
HAIR &  
BEAUTY  
HOUSE

 ROOTS  
STEAKHOUSE  
ESTABLISHED 2006

west elm 

 GREGORYS  
COFFEE

 Walgreens

## Site Description

- Subject site is positioned at the “Main & Main” intersection within one of New Jersey’s most sought-after Downtown retail markets
- Building is being transformed into a premier mixed-use asset featuring Class A office above best-in-class retail
- Approximately 3-miles from The Mall at Short Hills
- Building boasts approximately 55 feet of frontage along Springfield Avenue and 120 feet of frontage along Beechwood Road
- Downtown Summit is easily accessible due to its close proximity to Route 24, Garden State Parkway and Interstates 78, 95 and 280
- Strong daytime population with over 2,800,000 SF of office space within Summit alone

## Demographics

Radius	Population	Total Daytime Population	Median HH Income	Median Age
1 Mile	13,801	21,988	\$168,517	41.5
3 Mile	85,657	97,529	\$175,006	42.6
5 Mile	239,111	285,542	\$160,803	42.8
7 Mile	561,431	575,276	\$120,748	41.6

# MARKET AERIAL

## Retail Synergy

### APPAREL

Alba Boutique  
Dor L'Dor  
J.McLaughlin  
Jacadi  
John Hyatt  
Lululemon  
The Collective  
Willow St.

### BANKS

Bank of America  
Chase Bank  
M&T Bank  
Peapack Gladstone Bank  
PNC Bank  
TD Bank  
Wells Fargo Bank

### BEAUTY SUPPLY

Bluemercury

### FITNESS

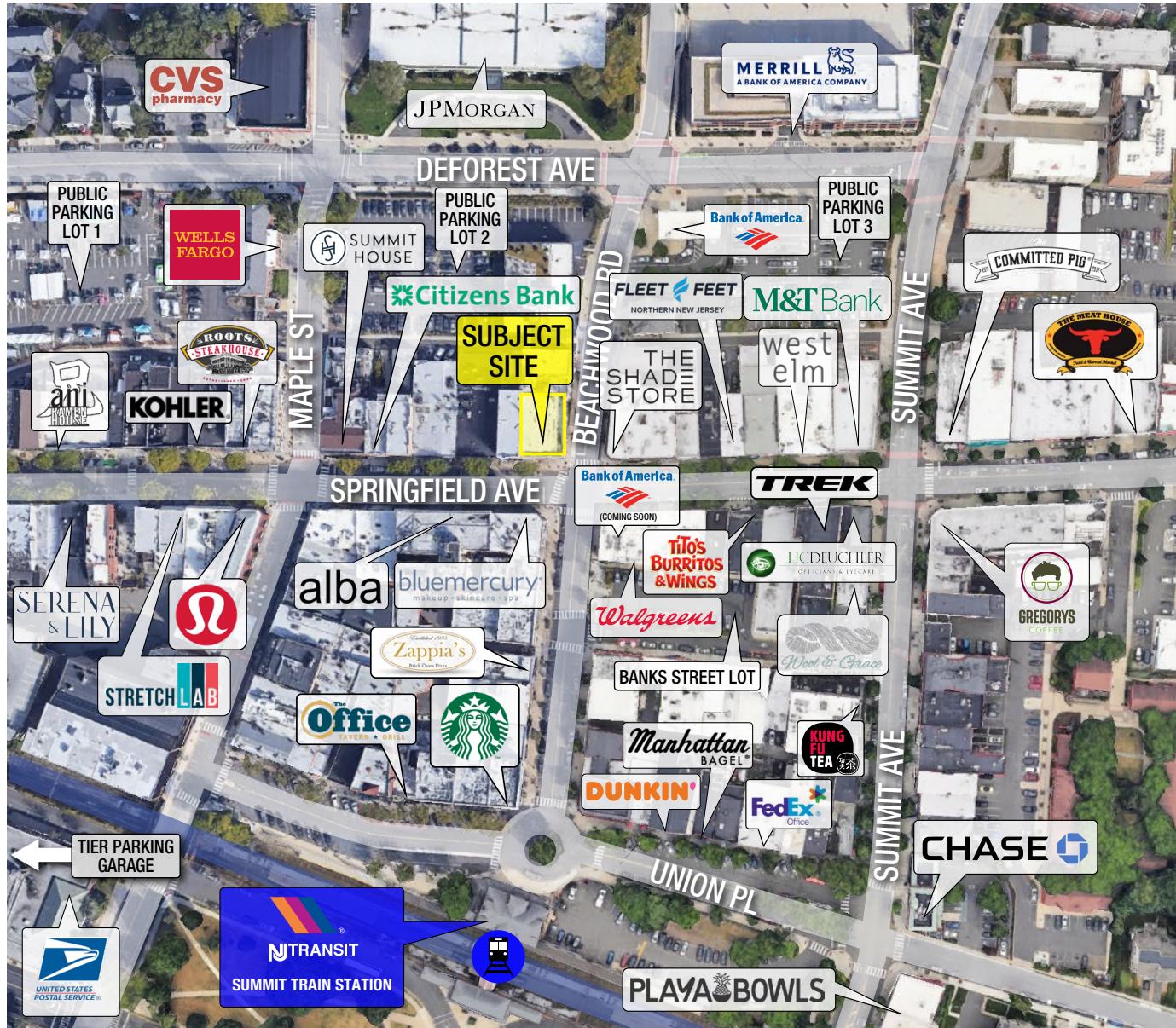
Equinox  
Pure Pilates  
Stretch Lab  
The Bar Method

### HOME FURNISHINGS

A. Home  
Calico  
Duxiana  
Kohler  
Maison 53  
Serena & Lily  
Shade Store  
Visual Comfort  
West Elm

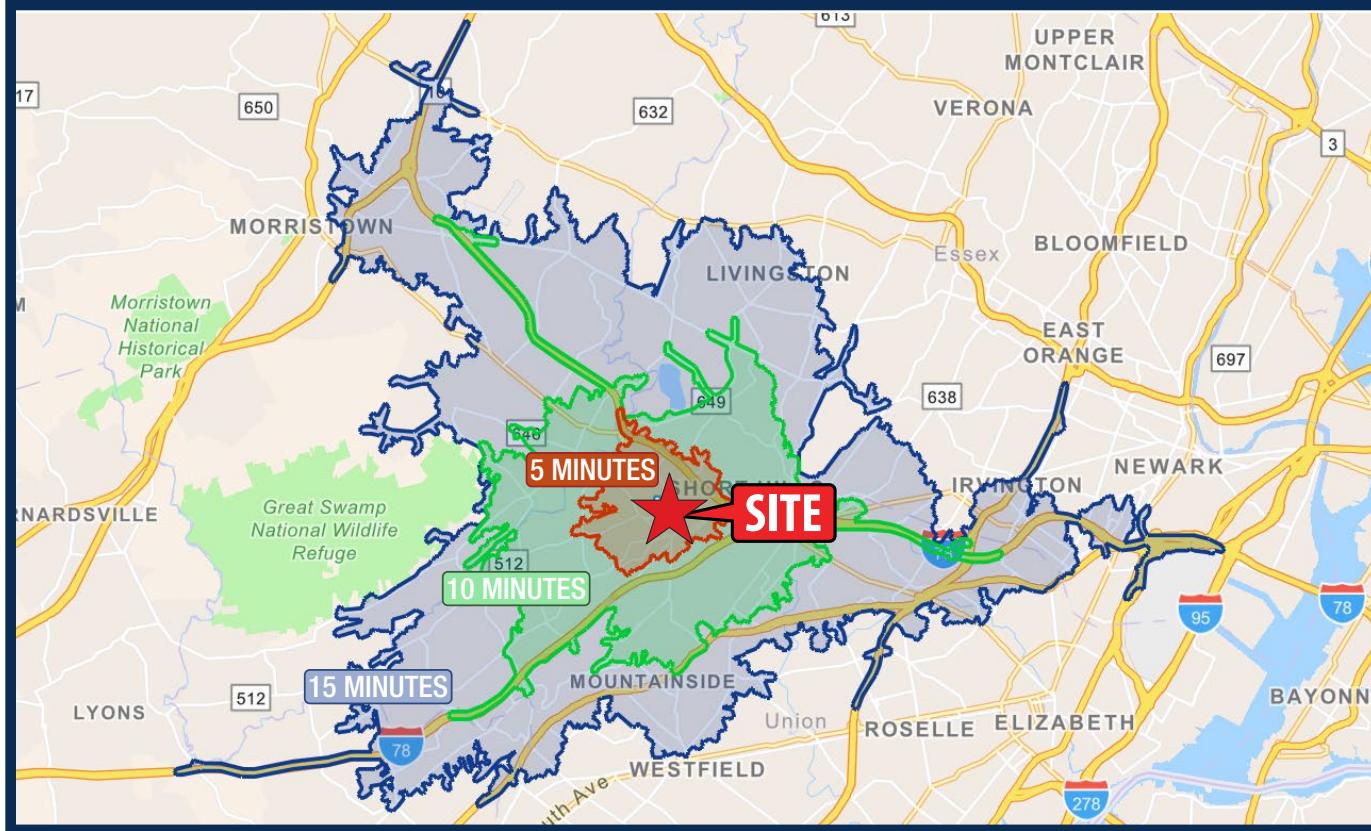
### RESTAURANTS

Ani Ramen House  
Bar Bacoa  
Blossom Asian Bistro  
Boxwood Coffee  
Fin Raw Bar And Kitchen  
Fiorino Ristorante & Bar  
Gregory's Coffee  
La Pastaria  
Piatino's  
Roots Steakhouse  
Starbucks  
Summit House  
The Committed Pig  
The Office Tavern Grill  
Tito's Burritos & Wings  
Winberie's Restaurant & Bar



# FOOT TRAFFIC/MARKET LOCATION

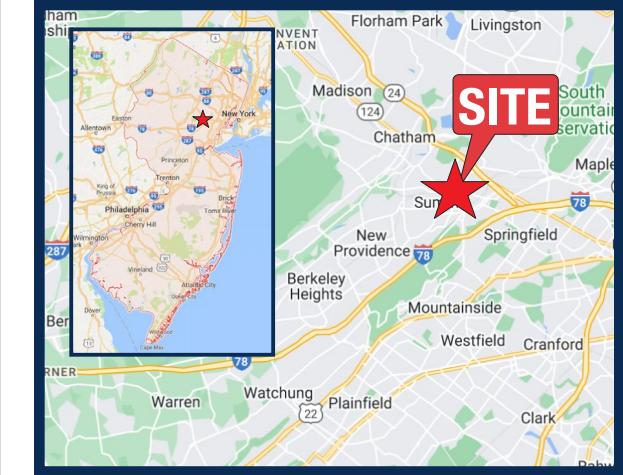
## Walking Distance Heat Map



## Walking Distance Demographics

Radius	Population	Total Daytime Population	Median HH Income	Median Age
5 Minute	20,539	27,439	\$176,658	41.7
10 Minute	91,313	103,502	\$169,864	42.6
15 Minute	330,572	392,460	\$130,581	41.5

## Market Location



## Target Uses



Apparel



Beauty Supplies



Boutique Fitness



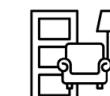
Fast-Casual Restaurant



Financial Institution



Full-Service Restaurant

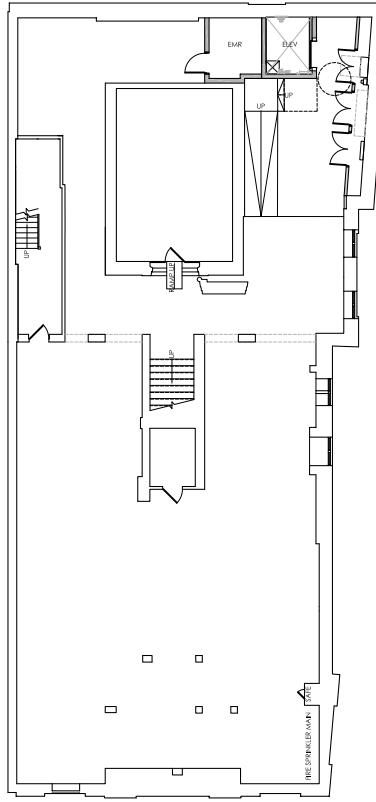


Home Furnishings

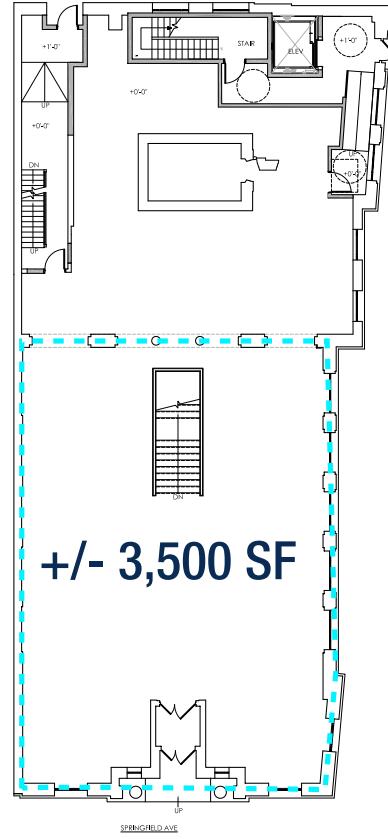


Medical

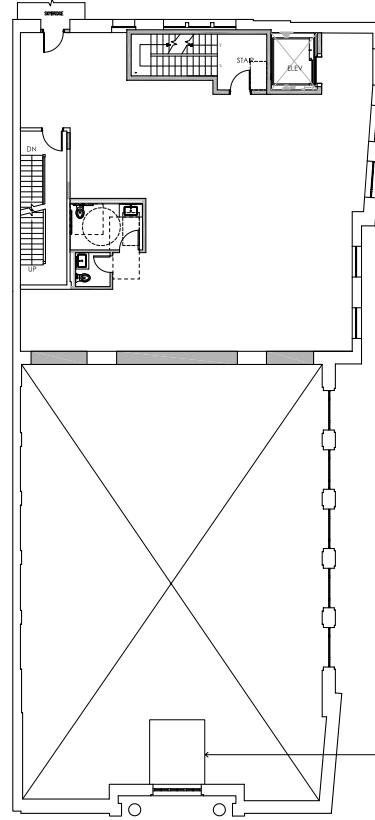
# BUILDING CONFIGURATION



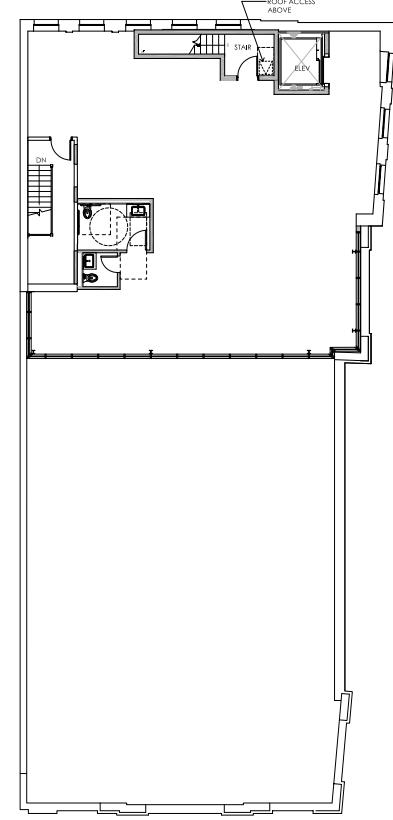
LOWER LEVEL  
+/ 5,415 SF  
(Fully Usable)



GROUND FLOOR  
+/ 6,307 SF  
(Divisible)



2ND FLOOR  
+/ 3,450 SF  
(Lease Pending)



3RD FLOOR  
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(Lease Pending)

# 367 SPRINGFIELD AVENUE

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