

RETAIL

JOIN



3,400 SF



45 Outwater Lane, Garfield, NJ

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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JOIN



**SUPERWASH
LAUNDROMAT**
WASH & FOLD DRY CLEANING



AVAILABLE FOR LEASE

- 3,400 SF (Former Trader Pro Training Center)
- Frontage: 25 Feet
- Pylon Sign
- Ample Parking
- Next to Price Rite Marketplace
- Traffic Count Outwater Lane: 14,081 VPD
- Zoning B-2 : [Click Here For More Info](#)
- High Density Populated Area
- Neighboring National Tenants: Wawa, 7-Eleven, Citizens Bank, Walgreens, Verizon, WingStop, USPS, HR Block, YMCA, PNC Bank and Many More...

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21

Mill Shoppes of Garfield



SITE

JOIN:





Garfield School Stadium

Garfield High School

Garfield City Hall

Traffic Count Outwater Lane: 14,081 VPD



The Venetian Catering Hall

DOLLAR GENERAL

Botany Plaza



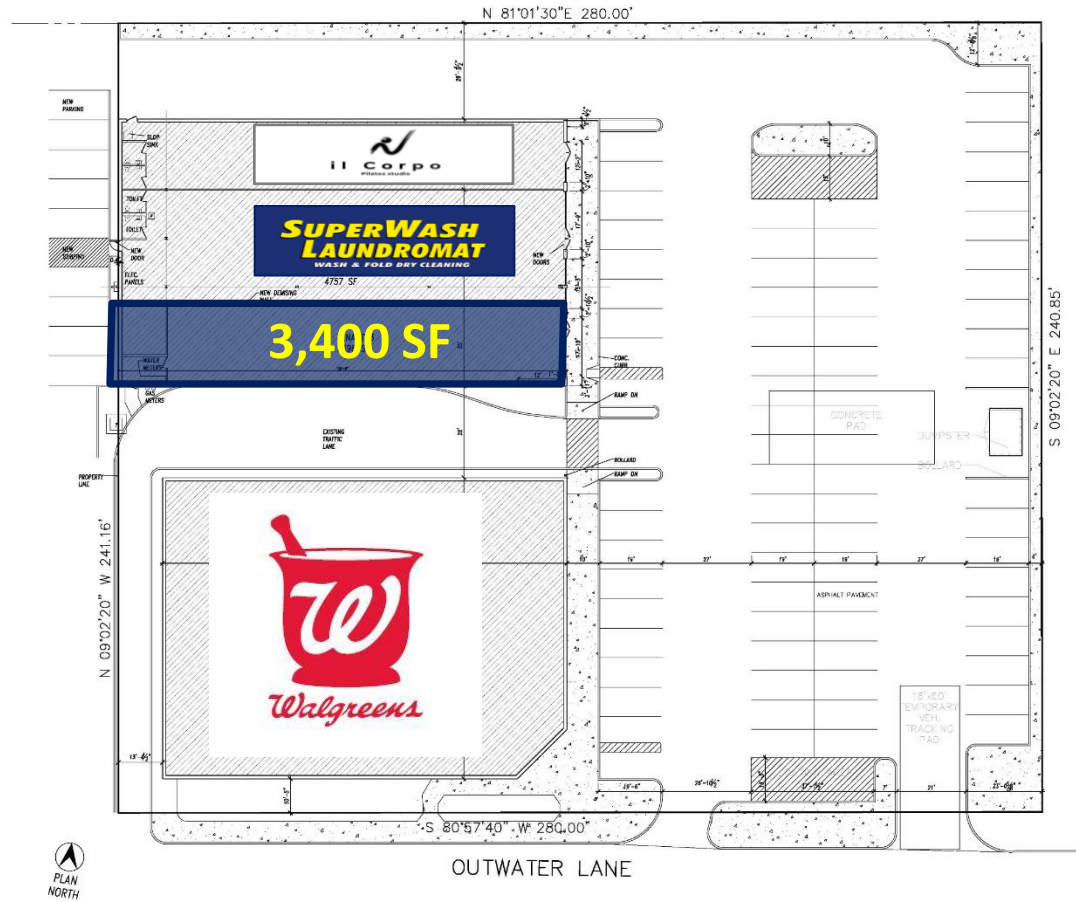
21



Passaic Plaza



21



1 SITE PLAN
SK-1 SCALE: 1/16" = 1'-0"

ZONING ANALYSIS

ZONE: B-2 BUSINESS

PERMITTED USES: RETAIL, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENT, BATTERIES, ENCLOSED RESTAURANT/BEVERAGE ESTABLISHMENT, BUSINESS AND PROFESSIONAL OFFICES, FINANCIAL INSTITUTIONS

I. BUILD REQUIREMENTS

NO CHANGES TO THE FOOTPRINTS, HEIGHTS OR LOCATION OF EXISTING BUILDINGS OR PORTIONS THEREOF ARE PROPOSED

ZONING TABLE B-2 ZONE		
AREA	REQUIRED	PROVIDED
AREA	7500 SF	87,482 SF
LOT WIDTH	75'	280.00'
FRONT YARD	5'	10.3'
SIDE YARD (MIN)	N/A	0.4'
REAR YARD (MIN)	N/A	14.8'
REAR YARD	10'	28.2'
MAX % LOT COVERAGE	80%	33%
MAX HEIGHT	13 STYS/39 FT 1 STORY/7'6" FT	

II. PARKING REQUIREMENTS

EXISTING

BUILDING 1	EXISTING USE	AREA	REQUIRED PARKING RATIO	REQUIRED SPACES
TENANT SPACE 1	BANK	2822 S.F.	1 SP/200 SQ. FT.	14.8
TENANT SPACE 2	RETAIL	4737 S.F.	1 SP/200 SQ. FT.	23.8
TENANT SPACE 3	RETAIL	5599 S.F.	1 SP/200 SQ. FT.	27.9
BUILDING 2				
RETAIL	RETAIL	11,200 S.F.	1 SP/200 SQ. FT.	56.0
				112.0 REQUIRED
				* 77.2 PROVIDED APPROVED BY VARIANCE

PROPOSED

BUILDING 1	USE	AREA	REQUIRED PARKING RATIO	REQUIRED SPACES
TENANT SPACE 1	BANK	2822 S.F.	1 SP/200 SQ. FT.	14.8 UNCHANGED
TENANT SPACE 2	LAUNDROMAT	4737 S.F.	1 SP/400 SQ. FT.	11.8
TENANT SPACE 3	RETAIL	5599 S.F.	1 SP/200 SQ. FT.	27.9 UNCHANGED
BUILDING 2				
RETAIL	RETAIL	11,200 S.F.	1 SP/200 SQ. FT.	56.0 UNCHANGED
				90.5 REQUIRED
				* 77.2 PROVIDED APPROVED BY VARIANCE

AVAILABLE
3,400 SF



<i>Demographics</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	46,008	302,925	655,065
Daytime Employees	9,822	106,254	294,806
Households	15,194	102,941	228,601
Median Age	35.9	38.1	38.8
Average HH Income	\$82,652	\$95,124	\$102,645

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