

# Downtown Retail For Lease

23 Westfield Ave West, Roselle Park  
Union County, New Jersey 07204

## PROPERTY DESCRIPTION

A unique opportunity to lease a former movie theater located in the heart of downtown Roselle Park. This standalone architecturally distinct building comprises approximately 14,209 square feet of interior space and is situated in a well-established, walkable commercial district, with convenient access to public transportation, local amenities, and major roadways. The theater is currently configured with five individual theaters with a total of 922 seats, a centrally located concession stand, ticketing window, and multiple restrooms. The layout is functional for continued operation as a movie theater. In addition to traditional cinema operations, the building offers potential for adaptive reuse. The open volume and theater layout are favorable to conversion for performing arts.

## AVAILABLE

+/- 14,209 SF

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

+/- \$2.50 PSF projected 2025

## TRAFFIC COUNTS

ADT 37,639 VPD along Westfield Ave West

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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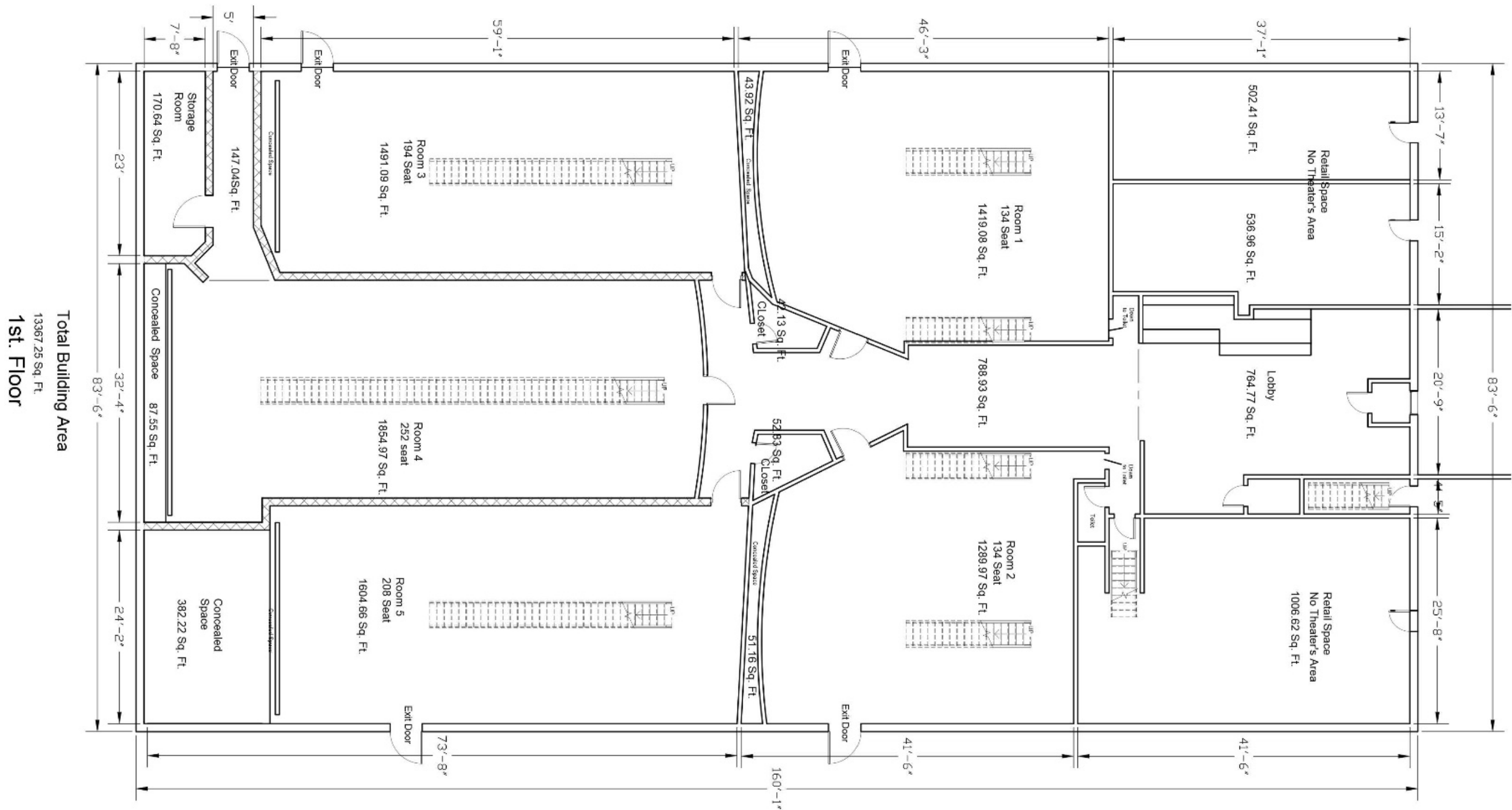


# INTERIOR PHOTOS





GROUND LEVEL FLOOR PLAN





## 2 MILE TRADE 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

