

246 MOUNTAIN AVENUE
SPRINGFIELD, NJ
1,505-3,015 SF | FOR LEASE

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New Facade Pending



246 MOUNTAIN AVENUE SPRINGFIELD, NJ



BUILDING SIZE
7,607 SF

RENT
\$28.50 PSF

BUILDING FRONTAGE
209 FT on Mountain Ave

AVAILABLE
Unit 1: 1,505 SF
Unit 2: 1,510 SF
Total: 3,015 SF

NNN
Est. \$10.13 PSF

PARKING
44 Spaces

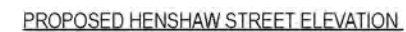
UNIT FRONTAGE
25 FT each

TRAFFIC
6,712 VPD on Mountain Ave

NOTES

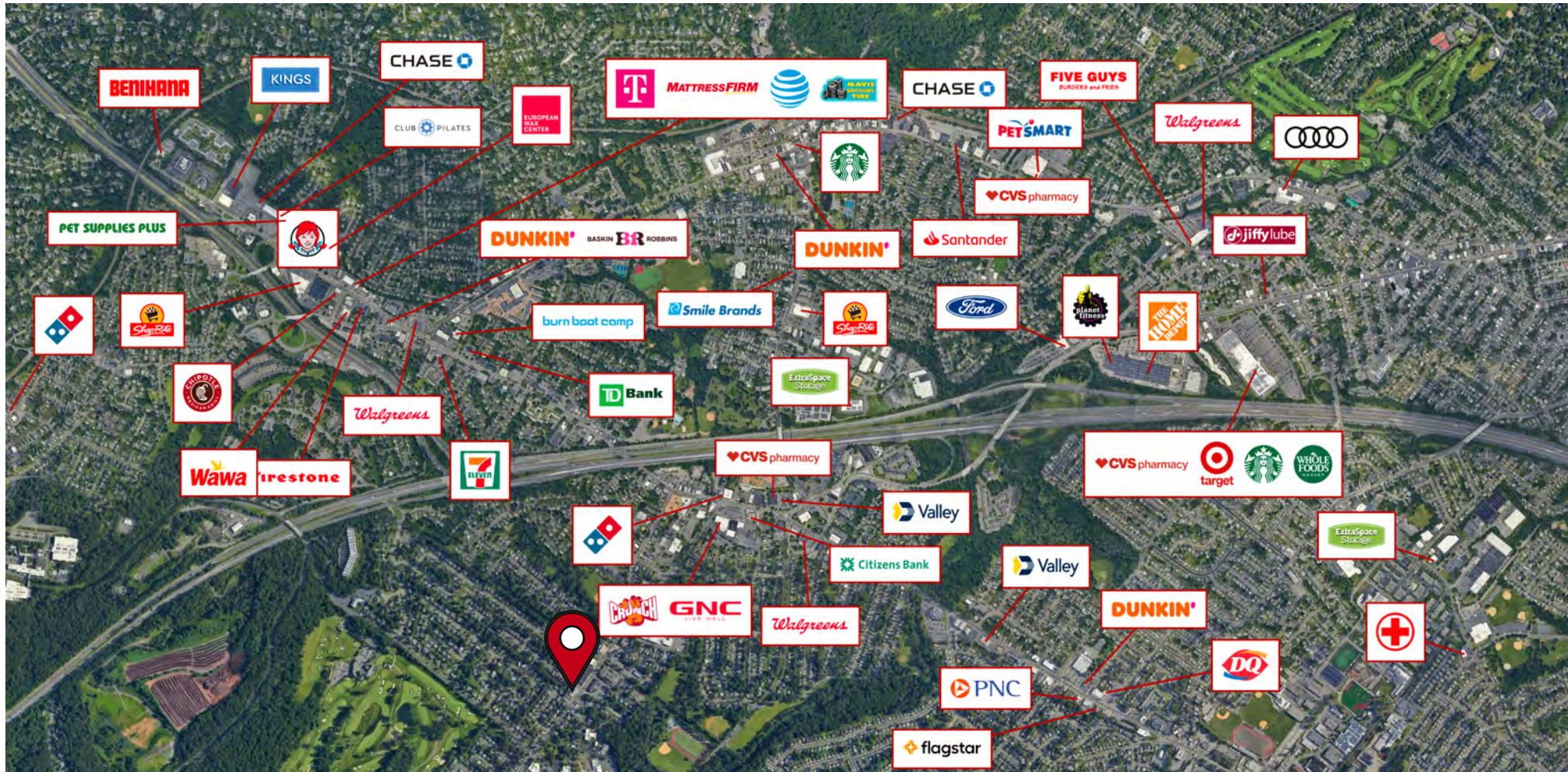
- LED Lighting, HVAC System, ADA Bathroom in place
- Former Restaurants with Fully Fixtured Kitchens with Ansell Fire Suppression/Hood installed
- Pending Facade Renovation/Mansard 2026
- Walking distance to high school, middle school and places of worship
- Full Basement

FACADE RENDERING



SITE PLAN

246 MOUNTAIN AVENUE SPRINGFIELD, NJ



DEMOGRAPHICS

	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	17,577	\$204,898	6,911	1,088	9,557
3 Miles	118,455	\$244,744	7,052	7,052	68,411
5 Miles	422,740	\$199,194	18,608	18,608	180,484

