

RETAIL FOR LEASE

PRISTINE STOREFRONT RETAIL - MAPLEWOOD, NJ

1877 Springfield Avenue, Maplewood, NJ 07040



PROPERTY DESCRIPTION

For Lease: Bright, open 1200 sf retail space 800 sf in front w/ 400 sf secondary backspace (back office? admin? storage?). Springfield Ave. is Maplewood's most active street and is currently a SID (Special Improvement District). Recent improvements continue to enhance this neighborhood's walkability: repaved sidewalks, curbside trees, benches... Free public parking lots nearby.

PROPERTY HIGHLIGHTS

- Plenty of curated merchant neighbors -- restaurants, event space, apparel merchants, hair cutting, martial arts, pharmacy, butcher, interior design centers, cannabis, tattoo, spirits,
- Springfield Avenue (NJ state highway 124) is the main retail corridor in Maplewood.
- Target, Whole Foods, & the world's largest Home Depot are on the same street one mile west.
- Convenient to I-78 & Garden State Parkway.

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (MG)
Number of Units:	1
Available SF:	1,200 SF
Lot Size:	5,000 SF
Building Size:	8,280 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	718	2,601	8,859
Total Population	2,163	7,703	25,639
Average HH Income	\$200,389	\$185,919	\$178,096

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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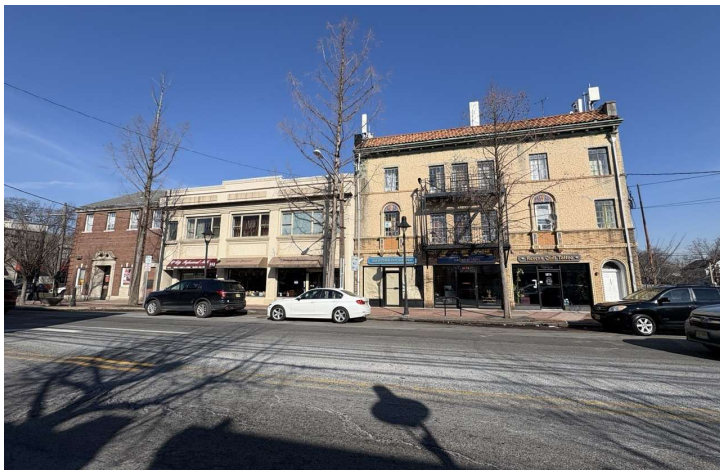
KELLER WILLIAMS COMMERCIAL
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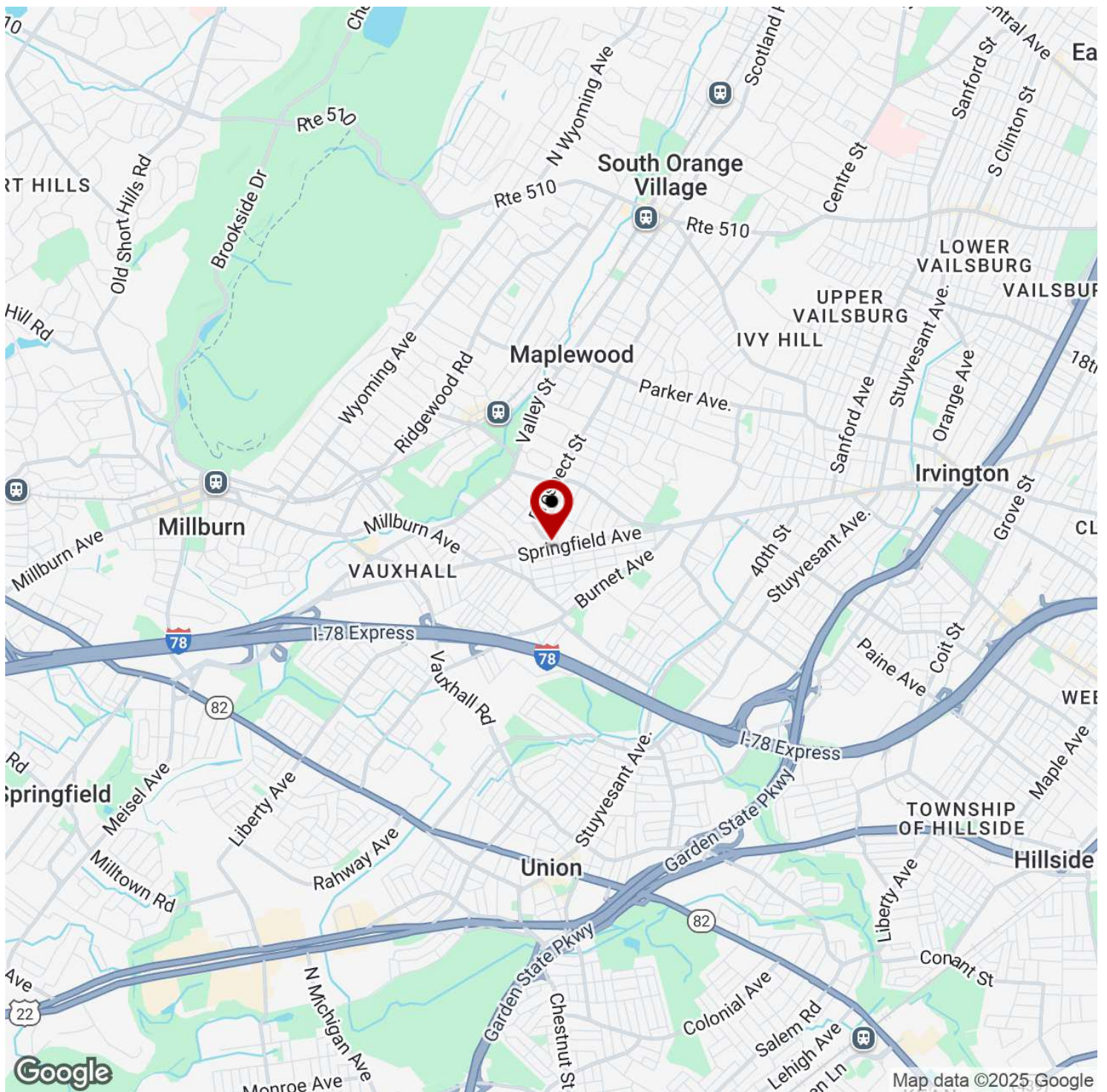
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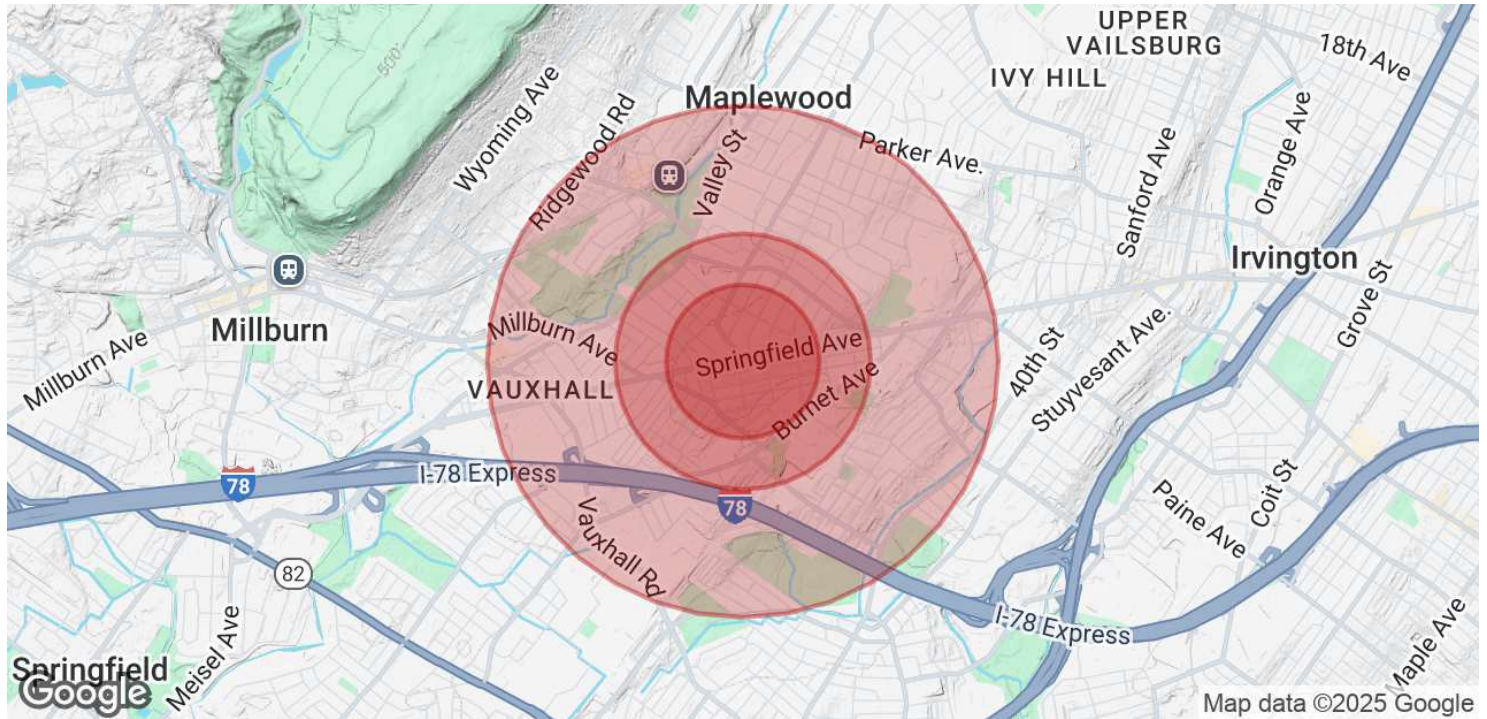
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,163	7,703	25,639
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	718	2,601	8,859
# of Persons per HH	3	3	2.9
Average HH Income	\$200,389	\$185,919	\$178,096
Average House Value	\$623,095	\$583,604	\$590,542

Demographics data derived from AlphaMap

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