

RETAIL  
SPACE  
FOR  
LEASE

# ESSEX GREEN TOWN CENTER

495 PROSPECT AVENUE  WEST ORANGE, NJ



CLICK TO VIEW  
WALKING TOUR



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES  
RETAIL REAL ESTATE ADVISORS

 ESSEX GREEN  
TOWN CENTER

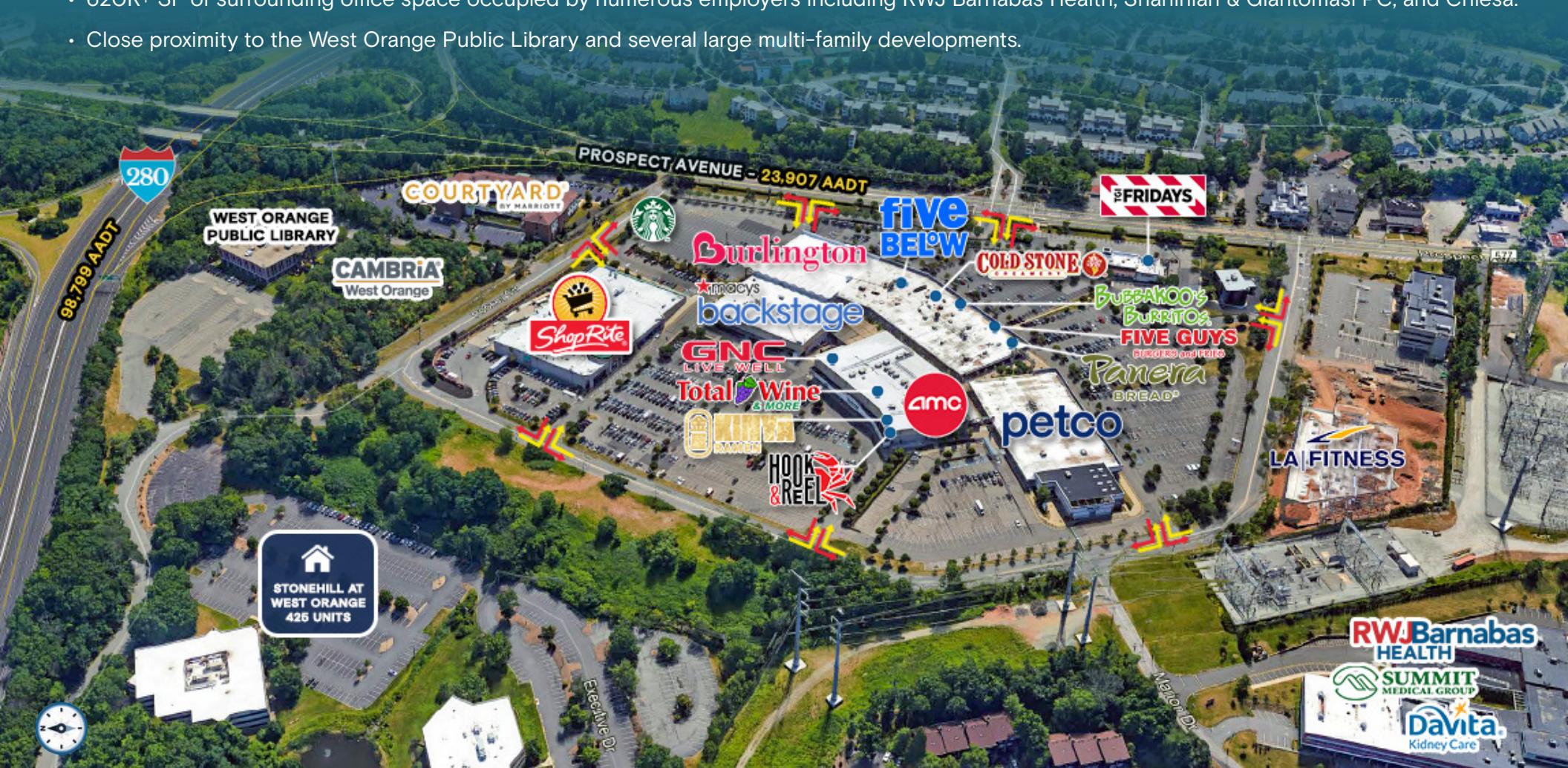


CLARION  
PARTNERS

# ESSEX GREEN TOWN CENTER

Essex Green Town Center is the preeminent retail destination providing connectivity, visibility, and quality tenancy serving the greater West Orange market for 80+ years. This multi-level shopping center is easily accessible from Route 280 and Mount Pleasant Avenue in a densely populated submarket.

- 336,160 SF Community Center
- Newly renovated – Improvements include façade upgrades, pylon and directional signage.
- 620K+ SF of surrounding office space occupied by numerous employers including RWJ Barnabas Health, Shahinian & Giantomaso PC, and Chiesa.
- Close proximity to the West Orange Public Library and several large multi-family developments.





# PROPERTY SUMMARY

## PROPERTY ADDRESS

495 Prospect Avenue  
West Orange, NJ 07052

## YEAR BUILT/RENOVATED

1957 / 1987-1991 / 2021-2022

## LOT SIZE

Main Lot: 28.54 Acres  
Land Parcel: 4.86 Acres  
Total: 33.40 Acres

## GROSS LEASABLE AREA

336,160 SF

## % LEASED

84%

## PARKING

Main Lot:  
1,658 Surface Spaces  
(4.9/1,000 SF)

## ZONING

P-C: Planned  
Commercial Zone

## ANCHOR TENANTS



Burlington petco

AMC THEATRES

Panera

Total Wine & MORE

★macy's backstage

five BELOW

COLD STONE CREAMERY

BUBBAKOO'S BURRITOS.

FIVE GUYS  
BURGERS and FRIES

## PAD TENANTS



## MARKET RETAILERS

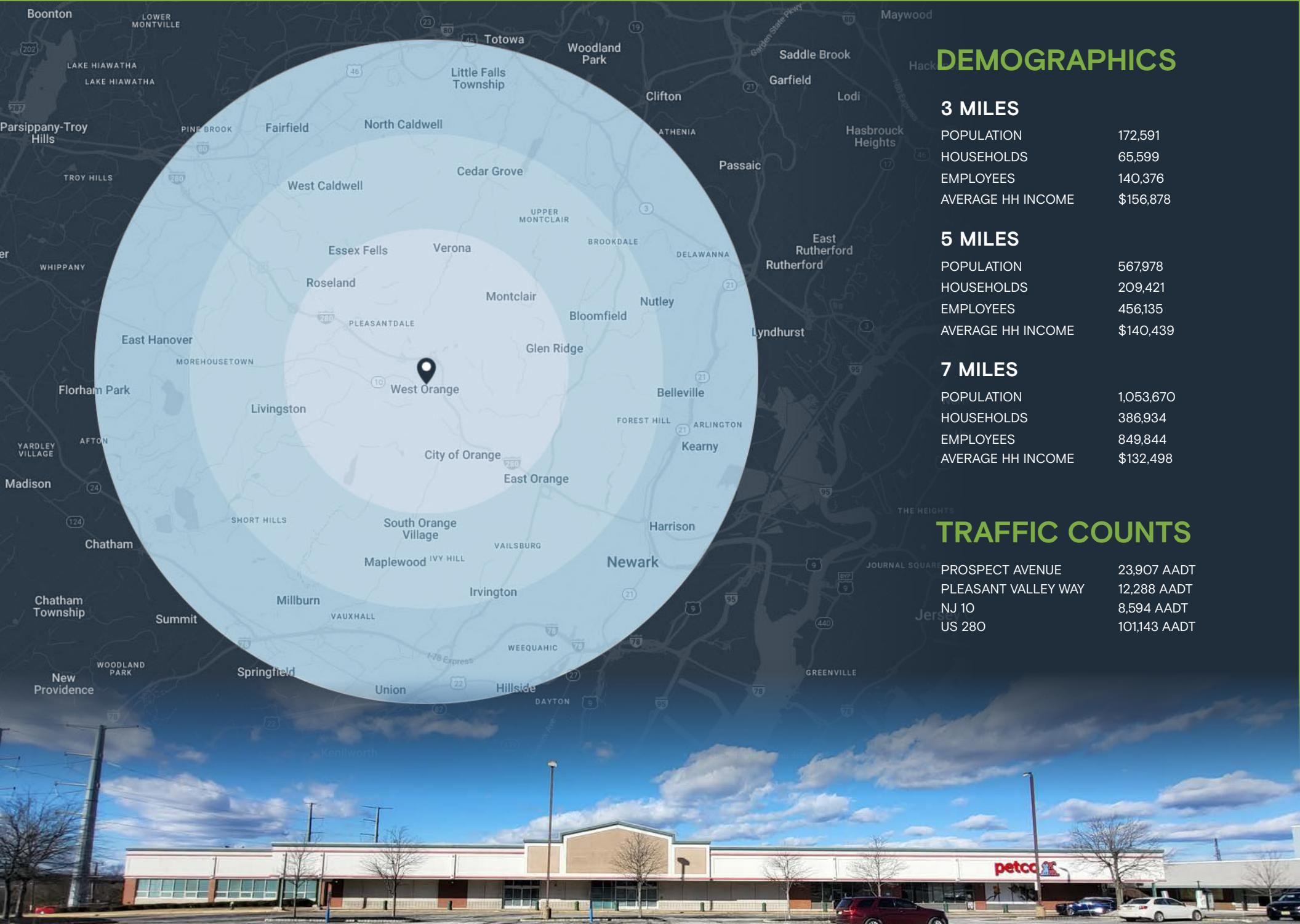


WHOLE FOODS MARKET



verizon





# DEMOGRAPHICS

3 MILES

POPULATION	172,591
HOUSEHOLDS	65,599
EMPLOYEES	140,376
AVERAGE HH INCOME	\$156,878

## 5 MILES

POPULATION	567,978
HOUSEHOLDS	209,421
EMPLOYEES	456,135
AVERAGE HH INCOME	\$140,439

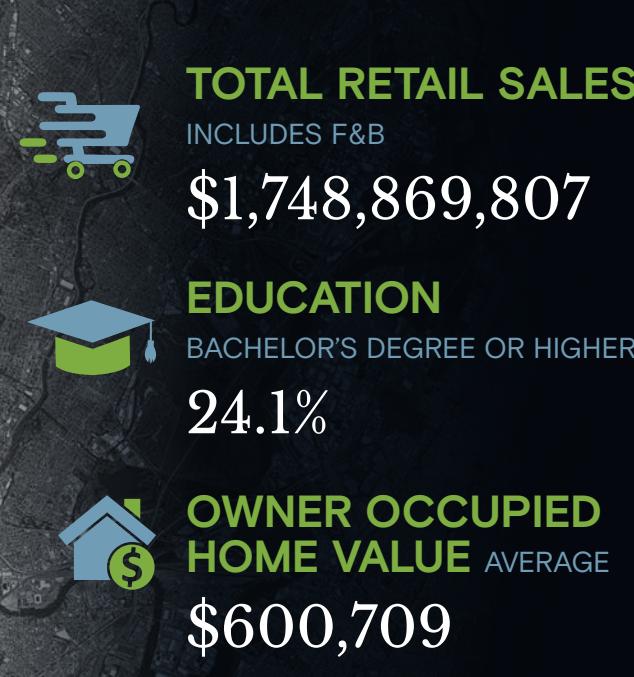
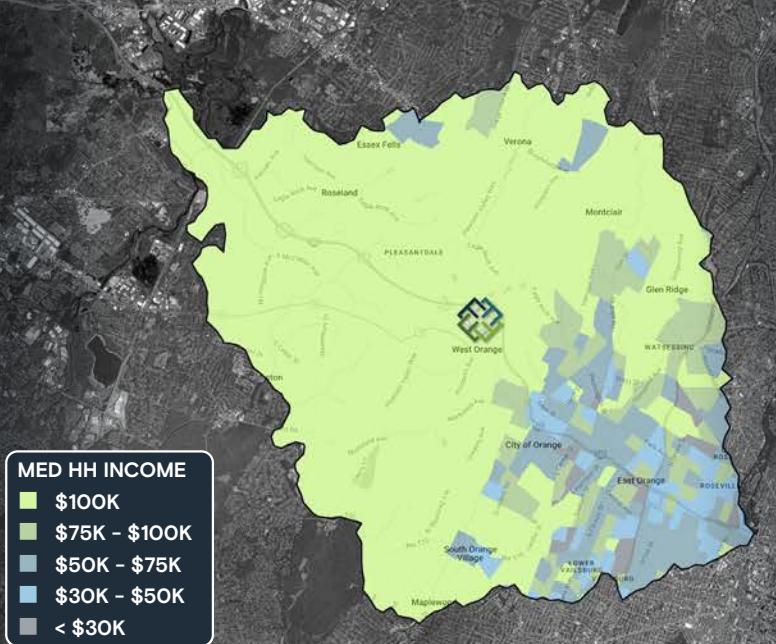
7 MILES

POPULATION	1,053,670
HOUSEHOLDS	386,934
EMPLOYEES	849,844
AVERAGE HH INCOME	\$132,498

# TRAFFIC COUNTS

PROSPECT AVENUE	23,907 AADT
PLEASANT VALLEY WAY	12,288 AADT
NJ 10	8,594 AADT
US 280	101,143 AADT

# 10 MINUTE DRIVE TIME



## KEY FACTS

**341,958**  
POPULATION

**39.7**  
MEDIAN AGE

**\$101,590**  
MEDIAN HH INCOME

**98,764**  
DAYTIME POPULATION

## TAPESTRY SEGMENTS

### CITY STRIVERS

**962,900 HOUSEHOLDS**  
Median Household Income: \$44,700

#### SOCIOECONOMIC TRAITS

City Strivers residents rely on wage and salary income. Half have some college education. Residents work in health care, transportation, social services, and protective services. They often make impulse purchases and try new brands and technologies

#### HOUSEHOLD TYPES

Households include families, both married couples and single parents, as well as singles.

#### TYPICAL HOUSING

High-density apartments

### CITY LIGHTS

**1,813,400 HOUSEHOLDS**  
Median Household Income: \$69,200

#### SOCIOECONOMIC TRAITS

Residents earn above-average incomes. Residents work hard in professional and service occupations but also seek to enjoy life. They are price savvy but will pay for quality brands they trust. Consumers save for the future, often to achieve their dream of homeownership. They earn dividend incomes from their portfolios but steer away from risky investments.

#### HOUSEHOLD TYPES

Household types range from single person to married-couple families, with and without children.

#### TYPICAL HOUSING

Single Family Homes

### TOP TIER

**2,113,000 HOUSEHOLDS**  
Median Household Income: \$173,200

#### SOCIOECONOMIC TRAITS

highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income, primarily from wages and salary but also self-employment income and investments

#### HOUSEHOLD TYPES

Married couples without children or married couples with older children.

#### TYPICAL HOUSING

Single Family Homes

### ANNUAL AVERAGE HOUSEHOLD SPENDING

**\$14,875**  
EATING OUT

**\$4,857**  
APPAREL &  
SERVICES

**\$3,248**  
GROCERIES

**\$365**  
COMPUTER &  
HARDWARE

## Tenant Roster

#	TENANT	SQ. FT.
01	Big Blue Swim (Coming Soon)	8,916
02	Available (divisible)	26,760
03	Petco	14,235
04	Panera Bread	4,575
05	Xfinity	5,153
06A	Five Guys	2,615
06B	Kidstrong	4,432
07	Primo Hoagies	1,864
08	Jerry's Artarama	3,112
09	Bubbakoos Burritos	1,772
10	Cold Stone Creamery	1,318
11	At Lease	2,700
12	Jerry's Artarama	6,938
13-15	Five Below	9,650
16	Mattress Warehouse	5,100
17	Burlington	24,263
18	Available (divisible) as of January 2026	38,230
19	AMC Theater	43,500
32	Shop Rite	67,000
33	TGI Fridays	6,830
34A	Available as of January 2026	2,328
34B	Available - 2nd Floor	2,732
40	Starbucks	2,200

# ESSEX GREEN TOWN CENTER SITE MAP UPPER LEVEL



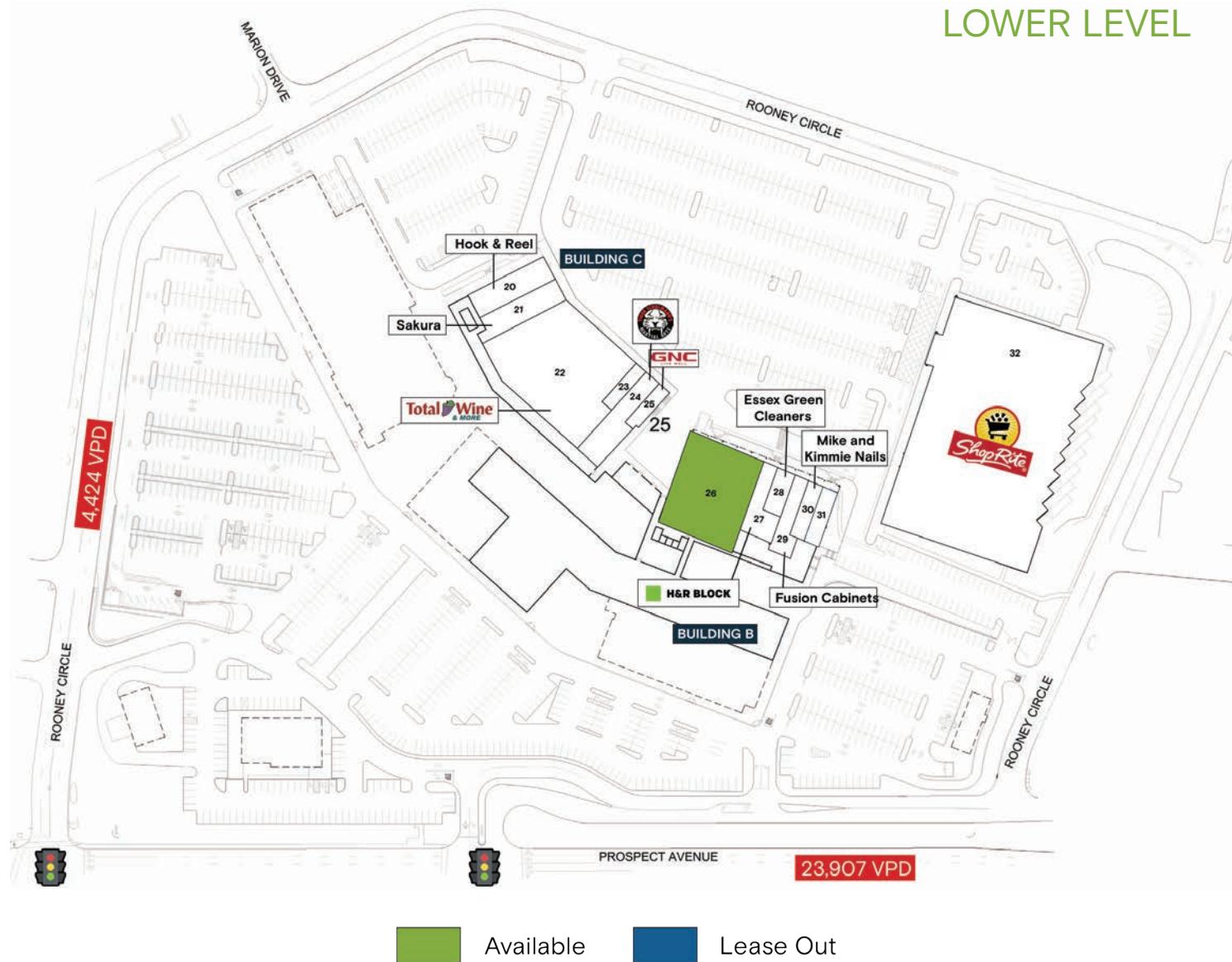
## Tenant Roster

#	TENANT	SQ. FT.
20	Hook & Reel	3,860
21	Sakura	3,840
22	Total Wine	22,215
23	Purity Water	1,267
24	Tiger Schulmans	4,203
25	GNC	1,211
26	Available	11,565
27	H&R Block	2,518
28	Essex Green Cleaners	1,000
29	Oh Joy Cabinets	2,007
30	Mike and Kimmie Nails	1,440
31	PayMore	1,440

# ESSEX GREEN TOWN CENTER

# SITE MAP

## LOWER LEVEL









## Contact Brokers

**Amy Staats**  
VICE PRESIDENT  
[amystaats@katzretail.com](mailto:amystaats@katzretail.com)  
(973) 220-1969

**Brian Katz**  
CEO  
[briankatz@katzretail.com](mailto:briankatz@katzretail.com)  
(212) 257-4995

**Leigh Lyons**  
[leighlyons1502@gmail.com](mailto:leighlyons1502@gmail.com)  
(201) 214-2619

  
**KATZ & ASSOCIATES**  
RETAIL REAL ESTATE ADVISORS  
[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.30.25

