

Specifications

±8,000 SF
TOTAL BUILDING SIZE

±2,216 SF
AVAILABLE SPACE

±0.45 AC (Block 1403, Lot 14)
LOT SIZE

Banks, Restaurants, Salons, Schools,
Art Museum, Hotel, Grocery
DOWNTOWN AMENITIES

Commercial
LAND USE

C-1 Central Business
ZONING

\$50 PSF NNN + \$15 PSF OPEX
SUBLEASE

At Bus Stop NJ Transit 11, 29
2.7 Miles to GSP Exit 148
8.7 Miles to I-78
16.2 Miles to Newark Airport
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

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Dylan Meade
Associate Director
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Located on Bloomfield Avenue in the heart of Montclair's downtown district, this property boasts convenient access to all major roads and highways including Routes 3, 46, I-280 and the Garden State Parkway with over 85 restaurants and bars, retail, entertainment and hospitality options nearby.



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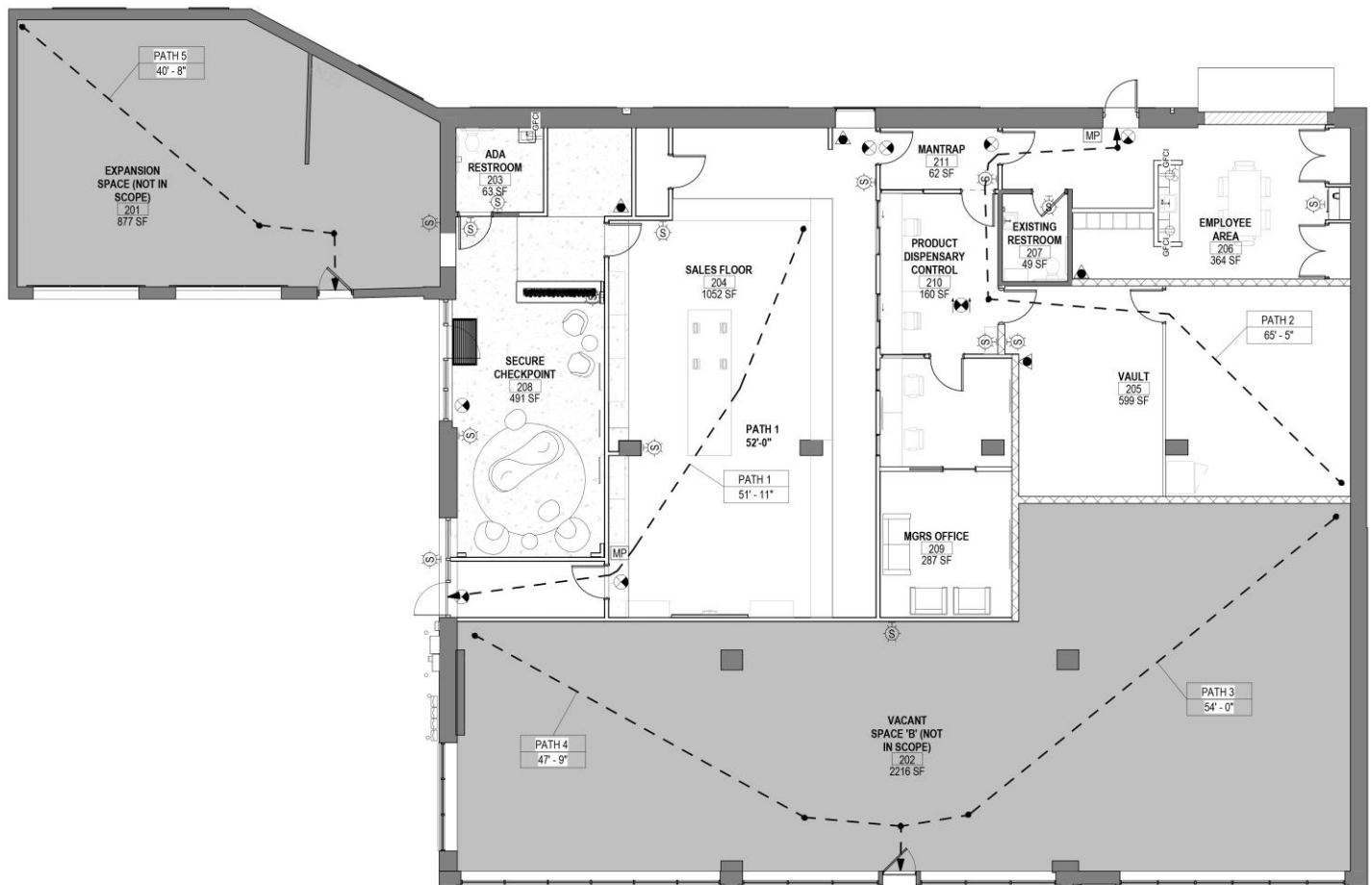
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ZONING

PERMITTED PRINCIPAL AND CONDITIONAL USES.

The following principal uses shall be permitted in all areas of the C-1 Central Business Zone:

- (1) Restaurants and eating and drinking establishments, but excluding drive-in or drive-through restaurants.
- (2) Commercial recreation facilities, such as theaters, movie theaters, museums, galleries and amusement centers and other educational and event spaces associated with the arts and entertainment industry. [Amended 9-29-2015 by Ord. No. O-15-025]
- (3) Convenience retail establishments, such as supermarkets, food stores, liquor stores, bakeries, cosmetic stores, drugstores and video sales and rental stores.
- (4) Specialty retail establishments, such as antique stores, opticians, gift stores, clothing and shoe stores, toy stores, jewelry stores, sports and outdoor equipment stores, bicycle stores, furniture stores, hobby stores, photography stores, electronic and appliance stores, pet stores, stationery and office supply stores, record and book stores and hardware stores.
- (5) Service retail establishments, such as barbershops, beauty parlors, nail salons, dry-cleaning establishments, laundries, copy or printing establishments, tailors, household and electronic repair establishments, health clubs, gyms and travel agencies.
- (6) Banks.
- (7) [1]Mixed-use buildings that meet the following requirements: [Added 7-26-2022 by Ord. No. O-22-17]
 - (a) Permitted nonresidential uses, other than office uses, are provided along the first floor of all street-facing facades with a depth of at least 30 feet measured from the building wall. A residential lobby may also occupy the first floor frontage.
 - (b) Any curb cut for access lanes to parking shall not interrupt the street frontage of the building.
 - (c) All parking shall be screened as required in Montclair Code § 347-82A. [1] Editor's Note: Former Subsection A(7), Nonprofit institutional uses, was repealed 6-18-2013 by Ord. No. O-13-22. See now § 347-80B(6).
- (8) Educational play centers.

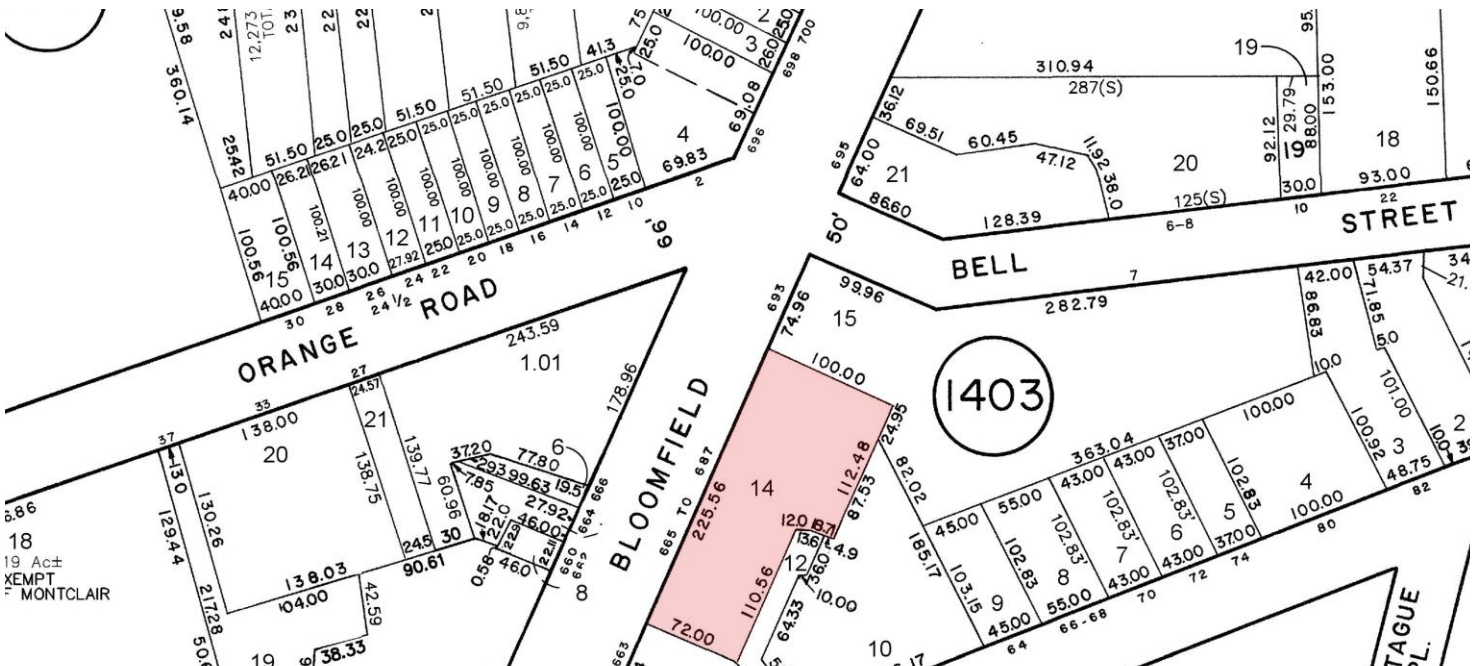
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5 MILES

- Total Population: 565,781
- Households: 213,673
- Median Household Income: \$110,324
- Average Household Size: 2.6
- Transportation to Work: 298,386
- Labor Force: 455,875

10 MILES

- Total Population: 1.87M
- Households: 681,983
- Median Household Income: \$102,369
- Average Household Size: 2.7
- Transportation to Work: 973,350
- Labor Force: 1.5M

15 MILES

- Total Population: 5.23M
- Households: 2.16M
- Median Household Income: \$121,172
- Average Household Size: 2.4
- Transportation to Work: 2.86M
- Labor Force: 4.34M

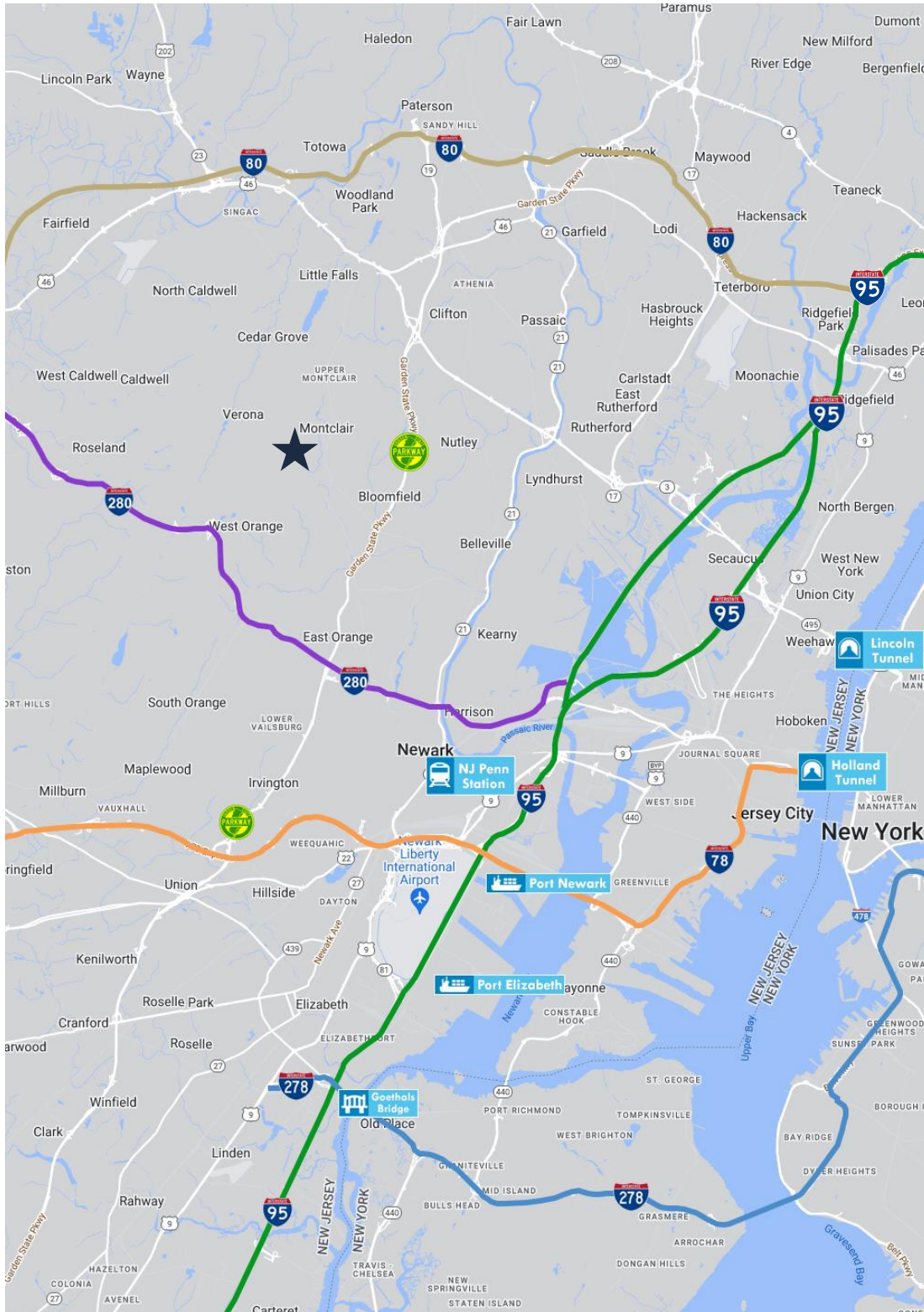
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ACCESSIBILITY



2.7 MI
GSP Exit 148



3.7 MI
I-280



8.7 MI
I-78



10.4 MI
Penn Station



11.1 MI
I-95 Exit 16W



16.2 MI
Newark Airport



16.4 MI
Lincoln Tunnel



16.4 MI
Ports Newark
& Elizabeth



17 MI
Holland Tunnel



19.9 MI
George Wash.
Bridge

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