



Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

457 PATERSON AVE

WALLINGTON, NJ 07057

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

FOR LEASE

RETAIL PROPERTY

PROPERTY SUMMARY

457 PATERSON AVE

WALLINGTON, NJ 07057



PROPERTY DESCRIPTION

Ideally located on Wallington's main thoroughfare, this prime restaurant space is perfect for today's concepts. Approx 2000sqft with kitchen and large open area for seating. Two entrances from front and back. Shared private parking lot. Great signage opportunity on Paterson Ave with 10K VPD traffic counts. Many uses considered and long term lease available!

PROPERTY HIGHLIGHTS

- -Great opportunity with full kitchen
- -Space to be formally divided
- -Signage opportunity
- -Rare parking area off Paterson Ave



OFFERING SUMMARY

Lease Rate:	\$37.00 SF/yr (MG)
Number of Units:	2
Available SF:	2,000 SF
Lot Size:	8,019 SF
Building Size:	4,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	922	2,892	13,671
Total Population	2,248	7,345	34,958
Average HH Income	\$145,233	\$137,625	\$135,256



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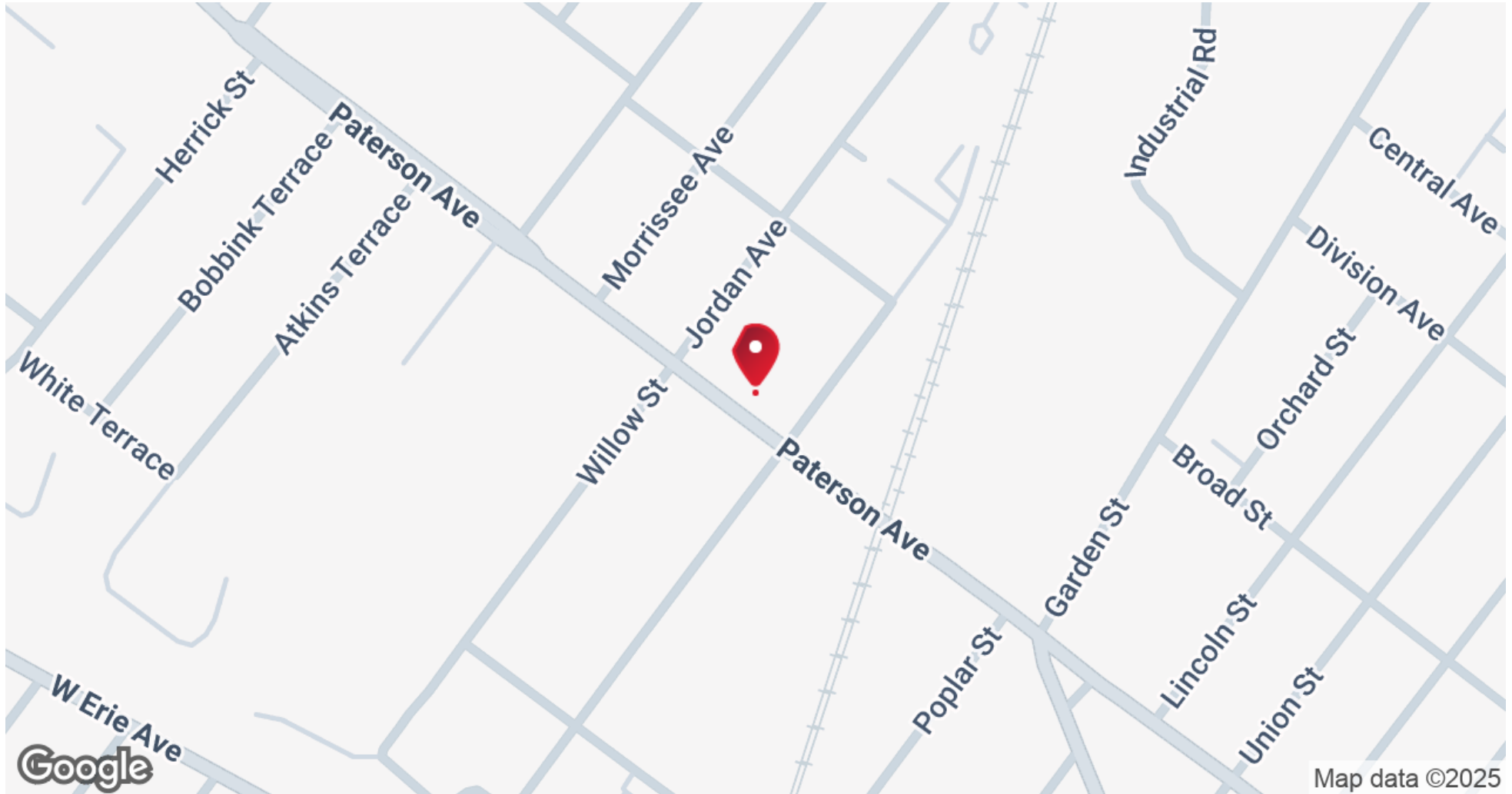
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LOCATION MAP

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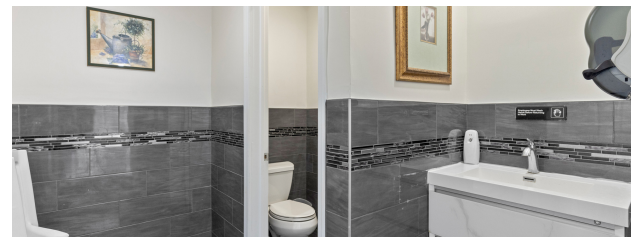
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

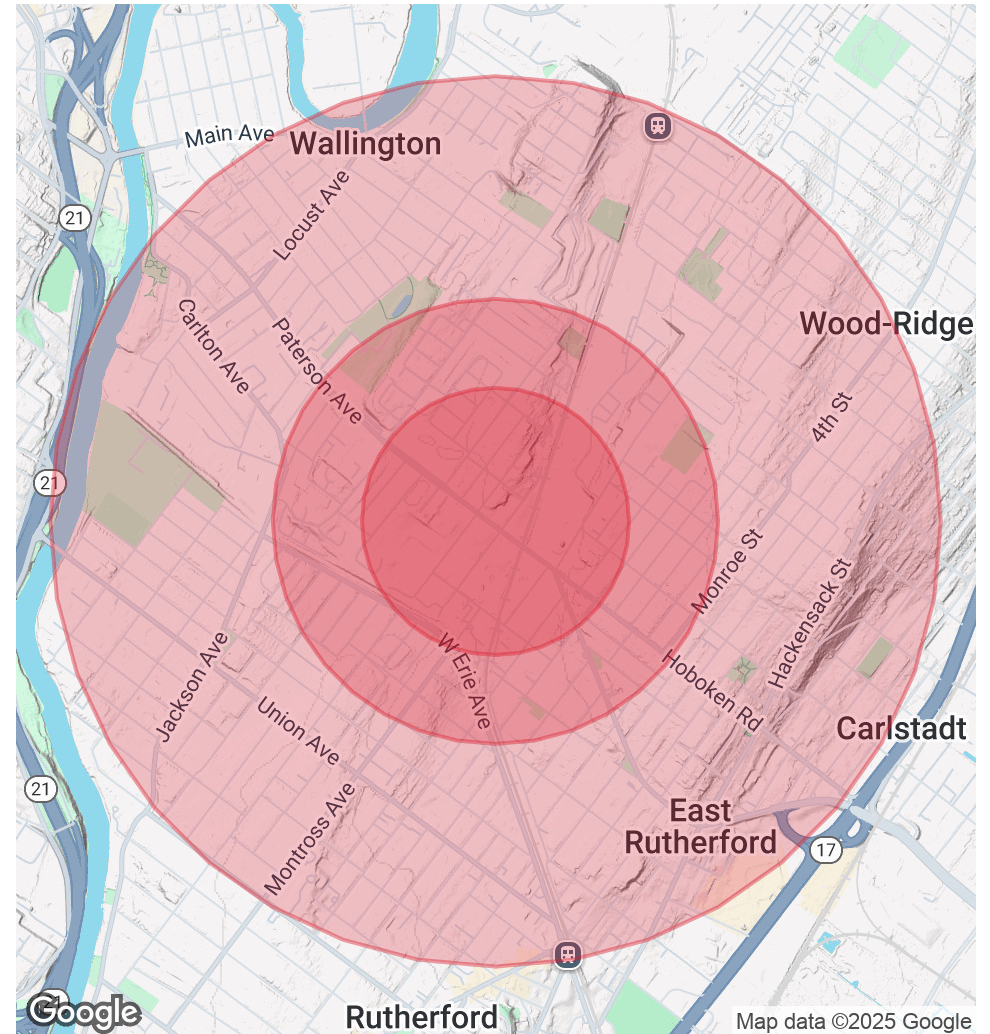
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WALLINGTON, NJ 07057

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,248	7,345	34,958
Average Age	43	42	42
Average Age (Male)	42	41	40
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	922	2,892	13,671
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$145,233	\$137,625	\$135,256
Average House Value	\$569,317	\$567,639	\$590,262

Demographics data derived from AlphaMap



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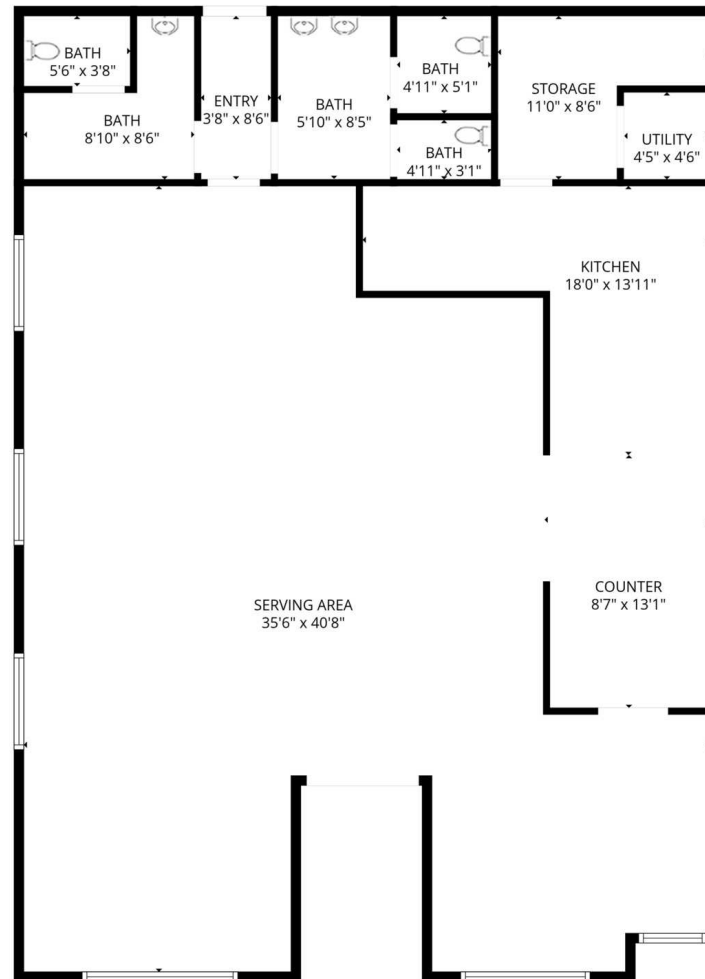
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FLOOR PLANS

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