

**OUTDOOR SEATING OPPORTUNITIES**



# Vermella at Garwood Station

South Avenue and Center Street, Garwood, New Jersey

## Availabilities

- +/-2,287 SF
- +/- 3,847 - 8,180 SF

## Anticipated Delivery

- Immediate

## Site Description

- New mixed-use project in the heart of Garwood with 296 residential units and 19,500 square feet of retail at the intersection of South Avenue and Center Street. An additional 73 residential units are across the street, with construction complete and currently leasing.
- PILOT program that will reduce each tenant's taxes, also providing a fixed figure for decades.
- Dedicated on-site parking for retail customers.
- High trafficked retail corridor for the Westfield, Cranford and Garwood communities, along with additional surrounding municipalities.
- Captured audience with residents in the building as well as being adjacent to the Garwood Train Station, within steps of the project. The building is currently 99% leased with an average rent of over \$3,000 per month.
- Extremely dense market with a population of approximately 129,000, within 3 miles and surrounded by national and regional retailers.
- Very strong median income levels to coincide with a daytime population of approximately 137,000, within 3 miles.
- Outdoor seating opportunities available.

## Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	20,203	18,839	\$120,291
3 Mile	129,567	137,272	\$113,052
5 Mile	389,656	395,487	\$92,927

## Retail for Lease - Contact

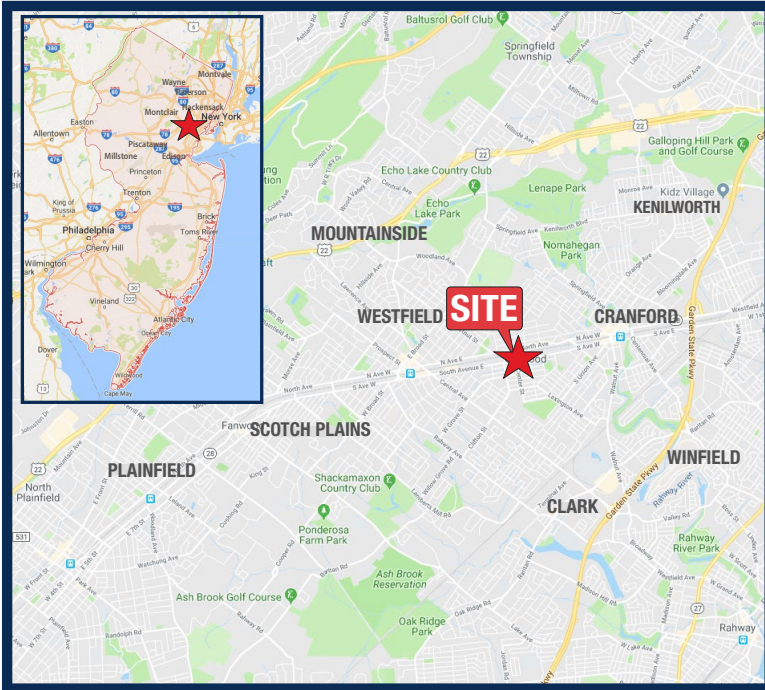
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