

# RETAIL SPACE FOR LEASE

## 546 Bloomfield Ave, Verona, NJ



| UNIT | SIZE     | FRONTAGE | CEILING HEIGHT | NOTES                       |
|------|----------|----------|----------------|-----------------------------|
| 1    | 1,200 SF | 24'      | 8'8"           | Can be combined with Unit 2 |
| 2    | 3,100 SF | —        | 16'2"          | Can be combined with Unit 1 |
| 3    | 3,600 SF | —        | 7'8"           | Lower level; Rear Entrance  |

**RENT:** Upon Request

**LEASE TYPE:** Modified Gross

**TRAFFIC :** 21,000 cars per day

### NEIGHBORING TENANTS:



### HIGHLIGHTS:

- Prime location in the heart of **Downtown Verona** across from **Verona Park**, a 54 acre picturesque park with a lake
- Great visibility with **21,000** cars located at a signalized intersection along the town's primary retail corridor
- Easy parking with an adjacent **municipal parking lot**
- Excellent demographics with **130,000** residents and **\$180,000** avg. household income within a 3-mile radius

### FOR LEASING INFORMATION:

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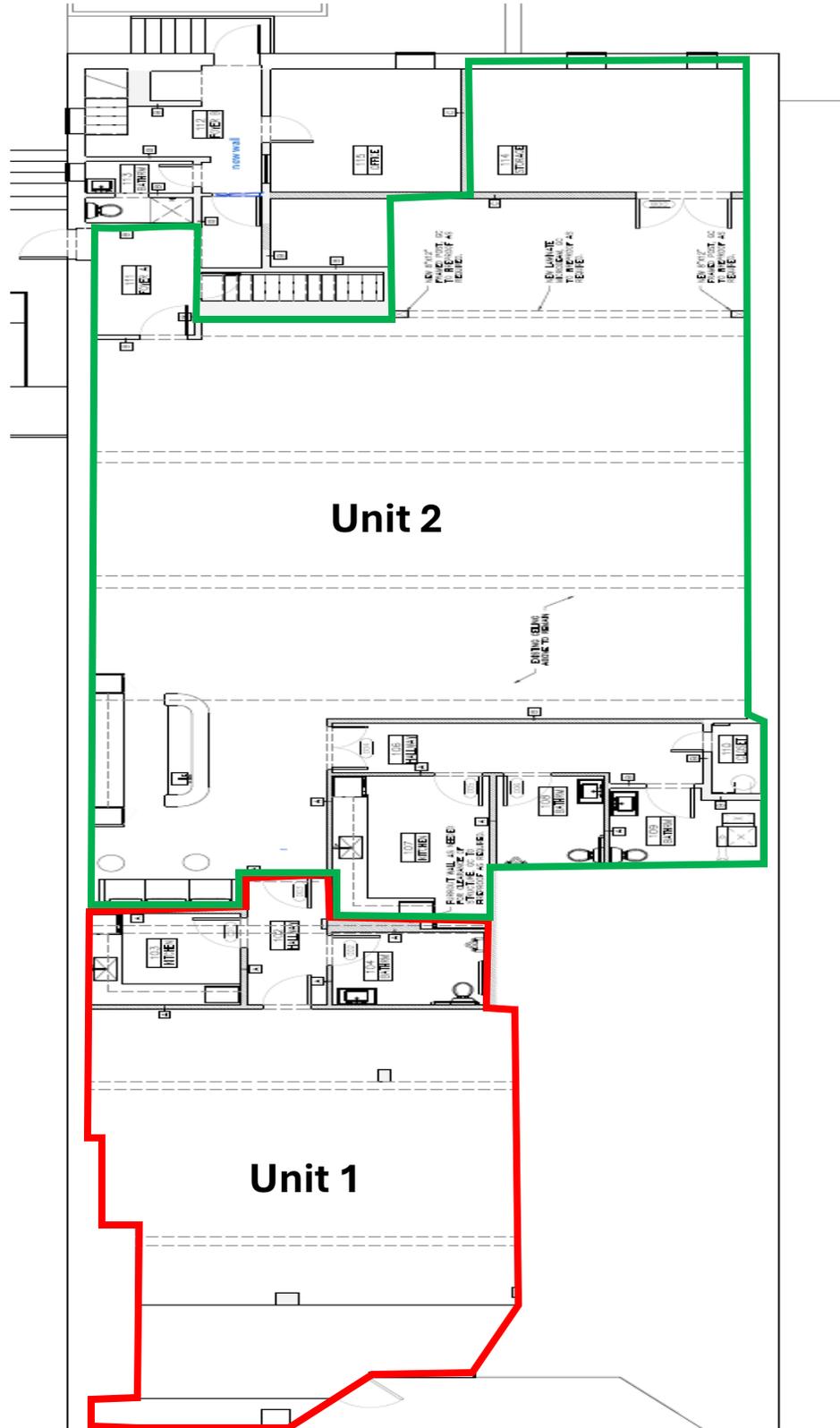
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# FLOOR PLANS



**Bloomfield Ave**

# INTERIOR PHOTOS



Unit 1 – 1,200 SF



Unit 3 – 3,600 SF

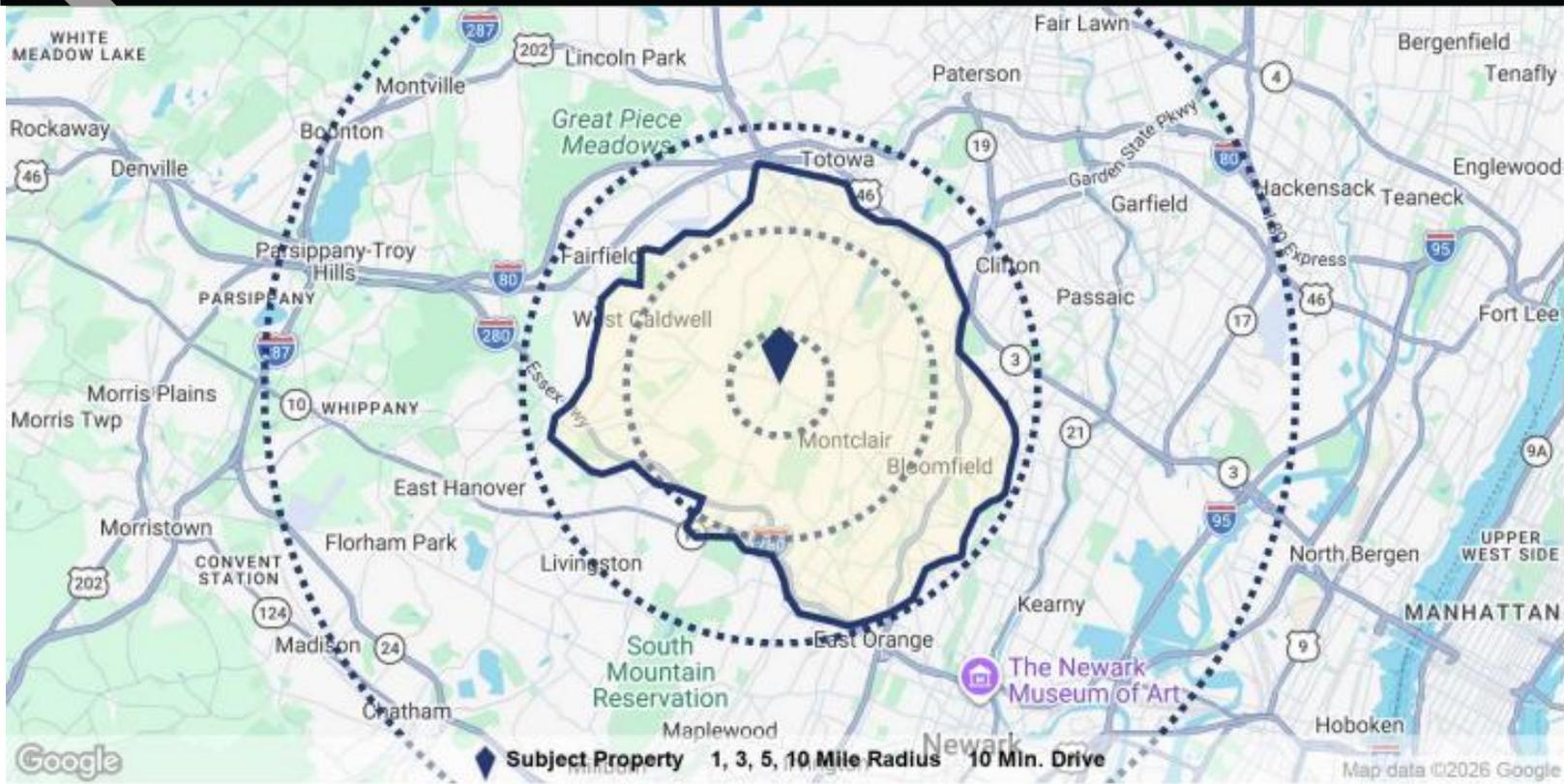


Unit 2 – 3,100 SF



Unit 2 – 3,100 SF

# DEMOGRAPHICS



| Population               | 1 Mile         | 3 Miles         | 5 Miles         | 10 Miles        | 10 Min. Drive   |
|--------------------------|----------------|-----------------|-----------------|-----------------|-----------------|
| Population               | 17,244         | 130,217         | 414,047         | 1,818,517       | 287,124         |
| 5 Yr Growth              | 5.6%           | 5.2%            | 4.9%            | 3.0%            | 4.8%            |
| Median Age               | 44             | 43              | 42              | 39              | 41              |
| 5 Yr Forecast            | 45             | 43              | 43              | 41              | 42              |
| White / Black / Hispanic | 79% / 2% / 11% | 66% / 12% / 13% | 48% / 21% / 20% | 37% / 23% / 31% | 50% / 21% / 20% |
| 5 Yr Forecast            | 79% / 2% / 11% | 65% / 12% / 13% | 48% / 21% / 21% | 37% / 23% / 31% | 50% / 21% / 20% |
| Employment               | 41,141         | 48,238          | 178,770         | 813,320         | 155,074         |
| Buying Power             | \$1.1B         | \$8B            | \$17.9B         | \$58.7B         | \$12.8B         |
| 5 Yr Growth              | 5.4%           | 6.2%            | 5.2%            | 3.9%            | 5.4%            |
| College Graduates        | 63.4%          | 59.9%           | 46.1%           | 34.6%           | 55.1%           |
| <b>Household</b>         |                |                 |                 |                 |                 |
| Households               | 6,735          | 48,771          | 156,933         | 653,752         | 109,468         |
| 5 Yr Growth              | 5.8%           | 5.4%            | 5.0%            | 3.2%            | 4.9%            |
| Median Household Income  | \$167,457      | \$163,015       | \$114,349       | \$89,838        | \$116,664       |
| 5 Yr Forecast            | \$166,916      | \$164,229       | \$114,585       | \$90,522        | \$117,152       |
| Average Household Income | \$183,579      | \$182,764       | \$147,119       | \$122,067       | \$150,766       |
| 5 Yr Forecast            | \$182,522      | \$182,973       | \$147,514       | \$123,033       | \$151,445       |
| % High Income (>\$75K)   | 79%            | 76%             | 66%             | 57%             | 67%             |
| <b>Housing</b>           |                |                 |                 |                 |                 |
| Median Home Value        | \$679,752      | \$691,146       | \$580,534       | \$517,005       | \$590,983       |
| Median Year Built        | 1955           | 1954            | 1956            | 1957            | 1955            |