



RETAIL PROPERTY

FOR LEASE

±10,000 SF MEDICAL / EDUCATIONAL FACILITY

1148 Springfield Avenue, Irvington, NJ 07111

For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.3 Miles to Garden State Parkway

Approx. 1.2 Miles to I-78

Approx. 3.16 Miles to I-280

Approx. 5.9 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	10,000 SF
Building Size:	20,000 SF

PROPERTY HIGHLIGHTS

- ±20,000 SF Total Building Size (Divisible)
- ±10,000 SF Available
- Second Generation Medical or Educational Facility with 11 Dedicated Parking Spots
- Zoned B-1
- Lot Size at ±0.55 Acres (Block 31, Lot 20)
- Corner, Traffic Light Intersection Along Busy Springfield Avenue
- Across from Bus Stop NJ Transit 25, 70 and 375
- Daily Traffic Count at 19,268 Cars
- Taxes at \$64,870.97 (2022)

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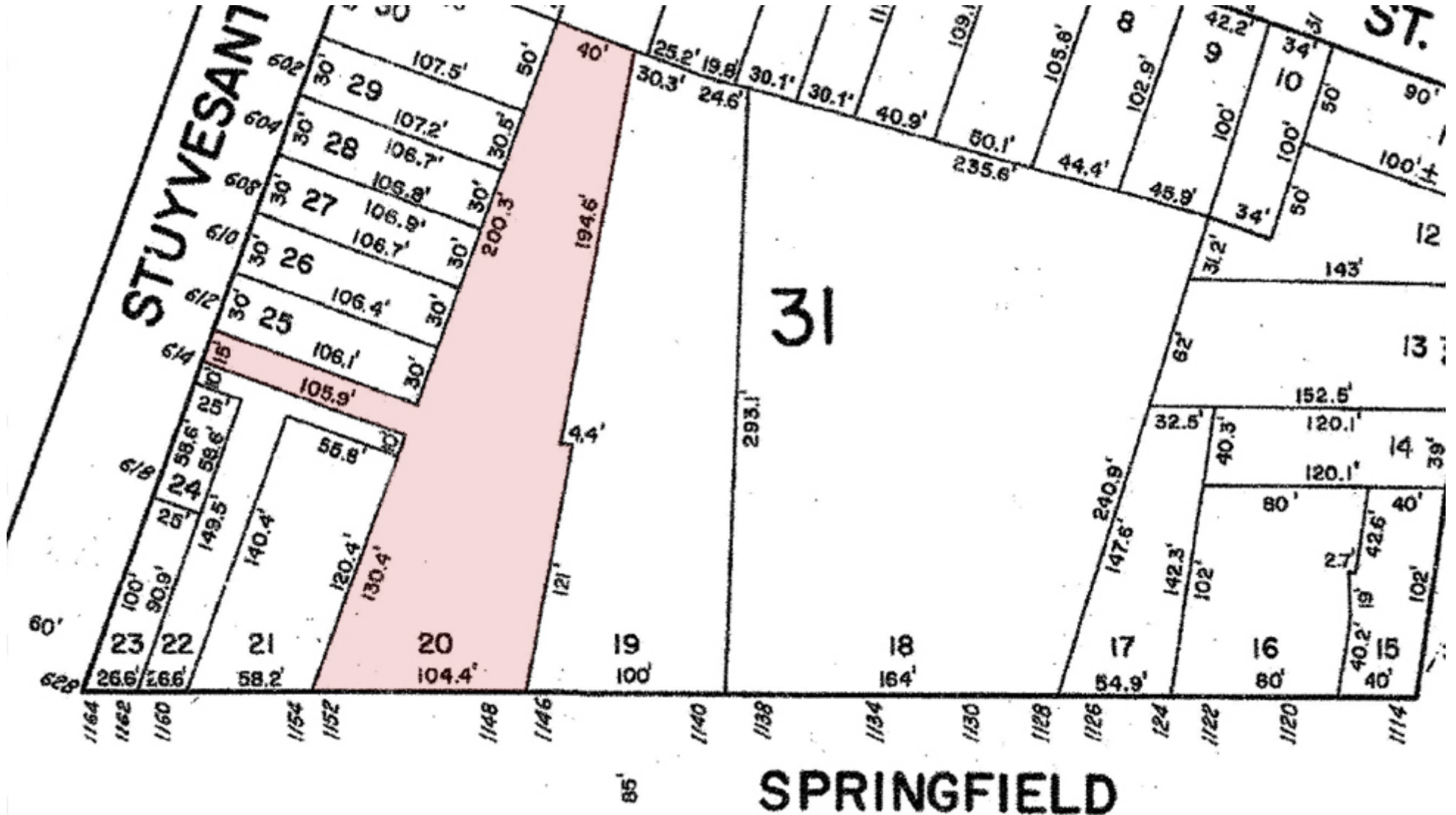
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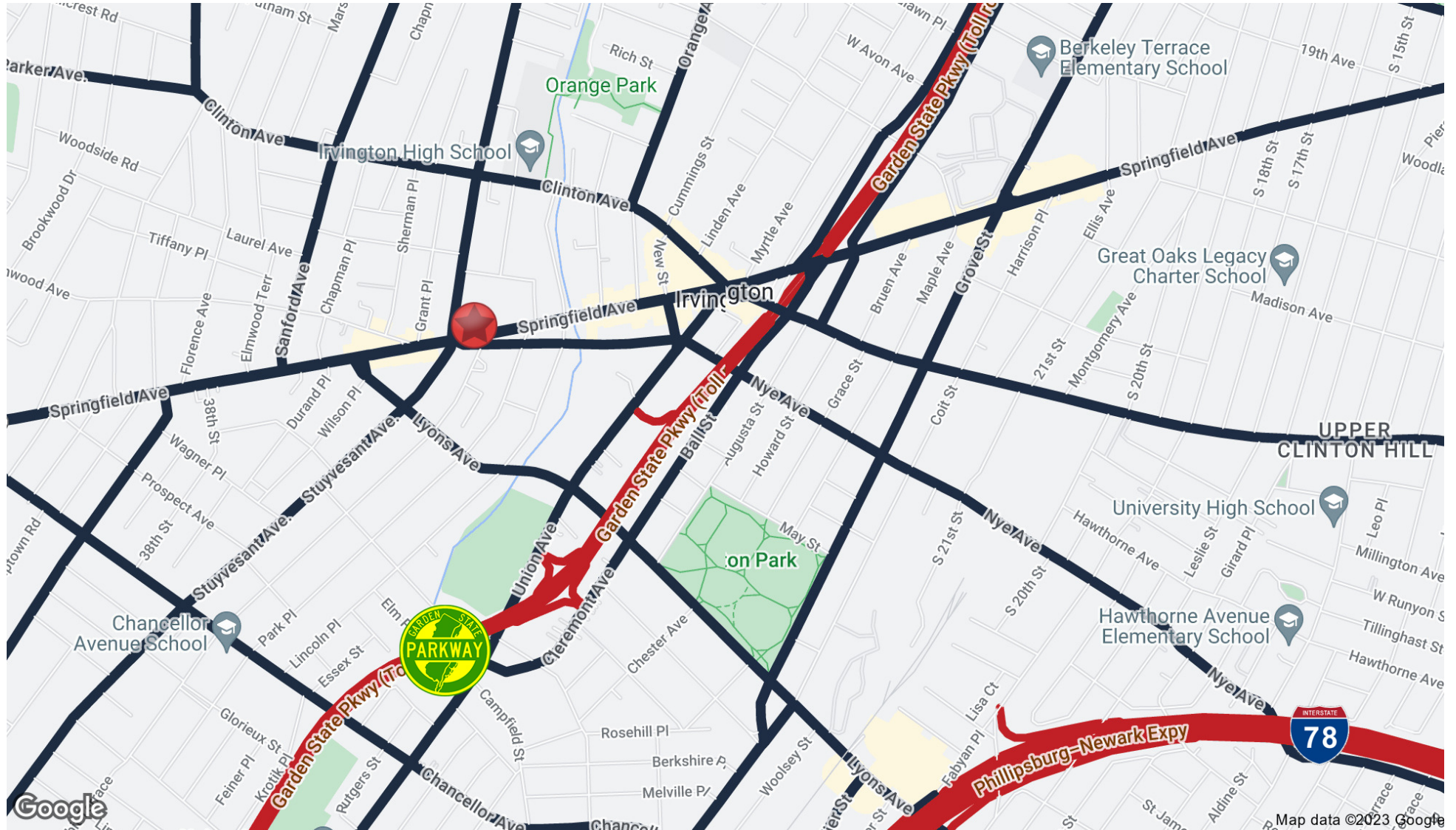
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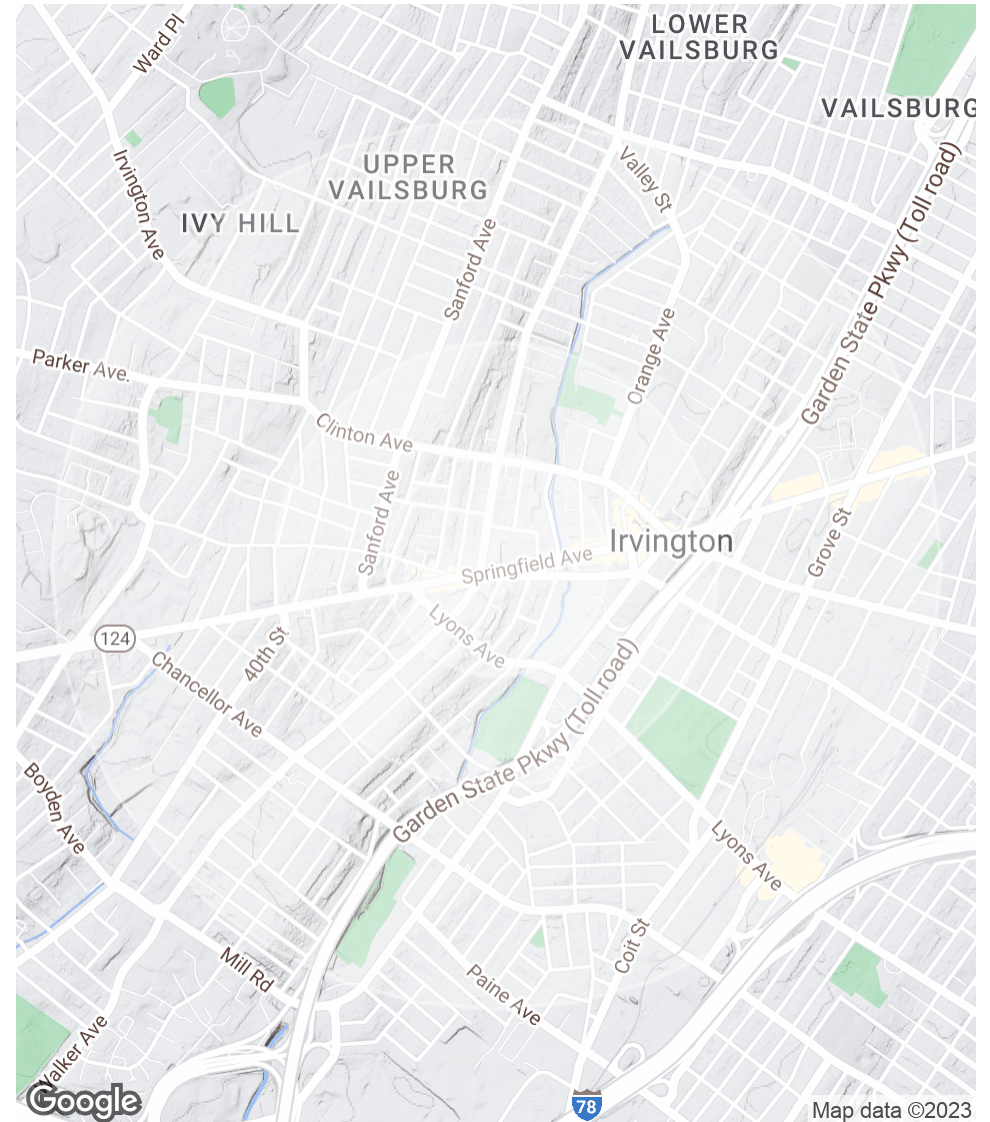
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,607	15,683	58,806
Average Age	44.1	40.3	37.0
Average Age (Male)	39.7	38.8	35.2
Average Age (Female)	45.3	41.7	39.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,940	7,356	24,575
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$40,200	\$47,903	\$57,272
Average House Value	\$174,392	\$180,454	\$181,311

* Demographic data derived from 2020 ACS - US Census



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