

For Lease



Pilgrim Shopping Center

265-345 Pompton Avenue (Route 23)

Verona, NJ Essex County

1,200 SF, 1,981 SF, & 5,250 SF

Main shopping center in entire area

Space Details

Pilgrim Shopping Center King's anchored shopping center



Location	Northbound side of Pompton Avenue (Route 23)		
Size	1,981 SF 1,200 SF 5,250 SF	Immediate Avail. Jan 1st, 2026 Avail. March 2027	
Rent	Upon request		

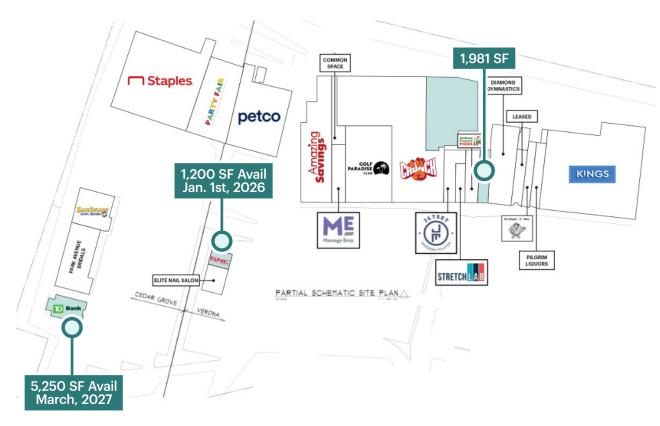
	CAM charges	\$2.66 PSF	
NNN	RE Taxes; Verona	\$5.78 PSF	
	Total est. NNN	\$8.44 PSF	
Comments	High visibility with 24,390 VPD		
	Kings Supermarket anchored center		

Long-standing main shopping center in the area



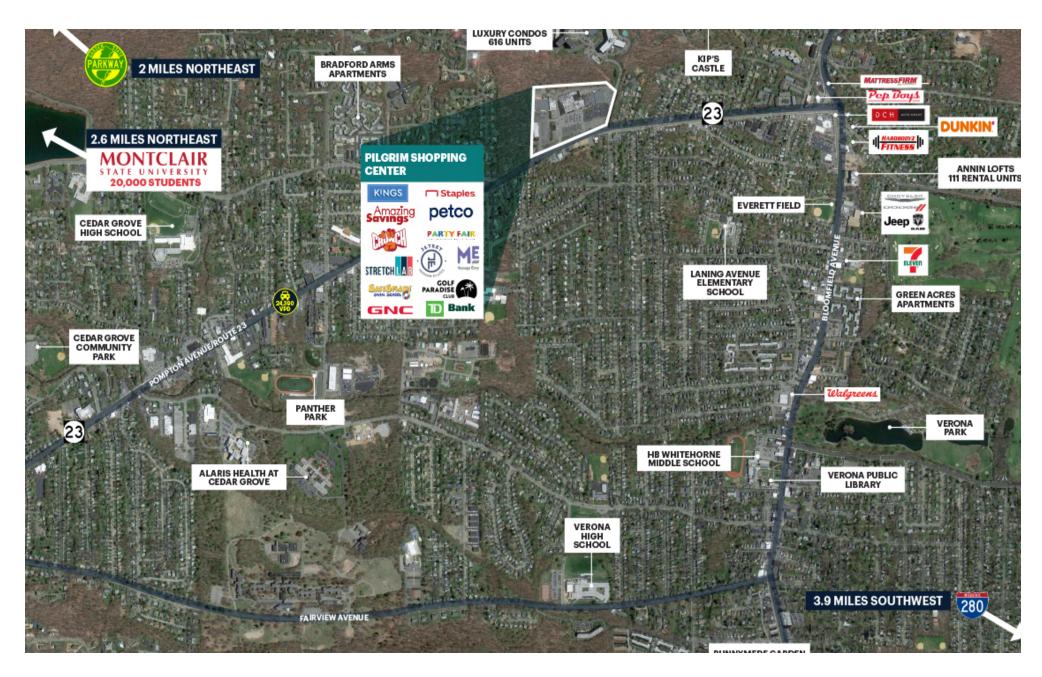
approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.

Site Plan



Tenant	1st Fl	2nd Fl	Total
Kings	30,424	3,168	33,592
Pilgrim Liquors	2,482	-	2,482
Bagel-N-More	1,937	-	1,937
Leased	2,883	798	3,681
Diamond Gymnastics	7,486	-	7,486
Available	1,981	-	1,981
Anthony Franc'o's Pizza	2,818	-	2,818
JETSET Pilates	2,468	-	2,468
StretchLab	1,558	-	1,558
Warehouse Space	9,891	11,344	21,235
Crunch Fitness	31,310	-	31,310
Golf Paradise Club	13,200	-	13,200
Massage Envy	2737	-	2,737
Amazing Savings	12,414	-	12,414
Petco	13,617	-	13,617
GNC - Available Jan 1st, 2026	1,200	-	1,200
Elite Nail Salon	2,000	-	2,000
Party Fair	11,200	-	11,200
Staples	23,389	-	23,389
SafeSplash Swim School	4,592	1,225	5,817
Park Ave Bridal	7,651	-	7,651
• TD Bank - Available Mar 2027	2,854	2,396	5,250

Area Retail



Fair Lawn Haledon Paterson Clifton Passaic Cedar Pilgrim Shopping Center Brookdale Livingston Orange Harrison

2025 estimates

Area Demographics

	1 mile	3 miles	5 miles
Population	16,513	141,354	463,370
Total Households	7,015	53,307	176,937
Average Household Income	\$241,805	\$222,161	\$161,144
Median Household Income	\$198,134	\$167,800	\$110,120
% Population with Bachelors +	71.5%	65.2%	47.9%
Daytime Population	14,066	122,708	428,941
Total Daytime Employees	6,284	56,375	205,685
Total Businesses	585	5,154	17,108