

**Retail, Office  
or Medical**

**1057-1065**

**Springfield Ave  
Irvington, NJ**



**FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:**

**Urszula Zoltek**

**O: 973.798.6130 Ext.1001**

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**COMMERCIAL REAL ESTATE SERVICES**



# Irvington Shopping District

- Located in the Heart of Irvington's Shopping District
- 1,040 SF (1065) – 1<sup>st</sup> Floor Retail/Medical Space
- 2,400 SF - 2<sup>nd</sup> Floor Retail/Office : Divisible Space
- Traffic Count (Springfield Ave): 16,778 VPD
- Parking lot for Drop Off/Pick Up in Rear of the Building off Nye Ave
- Excellent Visibility
- Heavy Foot Traffic
- Neighboring National & Regional Retailers and Restaurants
- Just Two blocks from Union Ave with Many Residential Hi-Rise and Garden Style Apartments
- Easy Drive to GSP
- Two blocks to Irvington Bus Terminal, One of the Regions Busiest Terminals with Over 12,500 Passengers Daily

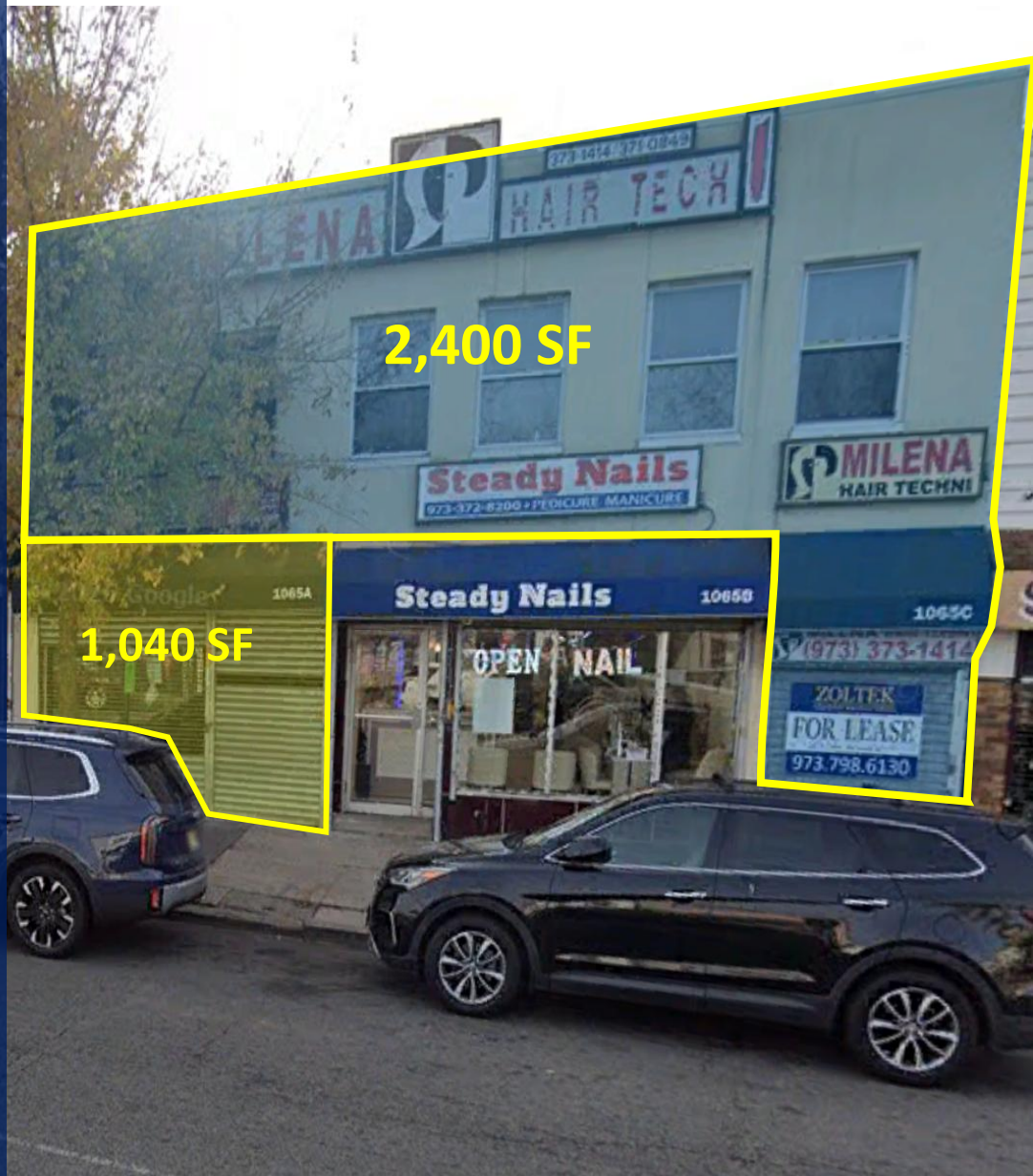
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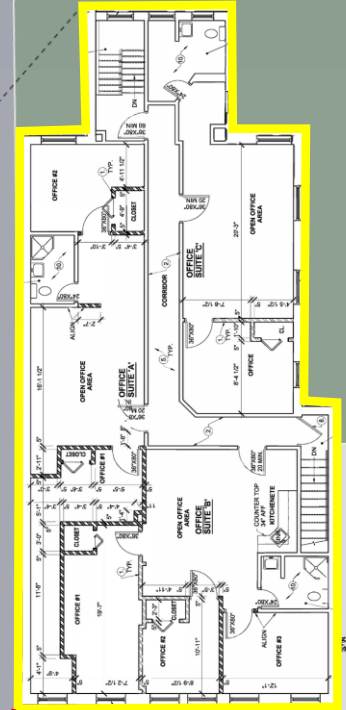
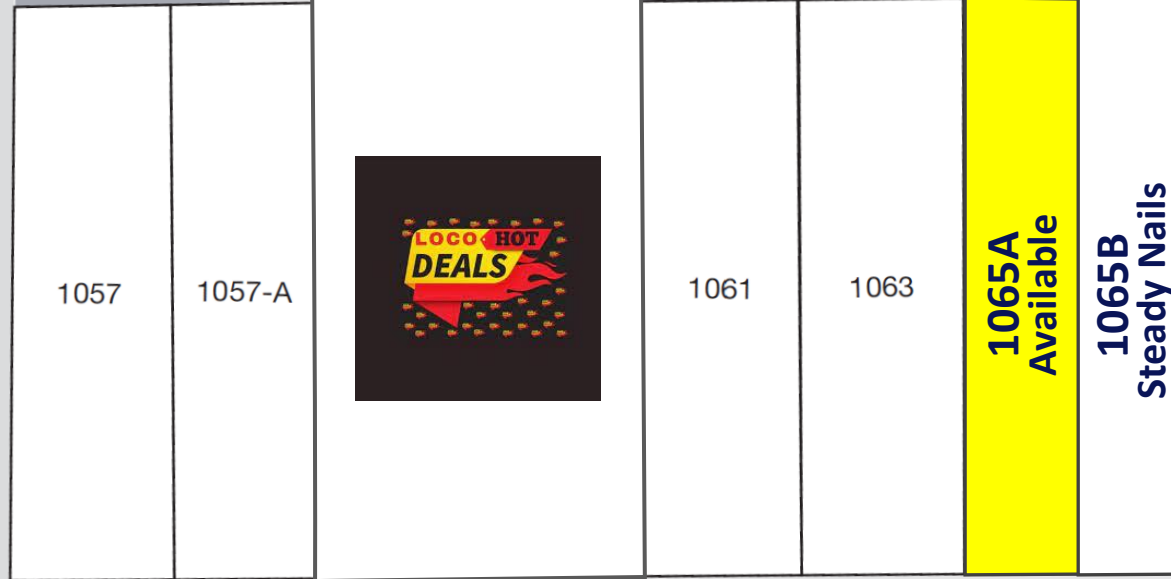
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Unit	SF	Tenant/Availability
1057	1105 SF	LEASED (See Mille Clothing Store)
1057A	1105 SF	Beat Street
1059	5500 SF	Loco Deals
1061	1105 SF	AVAILABLE (DC Hair Supply)
1063	1105 SF	Medicare Advisors
1065	1040 SF	AVAILABLE (JD Lawyer)
1065A	1235 SF	Steady Nails
2 <sup>nd</sup> floor	2400 SF	AVAILABLE, divisible



Second Floor

**1065 Available**

2<sup>nd</sup> Floor

Main Entrance  
next to 1065B



SPRINGFIELD AVE



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# SITE

Irvington Bus Terminal

Family Discount Furniture Store

16,778 VPD

Value Zone

United States Postal Service

Don's Diner

Taco's Mexican Bar & Grill

Joe's Produce Market

Home Liquors

Antojitos Bar & Restaurant

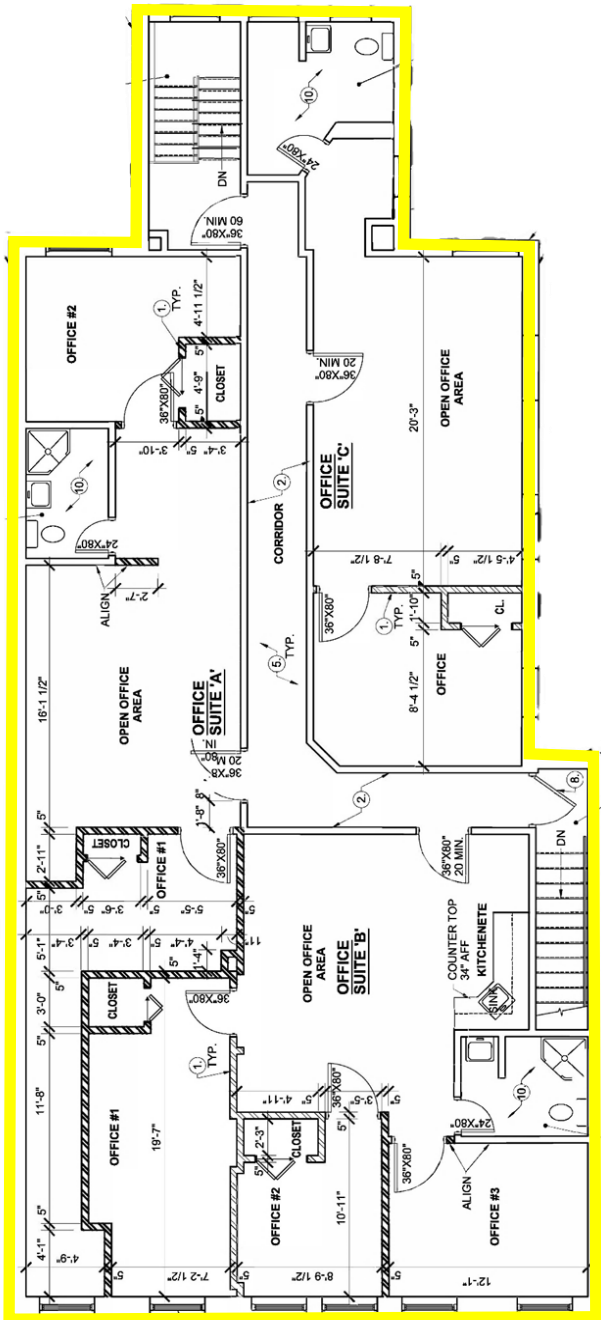
Irvington Police Department

Newark Pain & Wallpaper Store

Town of Irvington







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DEMO-GRAPHIC	1 Mile	3 Miles	5 Miles
Population	66,998	381,447	843,931
Daytime Employees	45,396	338,806	811,043
Households	3.44	3.40	3.33
Average Age	36.2	36.0	36.5
Average HH Income	\$53,946	\$55,411	\$60,107

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