



Meridia on Westfield

New Mixed-Use Development

Class-A Ground Floor Retail with 156 Luxury Apartments

240-250 Westfield Avenue W, Roselle Park
Union County, New Jersey 07204

PROPERTY DESCRIPTION

The Meridia on Westfield, Roselle Park, has been recently completed comprising 160 luxury apartments and 4,704 SF of ground level retail space, offering 84 one-bedroom and 76 two-bedroom apartments. The highly visible retail space within this densely populated market affords retailers a unique opportunity. The Meridia on Westfield additionally offers proximity to exit 137 of the Garden State Parkway (1 Mi West), Routes 1 & 9 (2 Mi East). The 4,704 SF ground floor retail unit is ideally positioned for restaurant or café concept. Furthermore, this site affords immediate access to the Roselle Park Train Station and is 2.2 Miles from Downtown Cranford business district.

AVAILABLE SPACE

4,704 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

ZONING

B-2 Central Business

PARKING

10 dedicated retail on-site parking spaces with additional street parking available

Traffic Count

ADT 37,639 VPD Westfield Ave

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE RETAIL LEASING AGENT

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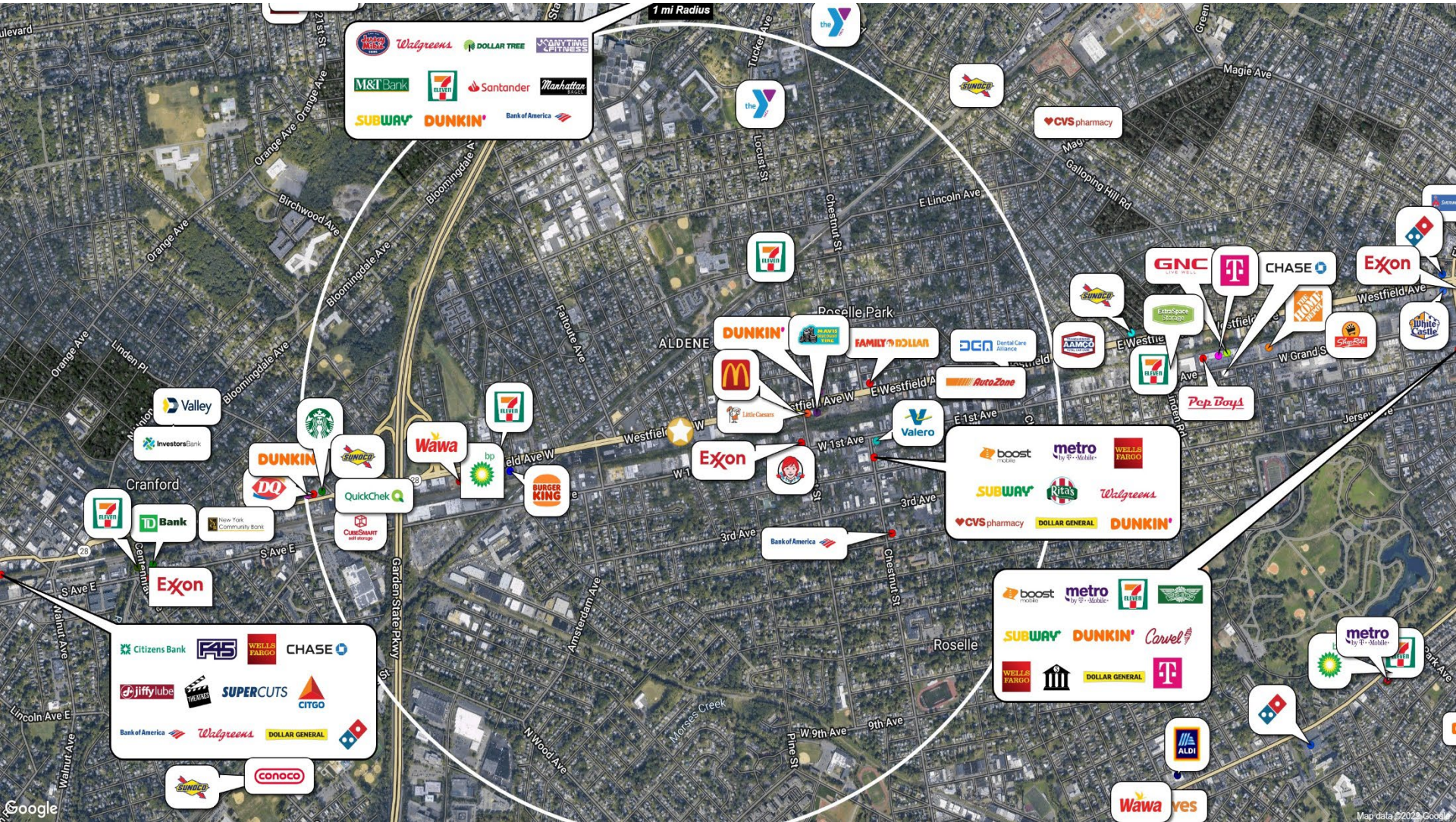


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PROPERTY AERIAL



IMMEDIATE TRADE AREA AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	27,159
Median HH Income	\$81,729
Average HH Income	\$93,861
Median Age	38.0
Total Households	10,043
Daytime Population	17,860

2 Mile Radius

Population	99,774
Median HH Income	\$91,706
Average HH Income	\$106,352
Median Age	39.0
Total Households	36,298
Daytime Population	66,617

3 Mile Radius

Population	212,056
Median HH Income	\$88,730
Average HH Income	\$104,046
Median Age	38.4
Total Households	76,582
Daytime Population	150,252

