

MAPLEWOOD, NJ

1885 SPRINGFIELD AVE, MAPLEWOOD, NJ 07040



OFFERING SUMMARY

Available Lease SF: +/-3,315 SF

Available Sale SF: +/-6,323 SF

Lease & Sale Price: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Downtown Retail for Lease and Sale

PROPERTY HIGHLIGHTS

- Available Immediately
- +/-6,323 SF Retail Building For Sale Totaling 3 Units
- +/-3,315 SF Corner Location For Lease
- Signalized Intersection
- Central Business District Location
- Potential zoning to allow residential to be built above existing retail stores
- Densely Populated Marketplace
- Free Municipal Parking Adjacent to Property + Street Parking
- 16,500+ VPD

FOR MORE INFORMATION CONTACT:

NEIL GOLDSTEIN

201.703.9700 x112

ngoldstein@thegoldsteingroup.com

CHUCK LANYARD

201.703.9700 x115

clanyard@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.



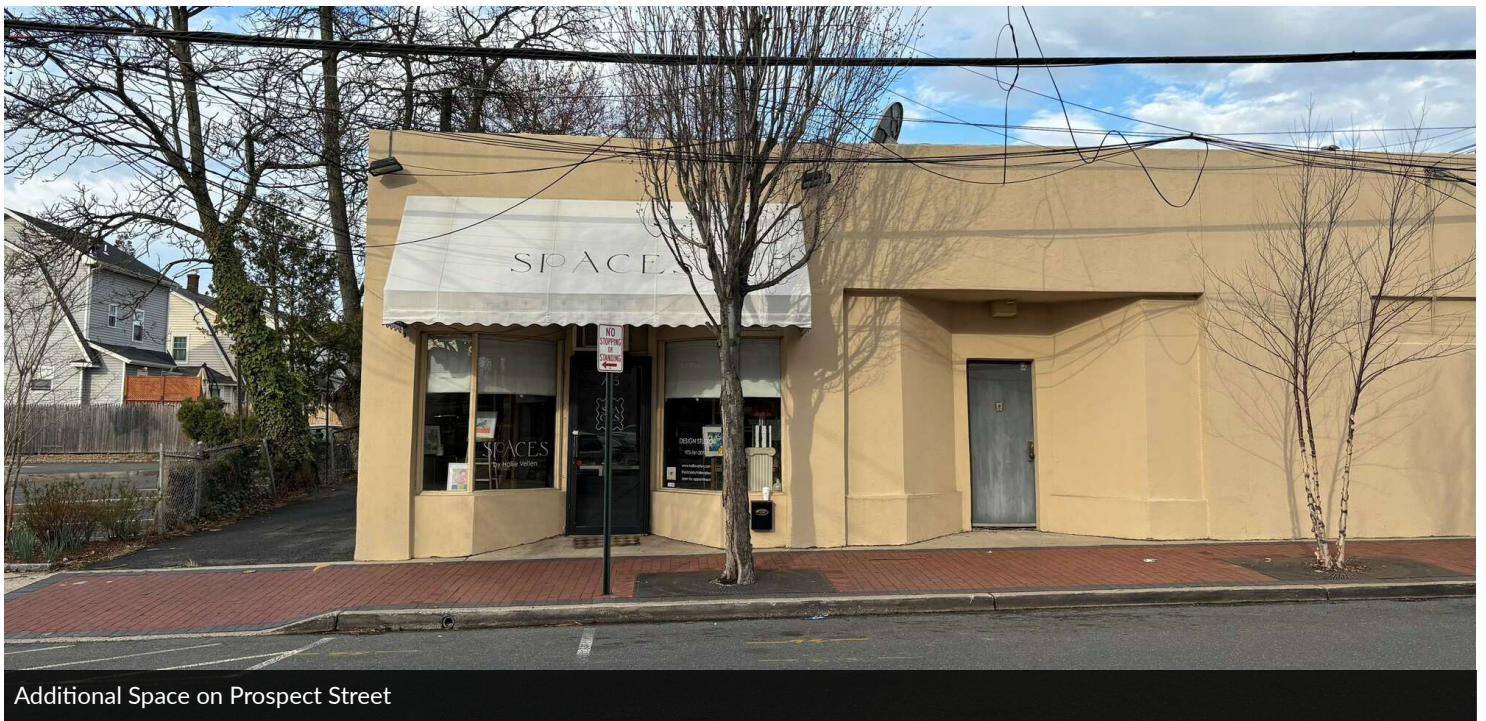
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Additional Space on Springfield Avenue



Additional Space on Prospect Street

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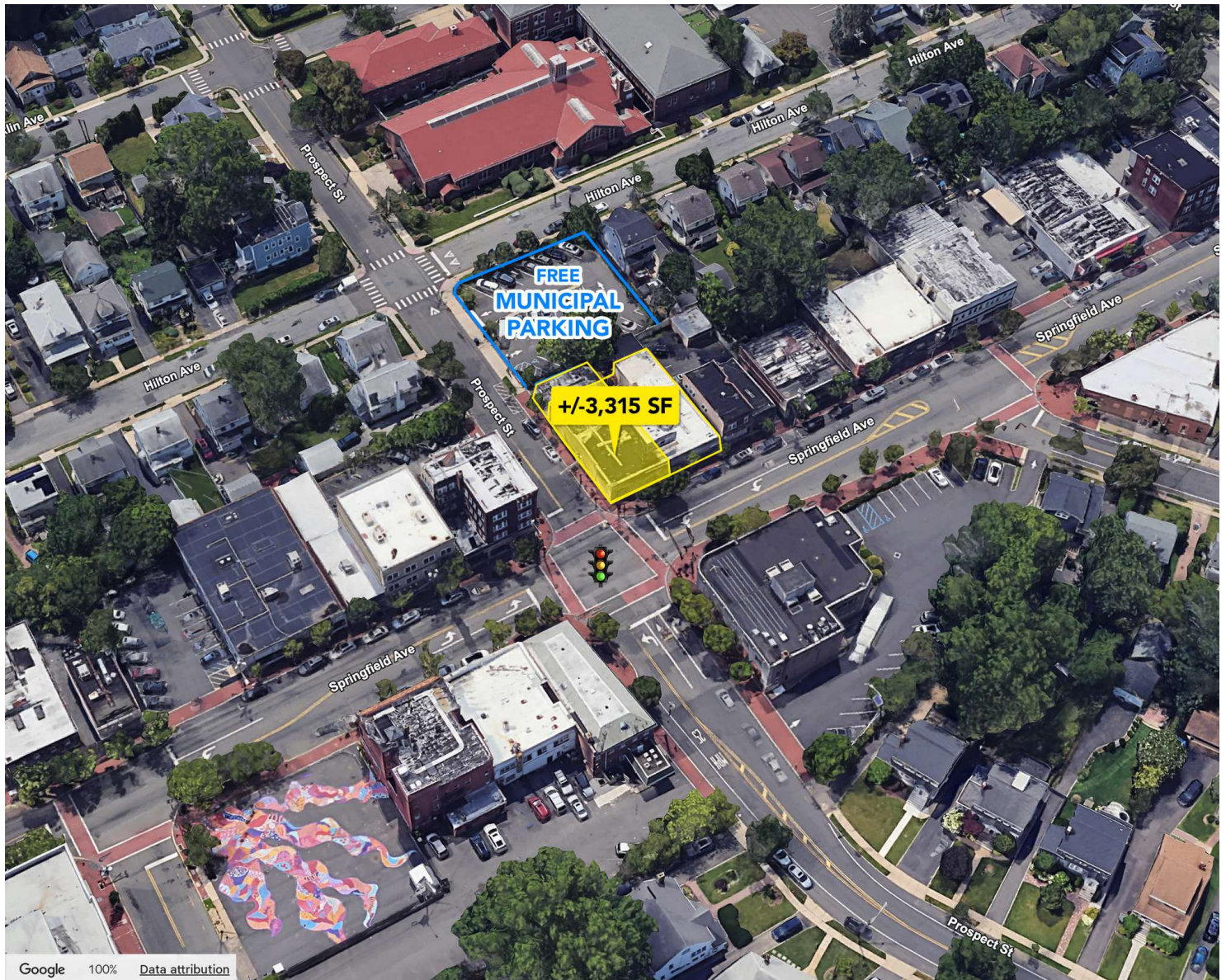
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Free Municipal Parking Directly Behind Building

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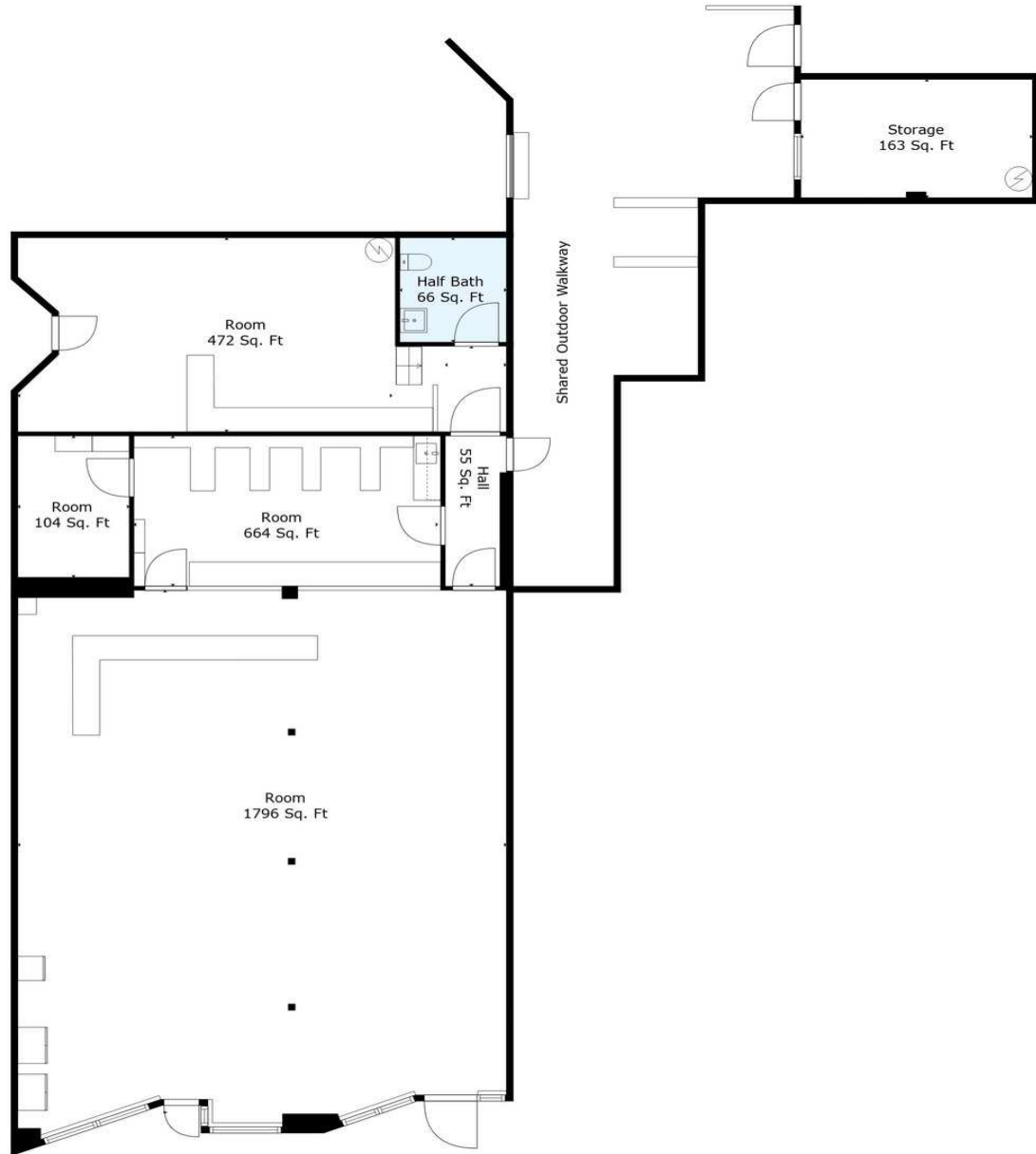
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TOTAL: 3188 sq. ft
FLOOR 1: 3188 sq. ft
EXCLUDED AREAS: STORAGE: 163 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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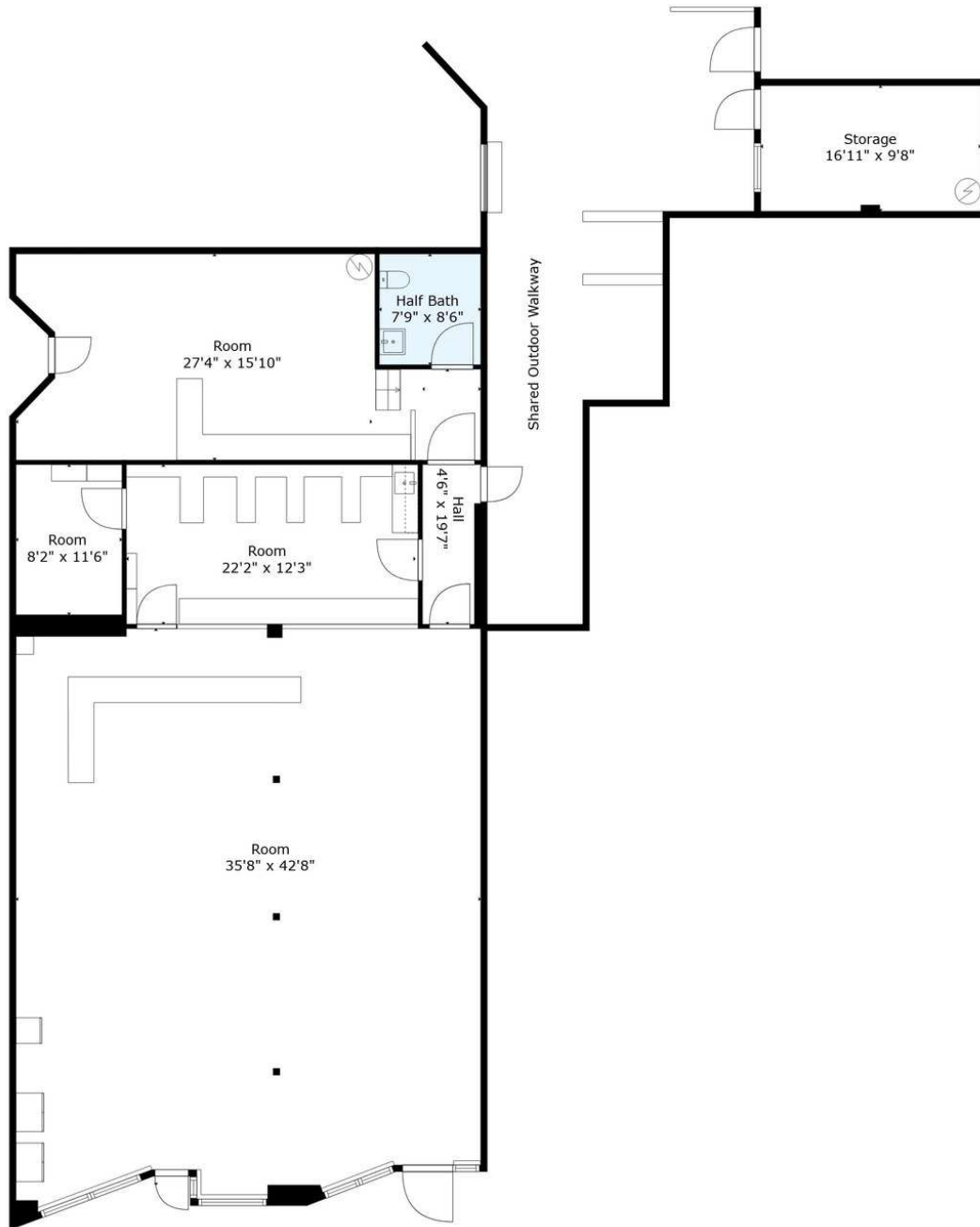
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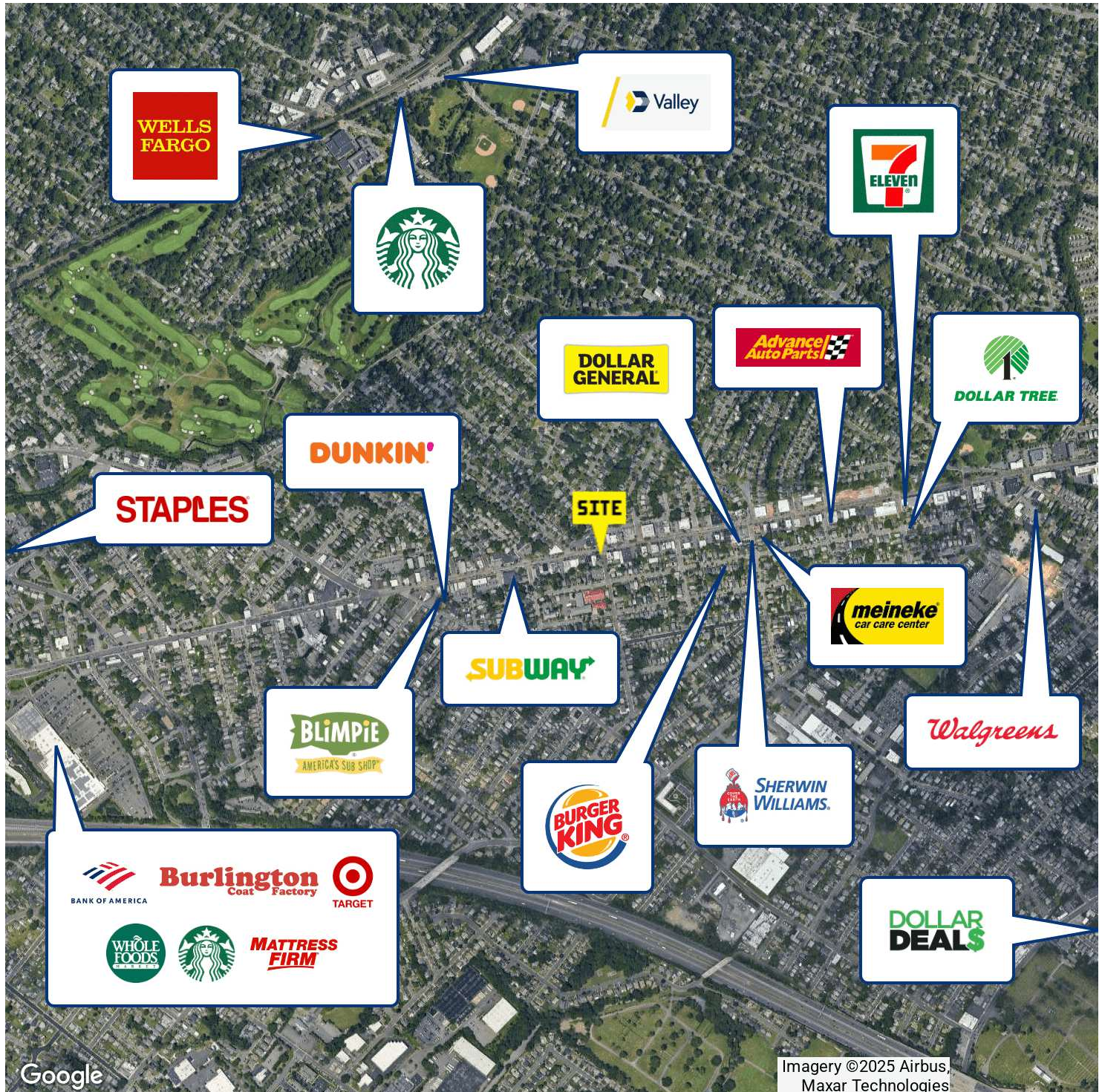
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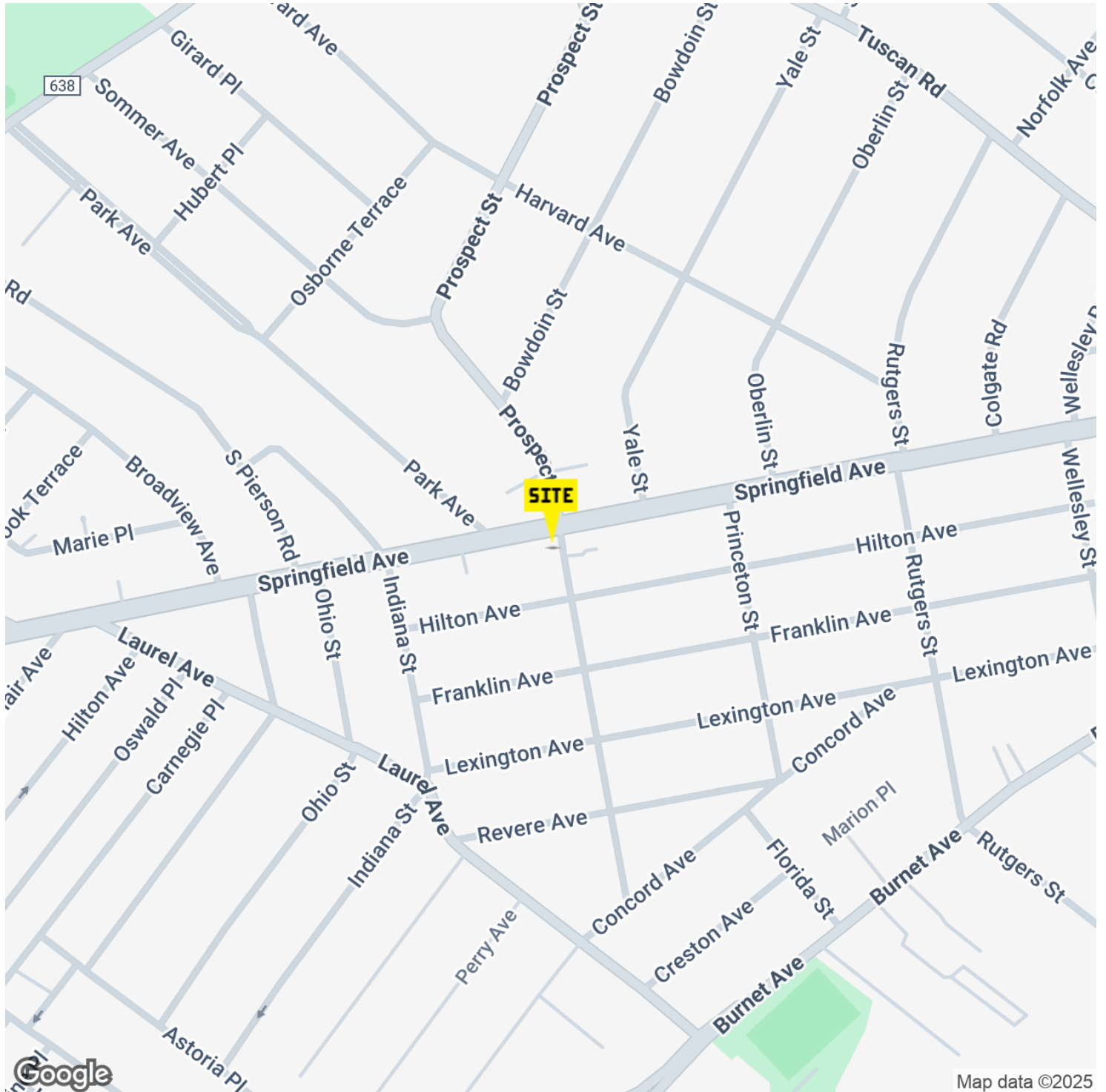
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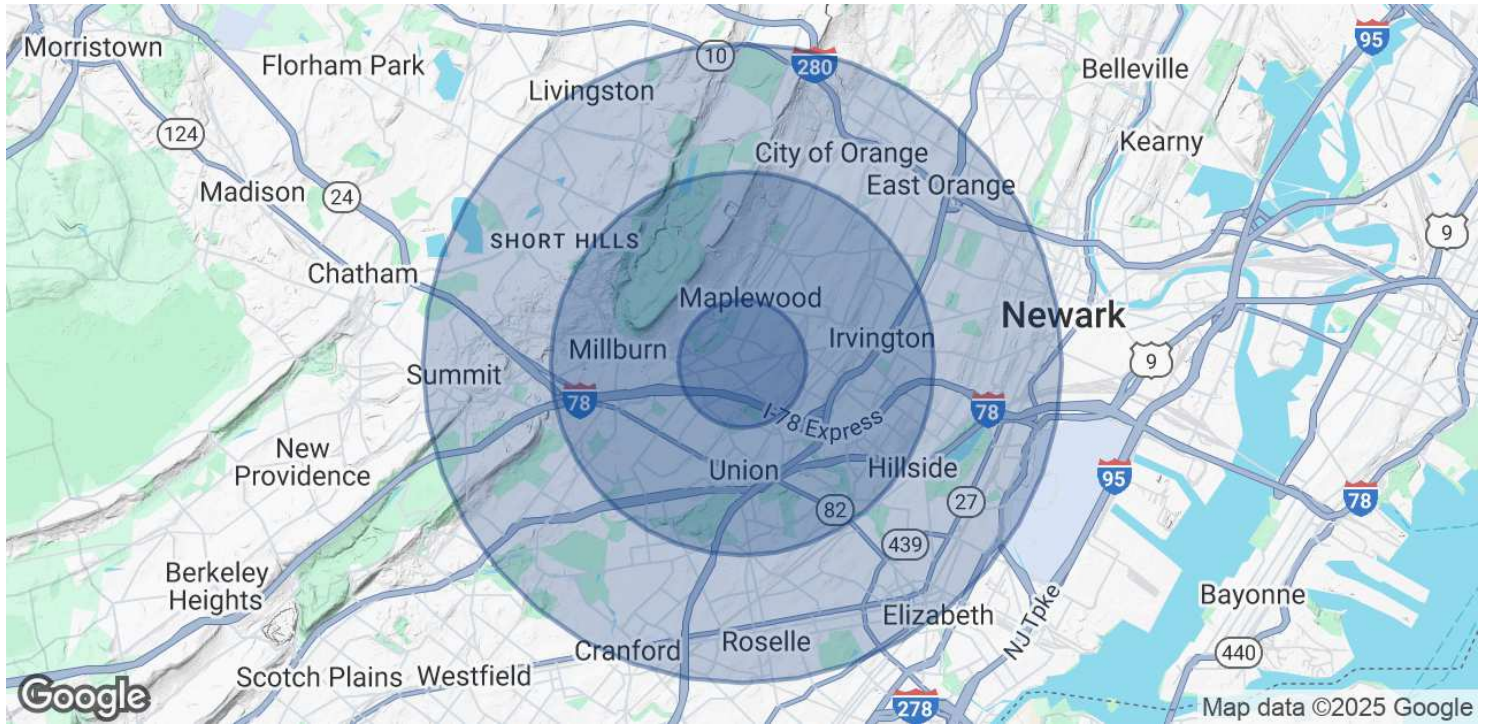
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,041	238,187	639,801
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,980	83,740	227,142
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$177,340	\$133,857	\$118,287
Average House Value	\$588,689	\$524,946	\$503,878

Demographics data derived from AlphaMap

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