

1051 BLOOMFIELD AVENUE

CLIFTON, NJ 07012

OFFICE FOR LEASE



Property Description

Suite 2A at Styertowne Shopping Center offers 3,491 square feet of professional office space in one of Clifton's most established and high-traffic retail destinations. Situated along Bloomfield Avenue, this location provides exceptional visibility, strong surrounding demographics, and immediate access to major roadways including Route 3, Route 46, Route 21, and the Garden State Parkway. The property sits within a dense commercial corridor that draws consistent daily traffic from Clifton and neighboring communities such as Montclair, Nutley, Little Falls, and Passaic. The suite is located in an elevator-served building with renovated common elements and a professionally maintained lobby, offering a clean and impressive arrival experience for both employees and clients. The unit has 7 offices, a conference room, a file room, and a kitchen. The space can be delivered with furniture in place, allowing for a seamless plug-and-play setup for office, medical, or professional users seeking immediate occupancy with minimal buildout requirements. Abundant on-site parking adds to the overall convenience and accessibility of the property. Styertowne Shopping Center and the vicinity benefits from a strong mix of national and regional tenants that generate consistent foot traffic and brand recognition, including Starbucks, Stew Leonard's, Panera Bread, Chase Bank, PNC Bank, CVS Pharmacy, Dunkin', Petco, and Dollar Tree. The surrounding Bloomfield Avenue corridor is further supported by a wide range of retail, medical, and professional service businesses, reinforcing the property's position as a central commercial hub within Clifton. The lease structure is designed for simplicity and predictability, with rent structured on a full-service basis so tenants can benefit from streamlined monthly budgeting without the complexity of multiple pass-through expenses. This combination of premier location, established co-tenancy, ease of access, renovated common areas, elevator service, furniture availability, ability to rent additional storage, and simplified rent structure makes Suite 2A an outstanding opportunity for businesses seeking a high-quality office presence in a proven retail and professional environment.

Offering Summary

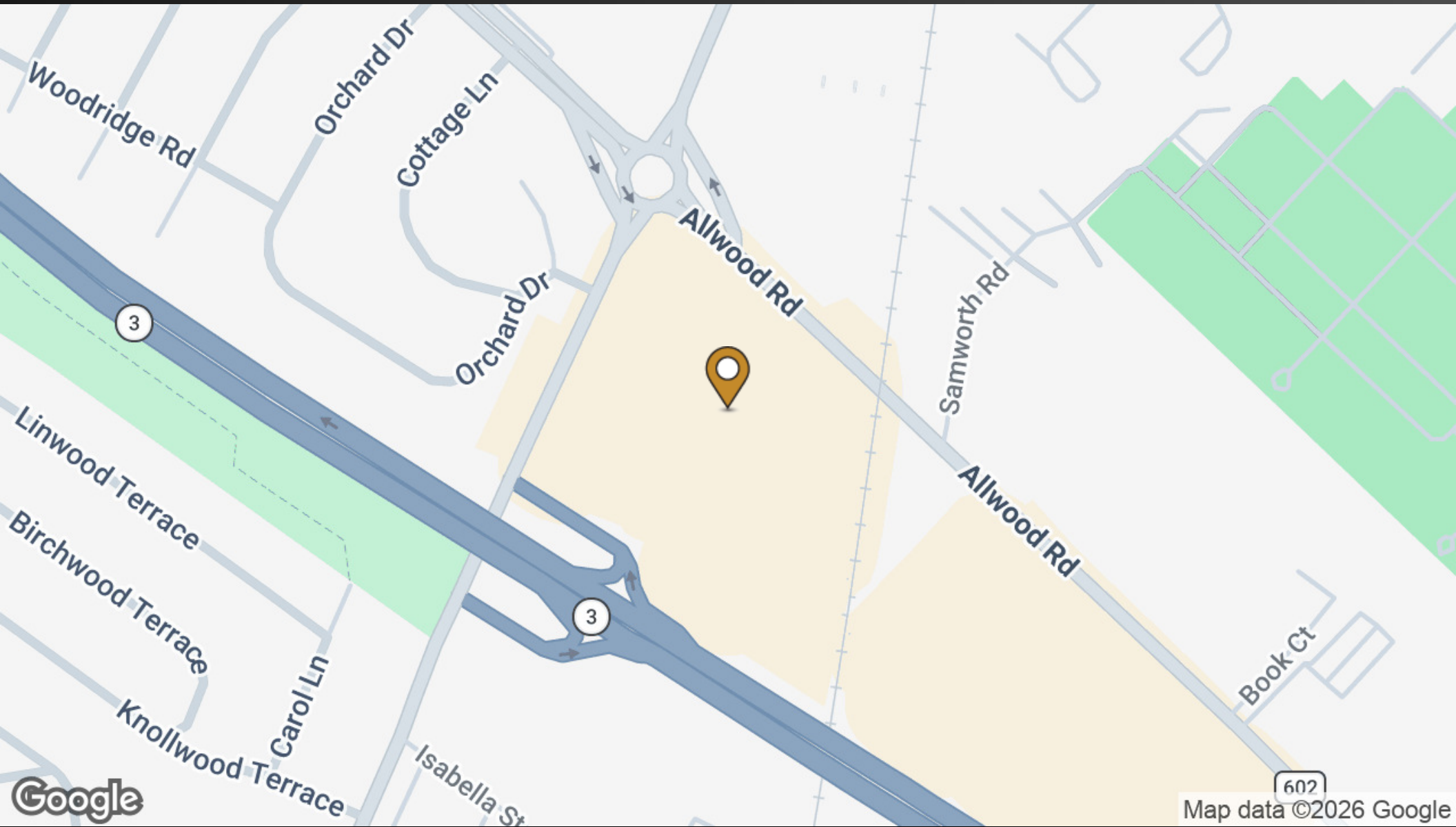
Lease Rate:	\$26.00 SF/yr (Gross)
Available SF:	3,491 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	256	1,244	6,548
Total Population	668	3,311	18,384
Average HH Income	\$160,286	\$150,605	\$155,428

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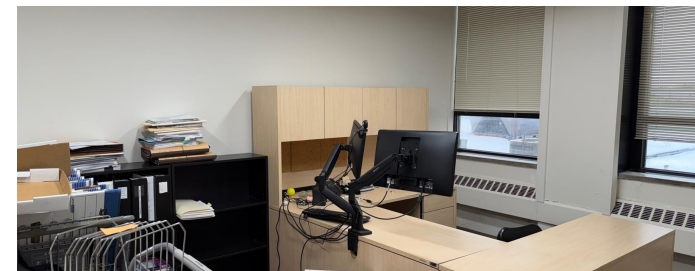
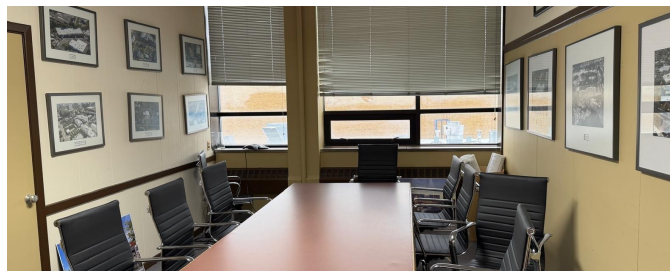
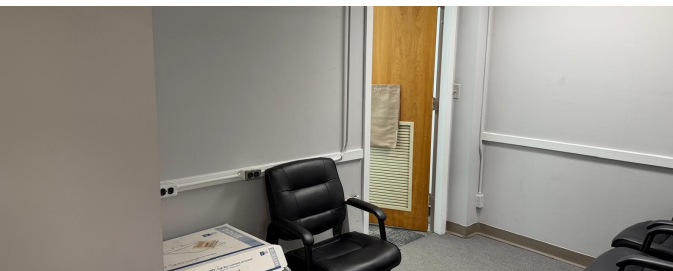
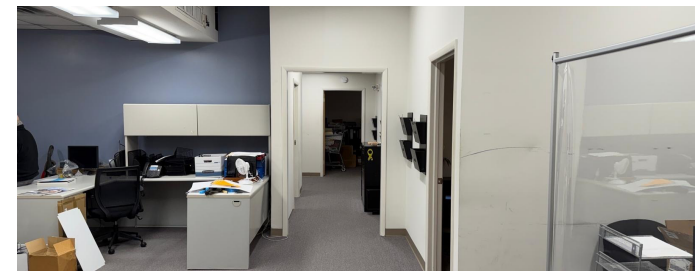
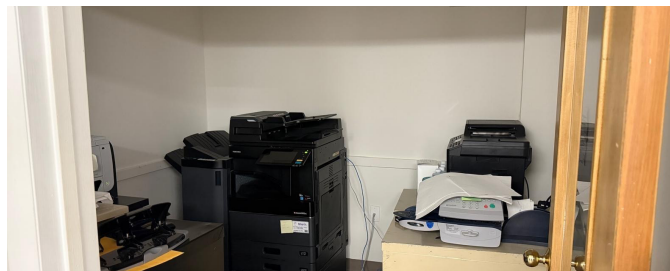
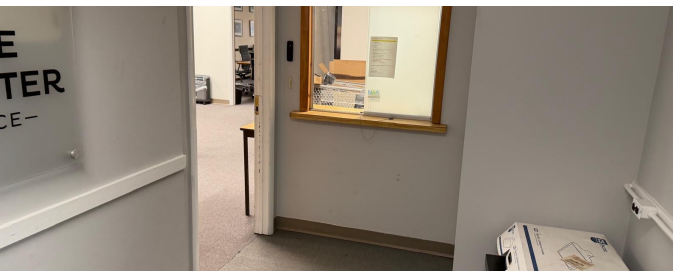
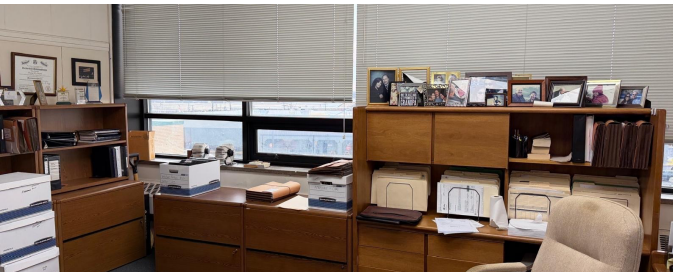
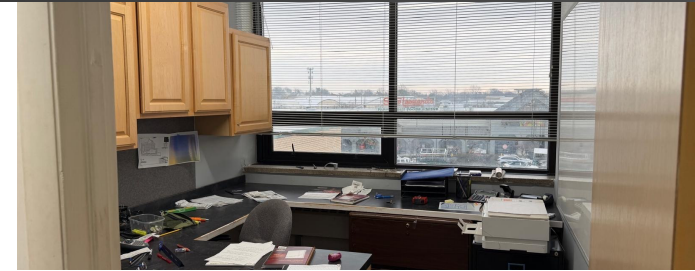
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	668	3,311	18,384
Average Age	44	43	41
Average Age (Male)	42	42	40
Average Age (Female)	45	44	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	256	1,244	6,548
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$160,286	\$150,605	\$155,428
Average House Value	\$507,527	\$525,256	\$570,616

Demographics data derived from AlphaMap

