

# 1102 Clinton Avenue, Irvington, NJ







## SPACE AVAILABLE

- +/- 11,000 SF
- 2,614 SF available in the basement for storage

- **ACREAGE:** 0.25 acres
- **PARKING:** 3 on-site spaces
- **ZONING:** CBD
- **ASKING PRICE:** Upon Request

## COMMENTS:

Located in the heart of the Irvington Central Business District, this former two-story bank building is available for lease and has immediate access to NJ Transit. Located directly off the Garden State Parkway, the property is just 9 minutes away from the Newark Liberty International airport.

	1 MILE	3 MILE	5 MILE
Population	63,179	368,873	796,556
Avg Household Income	\$61,785	\$77,422	\$84,869
Traffic: Clinton Avenue	13,205		

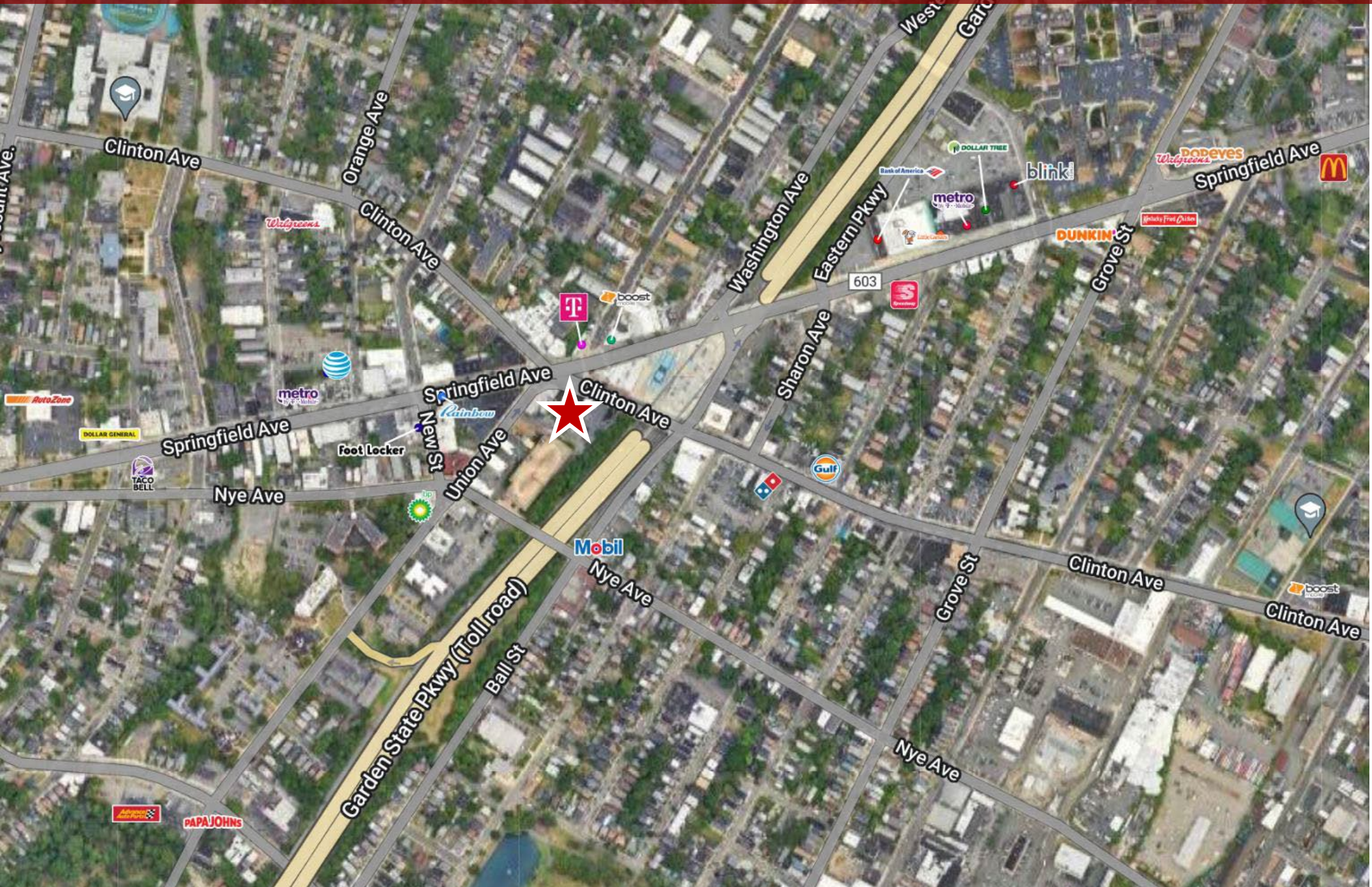






# NATIONAL RETAIL NEIGHBORS INCLUDE:

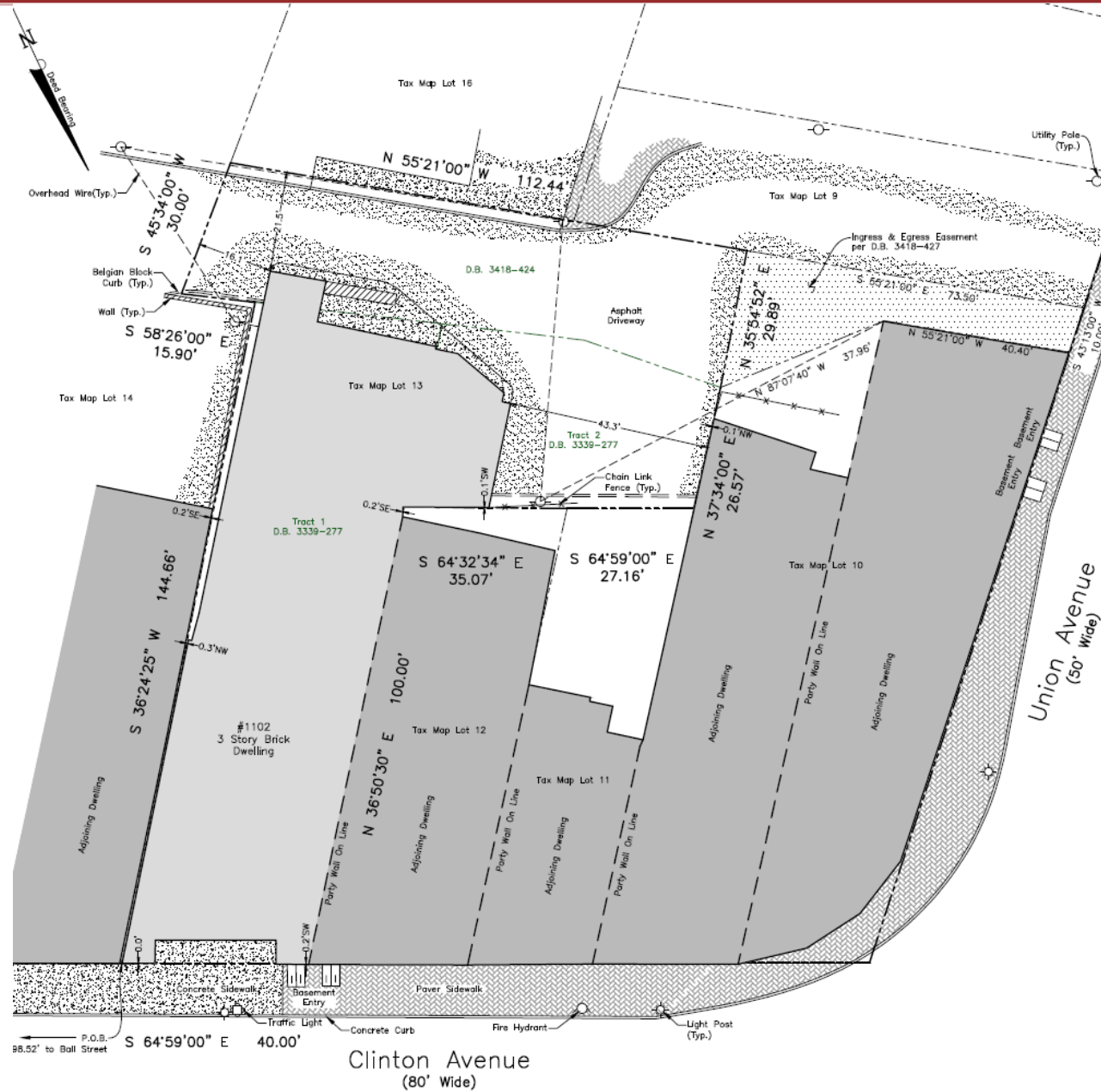
Verizon | Foot Locker | T-Mobile | Auto Zone | Little Caesar's | Golden Krust | Dollar Tree



NJ Transit Bus Directly Across the Street | Immediately off the Garden State Parkway | 8 Minutes from South Orange Train Stop | 10 Minutes from Mountain Station Train Stop | 9 Minutes from Newark Liberty Int. Airport



Please contact us with retail leasing inquiries:  
SETH POLLACK | 917 450 6436 | SETH.POLLACK@CUSHWAKE.COM



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.