

Meridia Village Commons

Under Construction

Mixed-Use Redevelopment

209 Valley Street, South Orange
Union County, New Jersey 07204

PROPERTY DESCRIPTION

Meridia Village Commons is located within walking distance of the South Orange train station serving the Morris and Essex line and is considered one of the busiest commuter lines within New Jersey. The residential section offers 65 one-bedroom, 34 two-bedroom and 8 three-bedroom apartments. The ground floor retail along Valley Street contains 8,862 SF ideally positioned for restaurant, fitness, medical and traditional retail uses. The development is also less than 1 mile from Seton Hall University and 2 miles off exit 143 of the Garden State Parkway. Within the last five years over, 500 units of luxury apartments have been developed within a 1-mile radius of Meridia Village Commons, demonstrating the strong market growth and continued attraction to new resident, creating a prime opportunity for ground floor retail space.

AVAILABLE SPACE

Unit 2: 3,100 SF (Lease Pending)

Unit 3: 1,900 SF (Lease Pending)

RENTAL RATES

Upon request, subject to use and creditworthiness

ZONING

B-3 General Business

Traffic Count

ADT 7,859 VPD Valley Street



Artist Rendering

**FOR ADDITIONAL INFORMATION
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ARTISIT RENDERINGS



VALLEY STREET ELEVATION



4TH STREET ELEVATION

PROPERTY AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	27,734
Median HH Income	\$130,843
Average HH Income	\$151,818
Median Age	36.1
Total Households	9,518
Daytime Population	15,980

2 Mile Radius

Population	129,632
Median HH Income	\$92,726
Average HH Income	\$112,231
Median Age	36.3
Total Households	45,466
Daytime Population	65,734

3 Mile Radius

Population	279,578
Median HH Income	\$78,507
Average HH Income	\$98,340
Median Age	36.0
Total Households	100,696
Daytime Population	156,999

