

510-516 Valley Rd.  
UPPER MONTCLAIR, NJ

For Lease



## Available Space

- ± 3,137 SF
- Vanilla Box
- Available Immediately
- HVAC and Heat

## Property/Building Features

- ± 40,000 SF
- Occupancy 30- 60 Days
- Parking 150 +
- Located in Shopping Center Anchored by Acme Supermarket, Acme Pharmacy, Kidville and MAX Challenge
- 3 Blocks Away From Upper Montclair Center, Train Station and Upscale Shops
- Accessible by NJ Transit, Train and Bus



Price Reduced – Available Upon Request

Contact Our Exclusive Agent  
**Jeannette Melillo**

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## UPPER MONTCLAIR, NJ

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## Demographics

	1 Mile	3 Mile	5 Mile
2019 Total Population:	15,693	148,899	538,675
2024 Population:	15,849	151,597	544,579
Pop Growth 2019-2024:	0.99%	1.81%	1.10%
Average Age:	41.30	40.30	38.50
2019 Total Households:	6,141	58,043	196,137
HH Growth 2019-2024:	1.45%	1.97%	1.08%
Median Household Inc:	\$153,534	\$99,858	\$72,147
Avg Household Size:	2.50	2.50	2.70
2019 Avg HH Vehicles:	2.00	2.00	2.00
Median Home Values:	\$692,923	\$417,186	\$368,098
Median Year Built:	1947	1951	1952

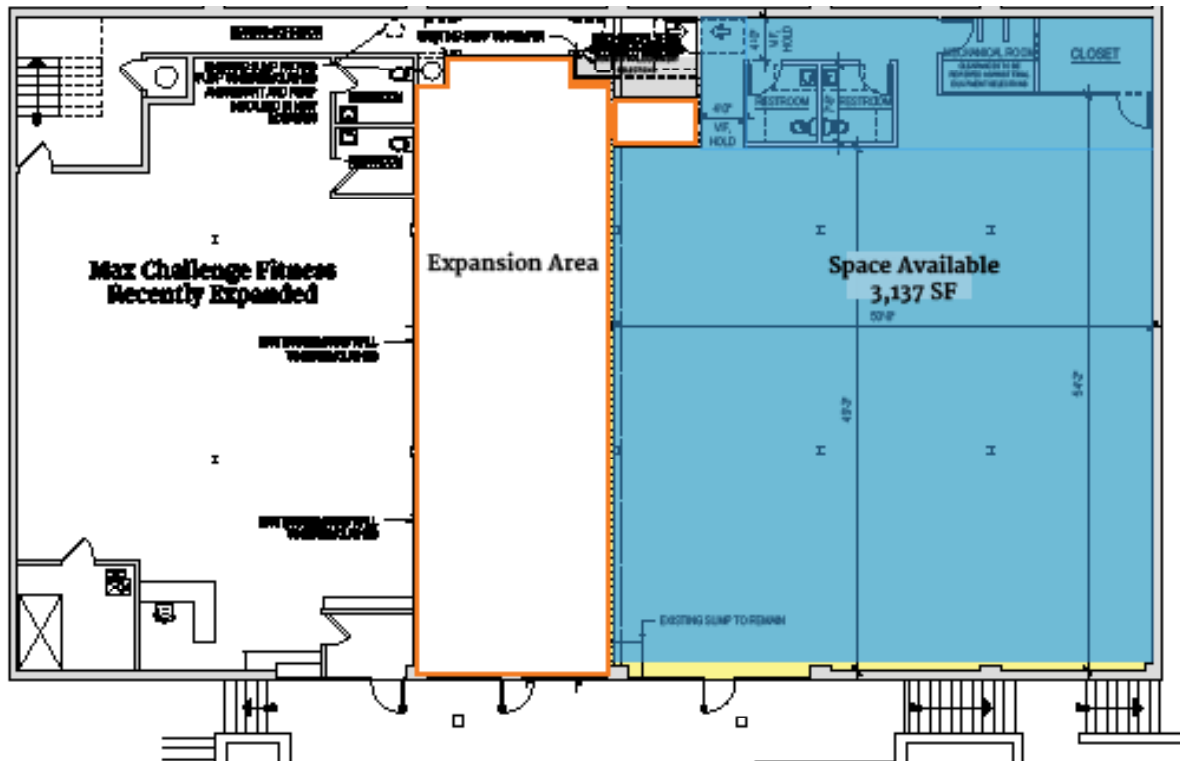
NEWMARK  
ASSOCIATES | CRE  
30 YEARS

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## Floor Plan



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30  
YEARS STRONG

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