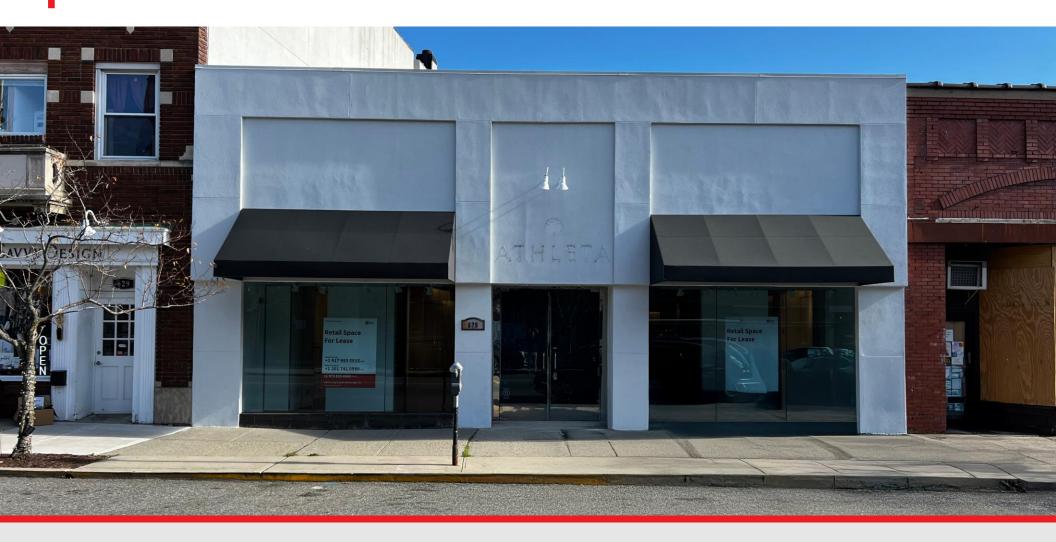
629 Valley Road, Upper Montclair, NJ



4,785 SF available

For Sale or Lease

David Townes

Managing Director +1 917 993 5515 david.townes@jll.com

Alana Friedman

Vice President +1 201 741 0990 alana.friedman@jll.com





Property Location

- » Premiere retail space in prestigious Upper Montclair
- » Three-minute walk to Upper Montclair NJ Transit station
- » 11,115 Vehicles Per Day on Valley Road

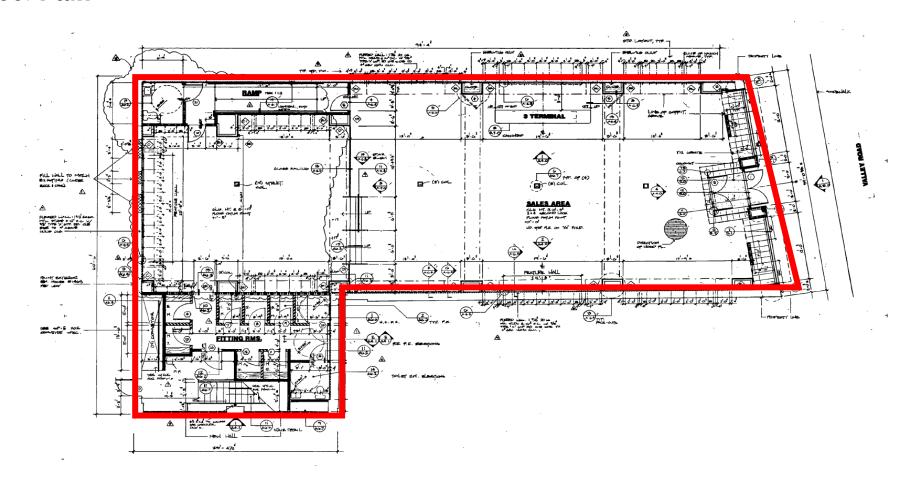
Retail **Availability**

- » 4,785 SF available for lease or sale
- » Prominent branding opportunity with 40' of frontage on Valley Road
- » Venting permitted
- » Q1 2025 delivery

Asking **Price**

- » Upon request
- » Estimated taxes \$45,000 per annum

| Floor Plan



| Market Aerial



For more information contact:

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Demographics



1 mile 13,470 3 mile 145,667

5 mile 541,794

Population



1 mile \$200,001 3 mile \$148,799

5 mile \$96,628

Med. HH Income



1 mile 4,723

3 mile 55,836

5 mile 204,461

Employees



1 mile 573

3 mile 5,828

le 5 mile 28 19,776

Businesses