

THE REV BY VERMELLA

1,024 SF - 5,915 SF AVAILABLE

630 WASHINGTON AVE.
BELLEVILLE, NJ

**LIQUOR LICENSE
AVAILABLE**

18,938 SF OF GROUND LEVEL RETAIL



DEVELOPED BY



CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

WILLIAM FARKAS bf@catalystrenj.com C: 973.223.6600

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | [732.333.8571](tel:732.333.8571) | info@catalystrenj.com

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AVAILABLE: 1,024 - 5,915 SF
ASKING RENT: CALL FOR QUOTE
NNN: EST. \$5.50 PSF
PARKING: 93 SPACES SURFACE LEVEL
GLA: 18,938 SF OF RETAIL
FRONTAGE: 570' ON WASHINGTON
TRAFFIC: 13,757 VPD ON WASHINGTON

- NEW DEVELOPMENT : 268 UNITS
- SITUATED IN HEART OF BELLEVILLE MARKET ON BUSY WASHINGTON AVE.
- 2 OF 3 CORNER UNITS DESIGNATED RESTAURANT USE (MARKED YELLOW)
- OUTDOOR DINING AREAS AVAILABLE
 - HIGHLY VISIBLE PYLON SIGNAGE
 - LIQUOR LICENSE AVAILABLE



	1 MILE	3 MILE	5 MILE
POPULATION	35,303	245,741	669,280
AVG. HOUSEHOLD INCOME	\$129,547	\$129,279	\$124,612
HOUSEHOLDS	13,926	95,557	254,542
DAYTIME POPULATION	15,830	144,863	452,804
NUMBER OF EMPLOYEES	6,969	78,735	268,994
AVERAGE HOUSEHOLD SIZE	2.5	2.6	2.6

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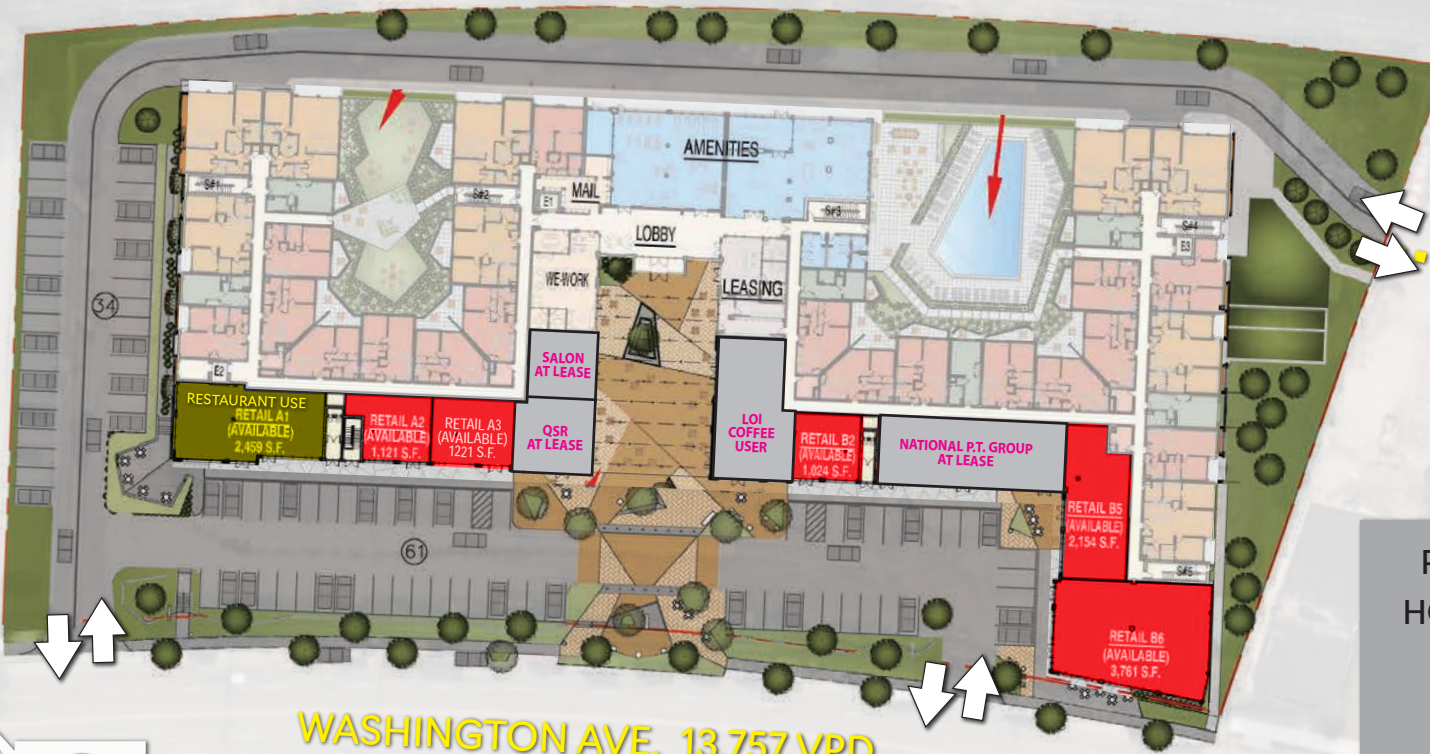
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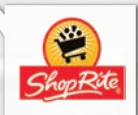
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WASHINGTON AVE. 13,757 VPD

POPULATION: **7,934**
HOUSEHOLDS: **3,145**
AVG. HHI: **\$110,140**
BUSINESSES: **344**
EMPLOYEES **2,216**
DAYTIME DEMO: **4,365**

WITHIN .5 MILE



GREYLOCK AVE.



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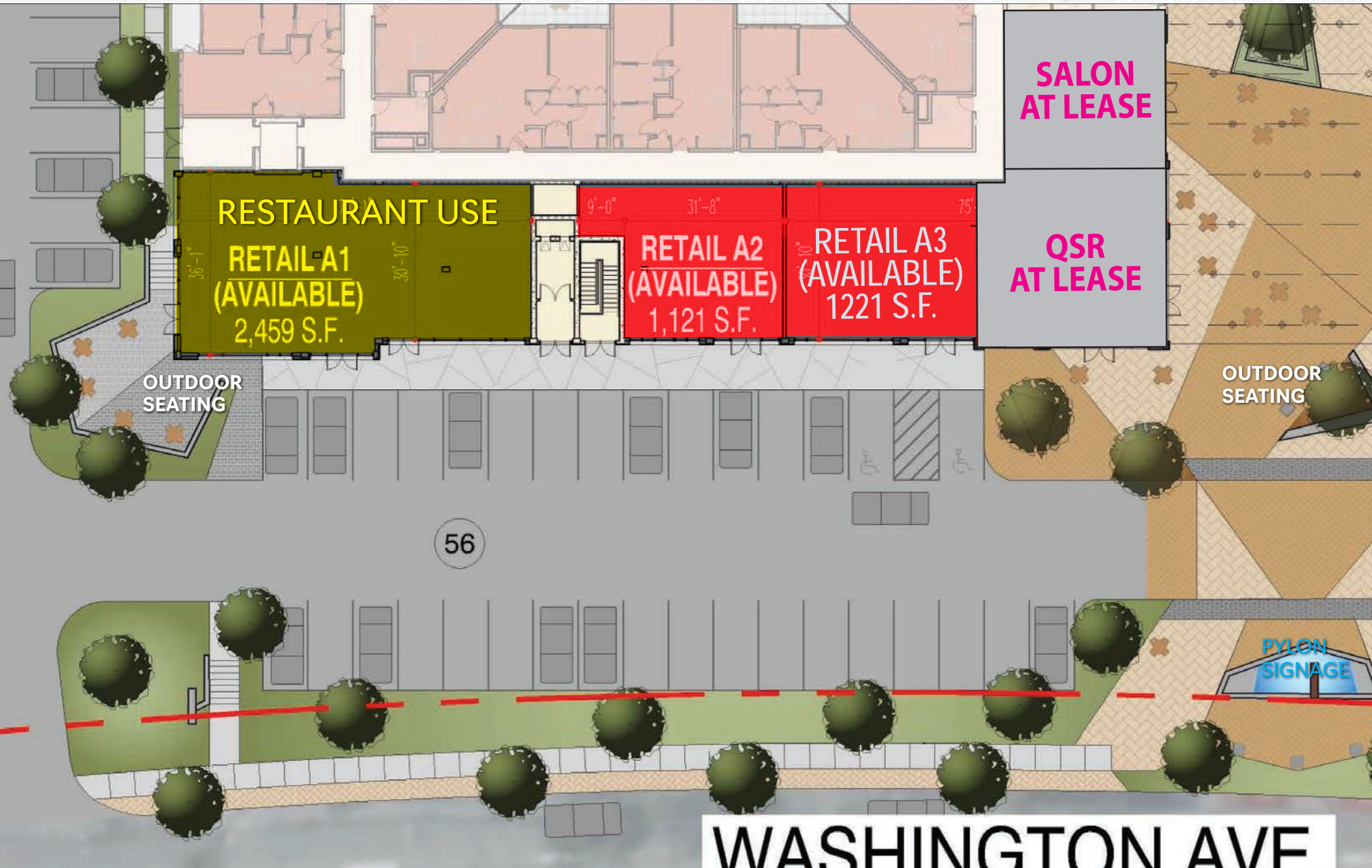
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WASHINGTON AVE

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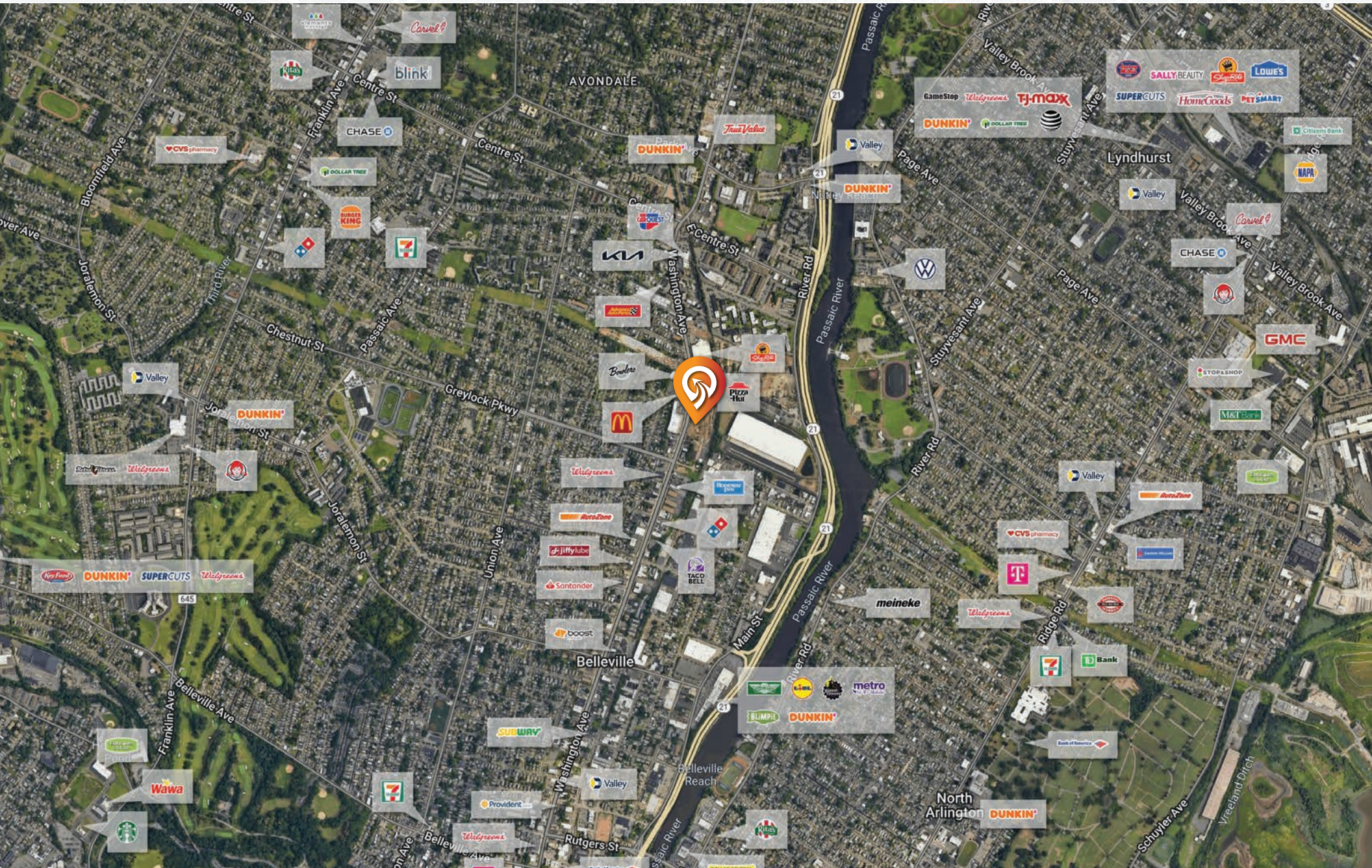
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