

# 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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## Demographics

	1 Mile	3 Mile	5 Mile
2019 Total Population:	<b>15,693</b>	<b>148,899</b>	<b>538,675</b>
2024 Population:	<b>15,848</b>	<b>151,597</b>	<b>544,579</b>
Pop Growth 2019-2024:	<b>0.99%</b>	<b>1.81%</b>	<b>1.10%</b>
Average Age:	<b>41.30</b>	<b>40.30</b>	<b>38.50</b>
2019 Total Households:	<b>6,141</b>	<b>58,043</b>	<b>196,137</b>
HH Growth 2019-2024:	<b>1.45%</b>	<b>1.97%</b>	<b>1.08%</b>
Median Household Inc:	<b>\$153,534</b>	<b>\$99,858</b>	<b>\$72,147</b>
Avg Household Size:	<b>2.50</b>	<b>2.50</b>	<b>2.70</b>
2019 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
Median Home Value:	<b>\$692,923</b>	<b>\$417,186</b>	<b>\$368,098</b>
Median Year Built:	<b>1947</b>	<b>1951</b>	<b>1952</b>

## Floor Plan

