



475 Bloomfield Avenue

Montclair, New Jersey

Availability

- +/- 6,082 SF (Ground Floor)
- +/- 7,500 SF (Divisible Basement)

Traffic Count

- 22,743 VPD

Site Description

- Recently renovated mixed-use building, which consists of +/- 18,471 SF of office and +/- 6,082 SF of retail space
- Retail space can be accessed from both Bloomfield & N Fullerton Avenues
- Formerly occupied by Chase Bank, the retail space offers a tenant rare characteristics including high ceilings, expansive natural light and an iconic branding opportunity with visibility from the Five Corners intersection
- Montclair is ideally suited for commuters being located just 14 miles west of New York City or a 40-minute train ride to New York Penn Station
- This vibrant downtown is home to over 200 restaurants as well as prominent national retailers including Whole Foods, Urban Outfitters, Anthropologie and Blue Mercury

Demographics

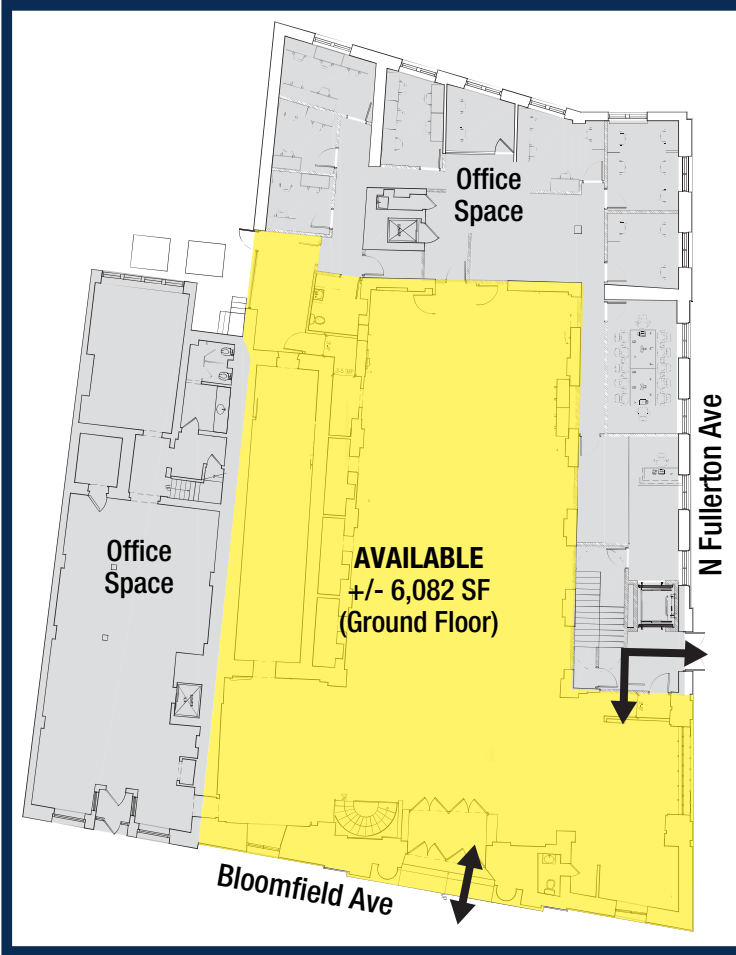
Radius	Population	Total Daytime Population	Median HH Income
1 Mile	23,823	25,883	\$124,477
3 Mile	199,041	166,430	\$98,041
5 Mile	608,414	507,571	\$81,184

Retail for Lease - Contact

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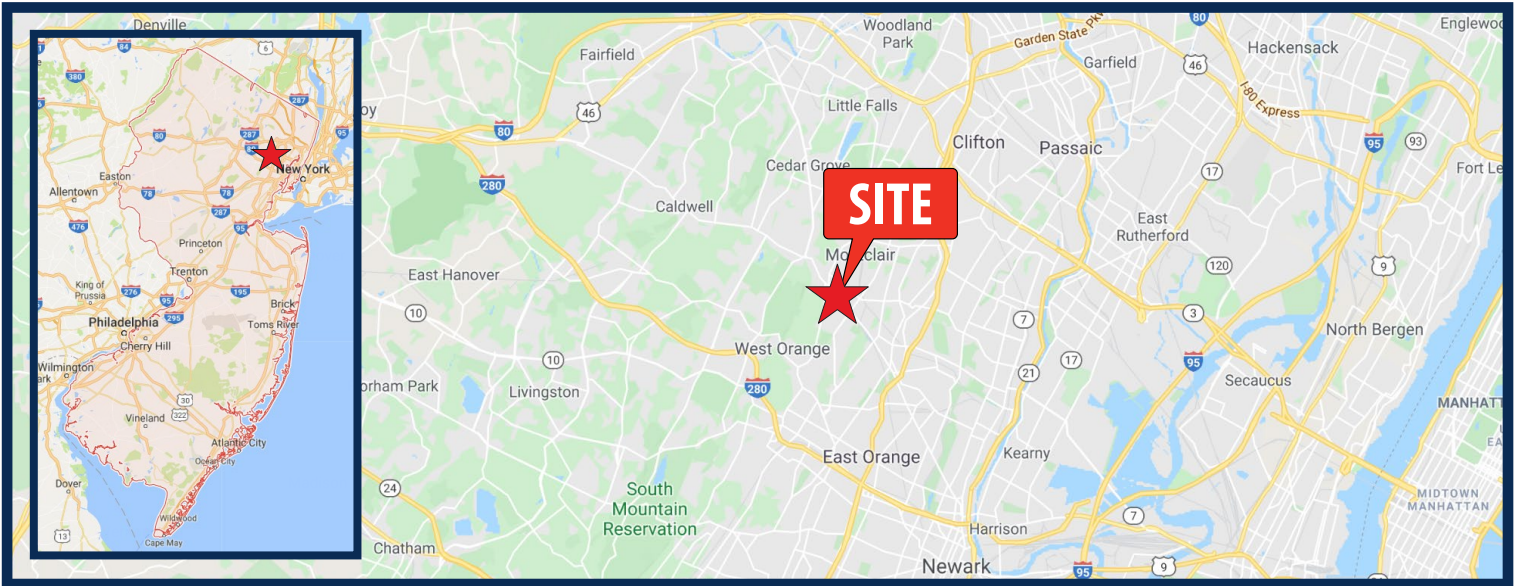


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