

S

# FOR LEASE

## 599 Bloomfield Avenue, Verona, NJ



**RARE FREESTANDING RETAIL OPPORTUNITY WITH DEDICATED PARKING IN DOWNTOWN VERONA | FOR LEASE**

### ADDRESS

599 Bloomfield Avenue, Verona, NJ

### AVAILABLE

Ground Floor – 3,666 SF | Basement – 2,885 SF

### ASKING RENT

Upon Request

### EXTRAS

Upon Request

### PARKING

Parking: 31 Dedicated Parking Spaces

### AREA RETAIL

Walgreens, Alpha Fit Club, Chase Bank, Verona Inn, The Parkside Social, Kings Supermarket, Crunch Fitness, Dunkin, Learning Express

Demographics	1 mile	3 miles	5 miles
Population	15,239	126,615	395,854
Median HHI	\$147,631	\$145,568	\$102,211
Daytime Population	13,786	123,492	412,416

- Prominently located along Bloomfield Avenue in the heart of densely populated and affluent downtown Verona
- Situated directly across from the Township Municipal Center, Public Library, Police Department, and HB Whitehorne Middle School
- 5 Minute drive to downtown Montclair to the East and Caldwell University to the West
- Property is deed restricted against a financial service use for two years

**SABRE**

Justin Korinis  
korinis@sabre.life | T 201 249 8911 x 1545

Dina Santarelli  
santarelli@sabre.life | T 201 249 8911 x 1543

Sean Pyle  
pyle@sabre.life | T 201 249 8911 x 1541

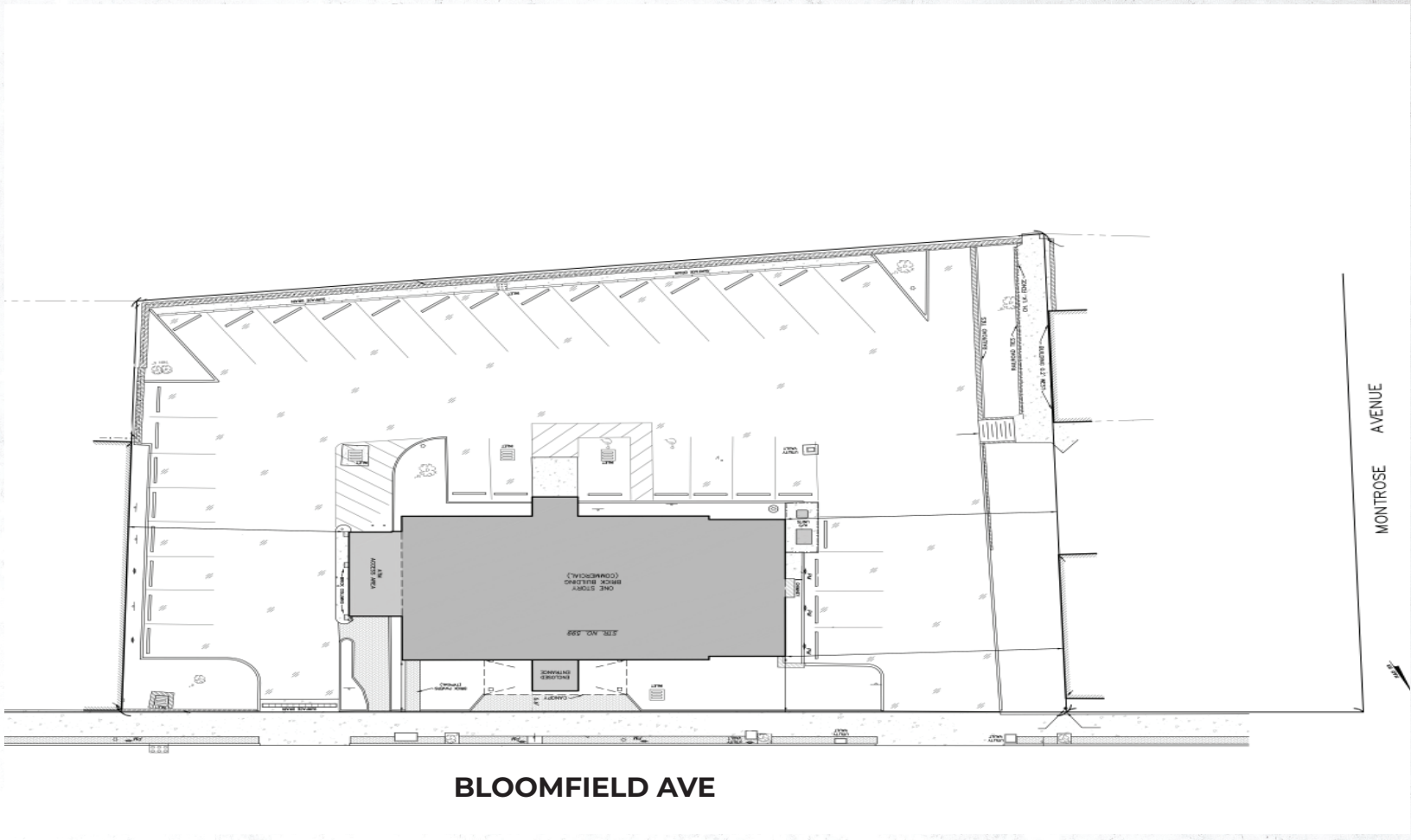
sabre.life



# FOR LEASE

## 599 Bloomfield Avenue, Verona, NJ

### SITE PLAN



**BLOOMFIELD AVE**

**MONTROSE AVENUE**



Justin Korinis  
korinis@sabre.life | T 201 249 8911 x 1545  
Dina Santarelli  
santarelli@sabre.life | T 201 249 8911 x 1543

Sean Pyle  
pyle@sabre.life | T 201 249 8911 x 1541

sabre.life

S

# FOR LEASE

## 599 Bloomfield Avenue, Verona, NJ

CLOSE-UP AERIAL



SABRE

Justin Korinis  
korinis@sabre.life | T 201 249 8911 x 1545

Dina Santarelli  
santarelli@sabre.life | T 201 249 8911 x 1543

Sean Pyle  
pyle@sabre.life | T 201 249 8911 x 1541

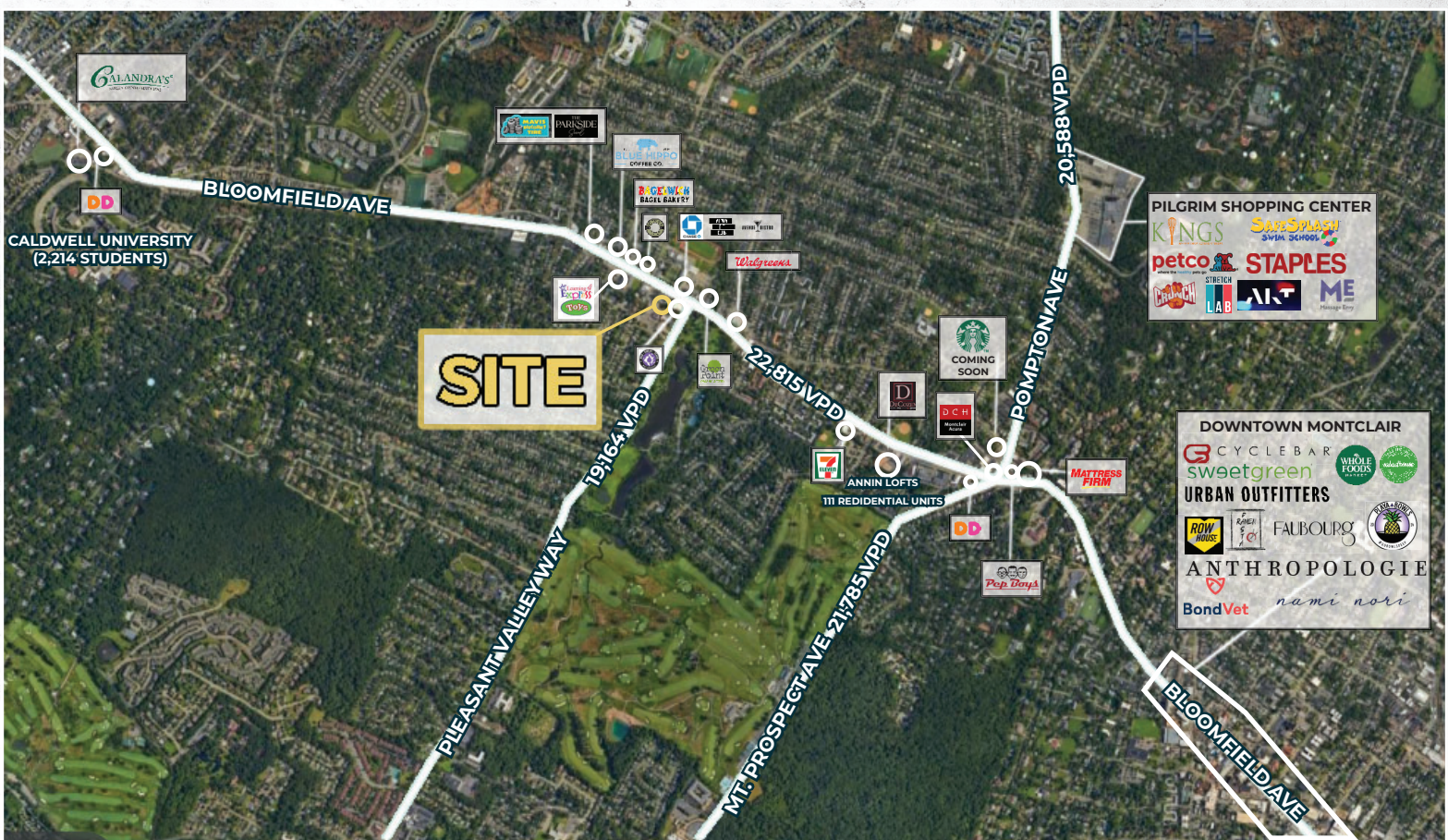
sabre.life



# FOR LEASE

## 599 Bloomfield Avenue, Verona, NJ

### MARKET AERIAL



**SABRE** | Justin Korinis  
 korinis@sabre.life | T 201 249 8911 x 1545  
 Dina Santarelli  
 santarelli@sabre.life | T 201 249 8911 x 1543

Sean Pyle  
 pyle@sabre.life | T 201 249 8911 x 1541

SABRE Real Estate Group, LLC | 500 Old Country Road Garden City NY 11530

sabre.life

© SABRE Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.