



Artist Rendering

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Roselle Park 10

New Mixed-Use Construction
Class-A Ground Floor Retail
with 328 Luxury Apartments

10 W. Westfield Avenue, Roselle Park
Union County, New Jersey 07204

PROPERTY DESCRIPTION

Roselle Park 10 is Roselle Park's newest mixed-use development. With 328 luxury apartments containing 52 two-bedroom, 265 one-bedroom and 11 studios within three, six story buildings. The Meridia at Park Square offers close proximity to the Garden State Parkway (1.3 Mi West), & Route 1 & 9 (1.7 Mi East). Once completed, Roselle Park 10 will be one of the largest mixed-use projects within Union County affording retailers' high visibility along Westfield Avenue a/k/a Route 28. This combined with the dense population (over 30,000 in the 1-mile radius) provide a strong opportunity for retail, food, personal service, and medical uses.

AVAILABLE SPACE

- Building A
- 1,390 SF
- Building B
- 2,000 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

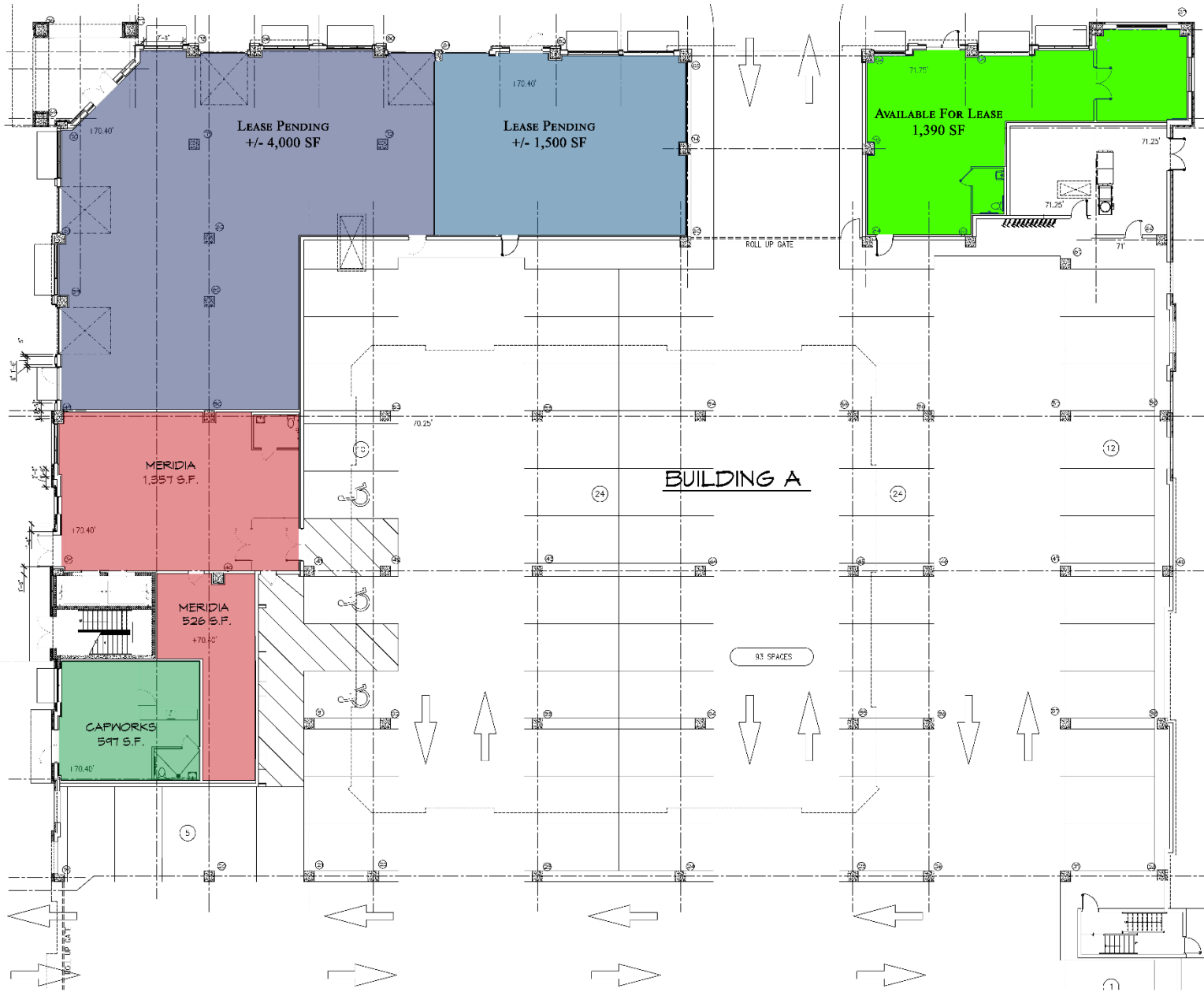
TRAFFIC COUNT

37,639 VPD Westfield Avenue

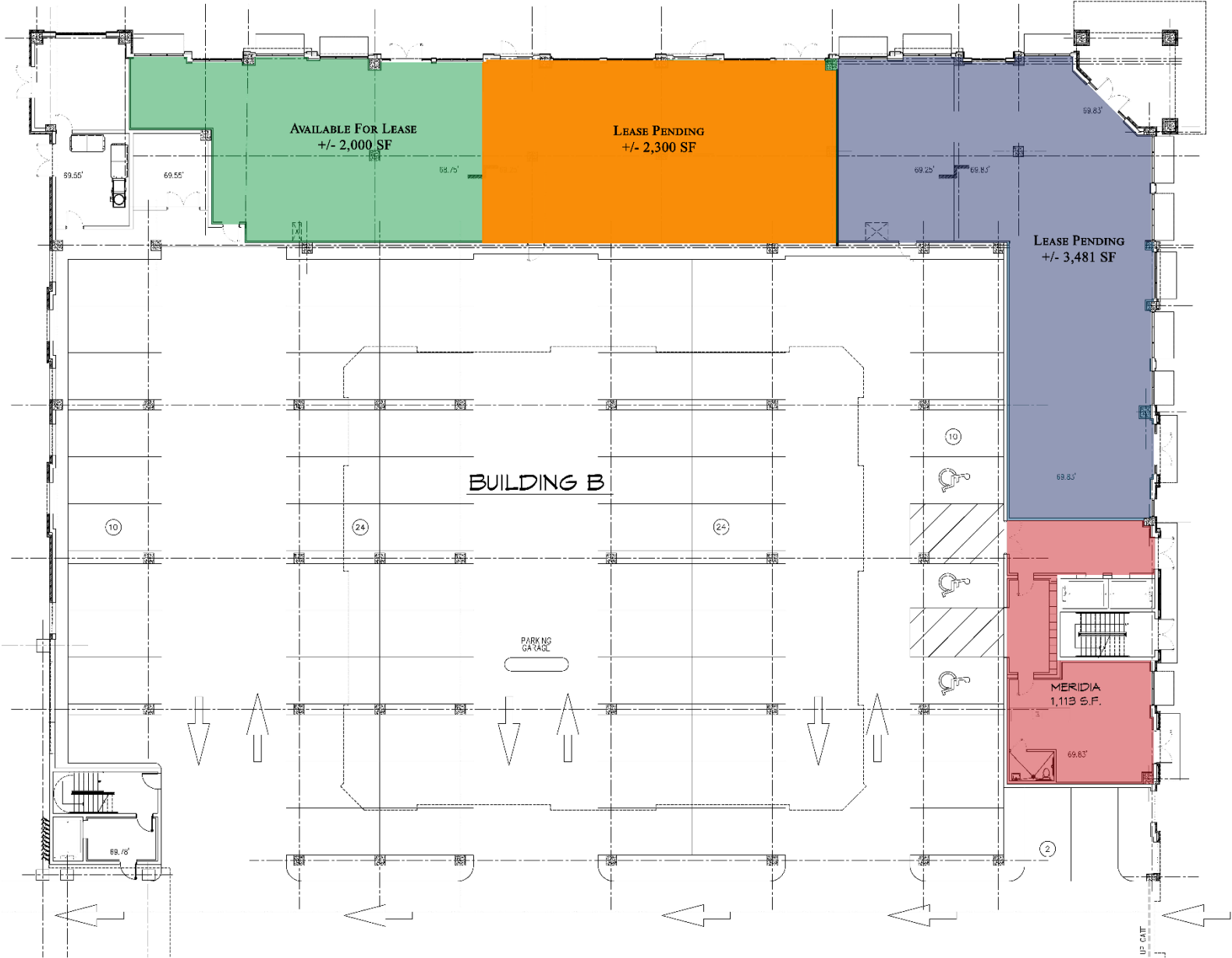
PARKING

Retail garage parking, plus on-site dedicated garage parking for residential tenant parking

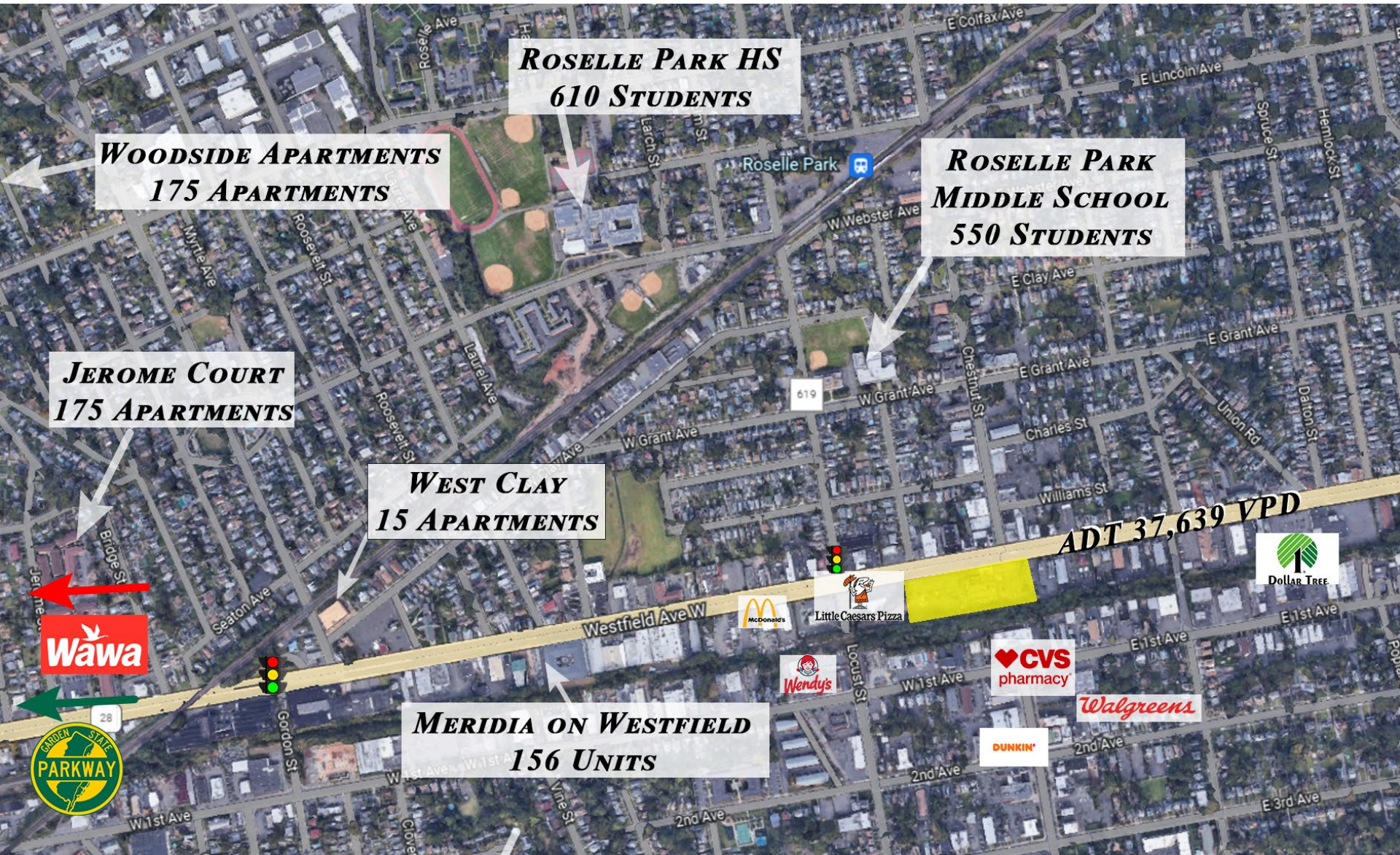
BUILDING A LEASING PLAN



BUILDING B LEASING PLAN



PROPERTY AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	27,159
Median HH Income	\$81,729
Average HH Income	\$93,861
Median Age	38.0
Total Households	10,043
Daytime Population	17,860

2 Mile Radius

Population	99,774
Median HH Income	\$91,706
Average HH Income	\$106,352
Median Age	39.0
Total Households	36,298
Daytime Population	66,617

3 Mile Radius

Population	212,056
Median HH Income	\$88,730
Average HH Income	\$104,046
Median Age	38.4
Total Households	76,582
Daytime Population	150,252

