

## BELLEVILLE, NJ

115 BELMONT AVENUE, BELLEVILLE, NJ 07109



## OFFERING SUMMARY

Available SF: 4,515 SF

Lease Rate: Call For Details

## NEIGHBORING TENANTS



FOR MORE INFORMATION CONTACT:

### CHRISTOPHER CONWAY

201.703.9700 x143  
cconway@thegoldsteingroup.com

### NEIL GOLDSTEIN

201.703.9700 x112  
ngoldstein@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

## PROPERTY OVERVIEW

Mixed-Use Metro Village | Development Site

## PROPERTY HIGHLIGHTS

- 4,515 SF | New Construction | Available Q'3 2021
- Prime Mixed-Use Metro Village
- Strong Residential Population | Excellent Daytime Population
- 312 On-Site Parking Spaces
- Anchored By Super Fresh, Blink Fitness and 232 Apartments
- Excellent Visibility with With 2 Minute Walk To Light Rail
- Convenient Access: Garden State Parkway, Route 21, Route 3 and Route 280
- Nearby Attractions: Montclair State University, Newark Airport and Penn Station



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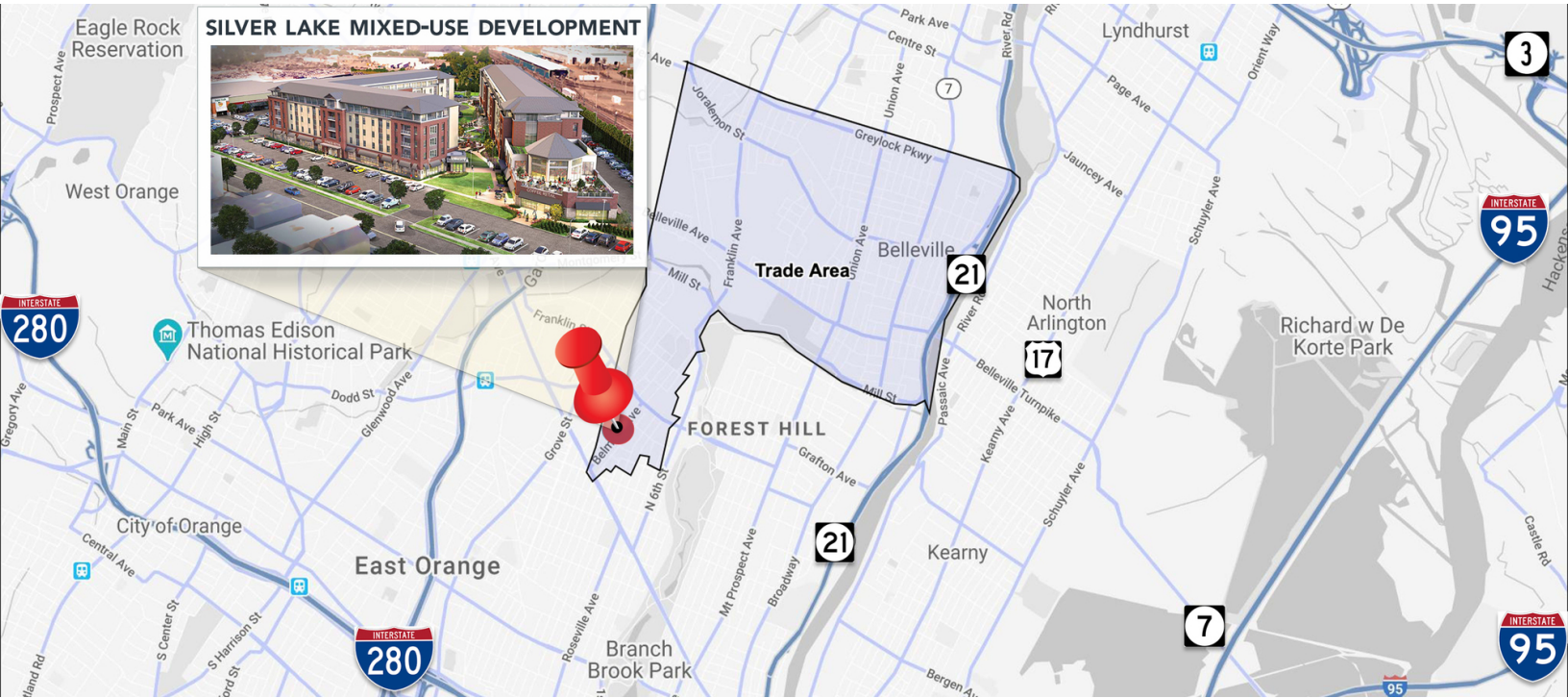
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### POPULATION

### BELLEVILLE, NJ TRADE AREA

Total Population	35,112
Median Age	36.8
Median Age (Male)	48.3
Median Age (Female)	51.7

### HOUSEHOLDS & INCOME

### BELLEVILLE, NJ TRADE AREA

Total Households	14,211
% Owner Occupied	49.3%
# Of Persons / HH	2.7
Average HH Income	\$77,995
Average HH Value	292,810

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