

# Montclair Retail/Office

14 S Park Street, Montclair, NJ 07960



**9,000 SF – 2<sup>nd</sup> Floor Space Available for Lease**

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## Property Location

- » Located on the best corner in Downtown Montclair, at the intersection of Bloomfield Avenue & South Park Street
- » Currently occupied by Sharron Miller's Academy for the Performing Arts
- » Signage opportunity on Bloomfield Avenue & South Park Street
- » Dedicated ground floor entrance with private elevator
- » Building Tenants include Rumble Boxing, Grace Loves Lace, Second Street, Urban Outfitters, Nuts Factory, Playa Bowls, Blue Mercury

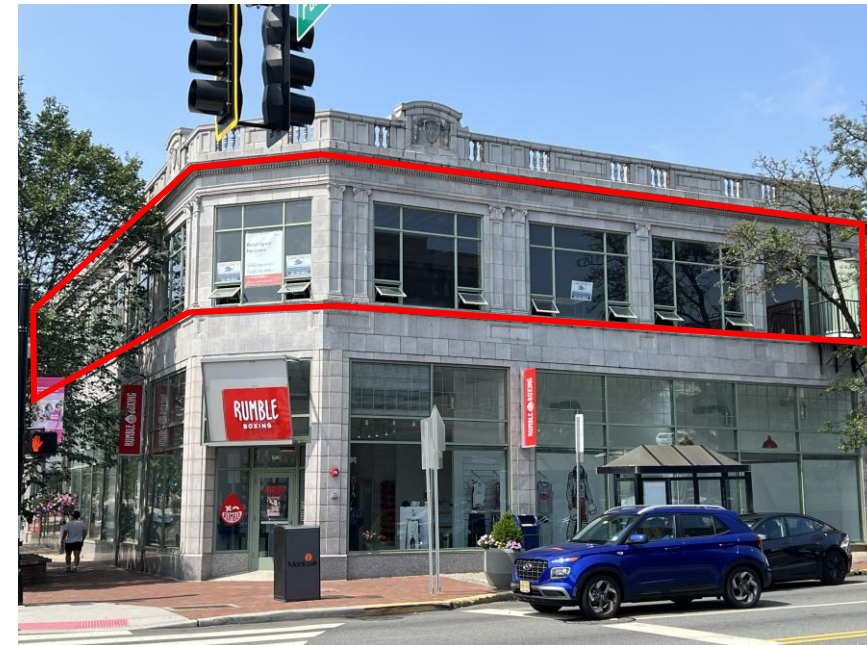


## Space Availability

- » 9,000 SF – 2<sup>nd</sup> floor

### Asking rent

- » Upon Request



## Area Retailers



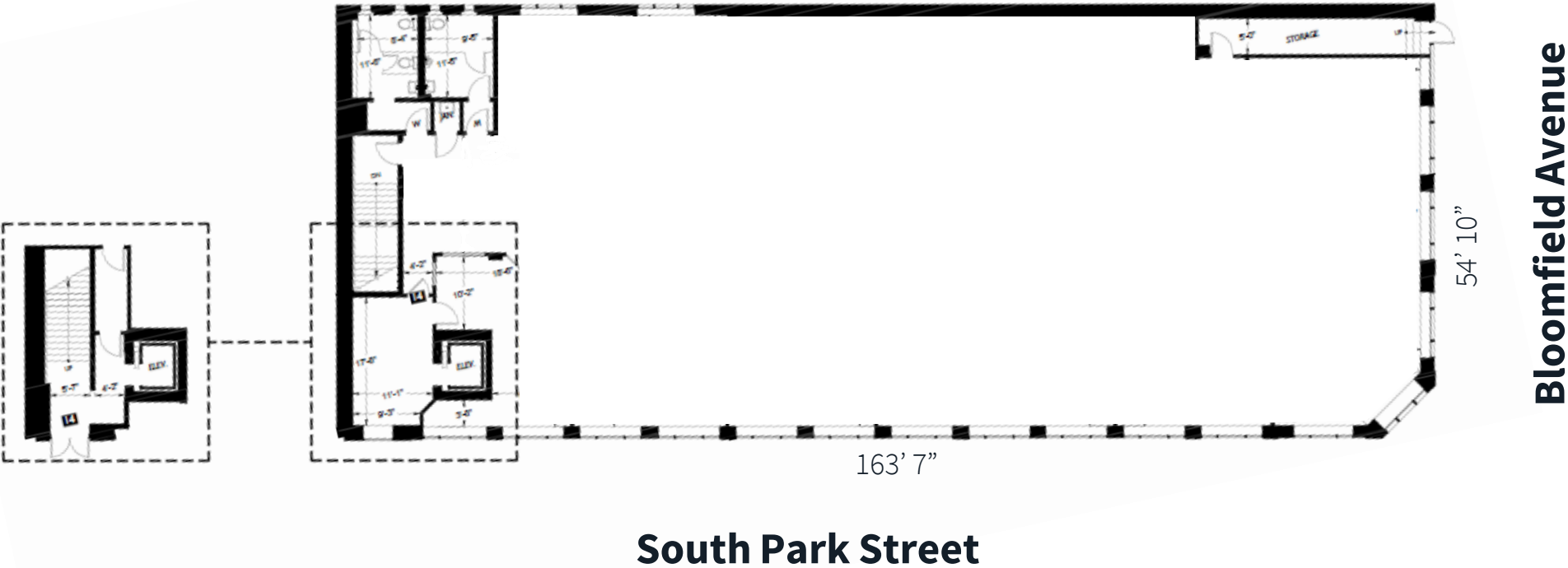
THE  
SHADE  
STORE



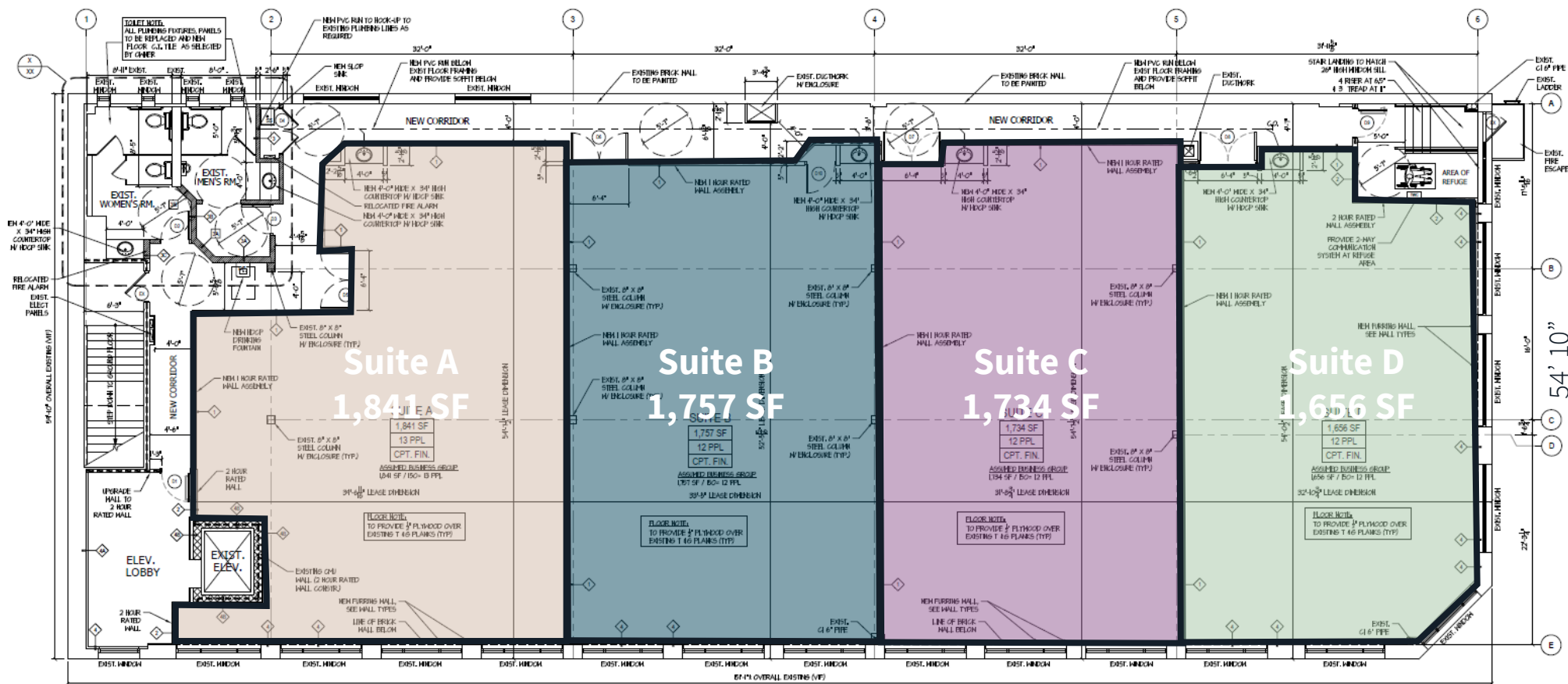
ANTHROPOLOGIE



**Floor Plan**



# Proposed Divisions Concept Plan



**Bloomfield Avenue**

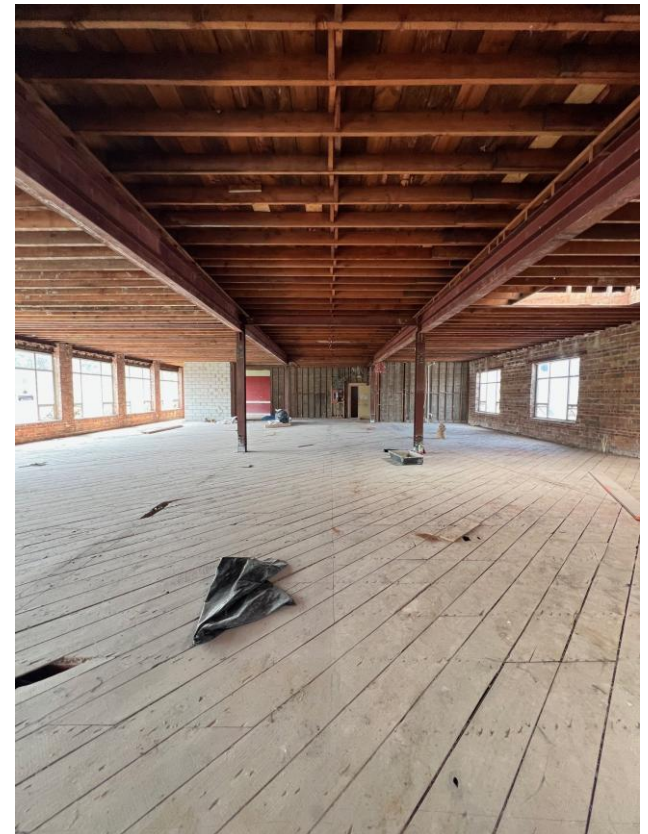
163' 7"

**South Park Street**



## **Interior** Photos

Loft style space  
with 2 walls of  
windows –  
highly visible  
from  
Montclair's  
busiest corner!





# Neighborhood Aerial

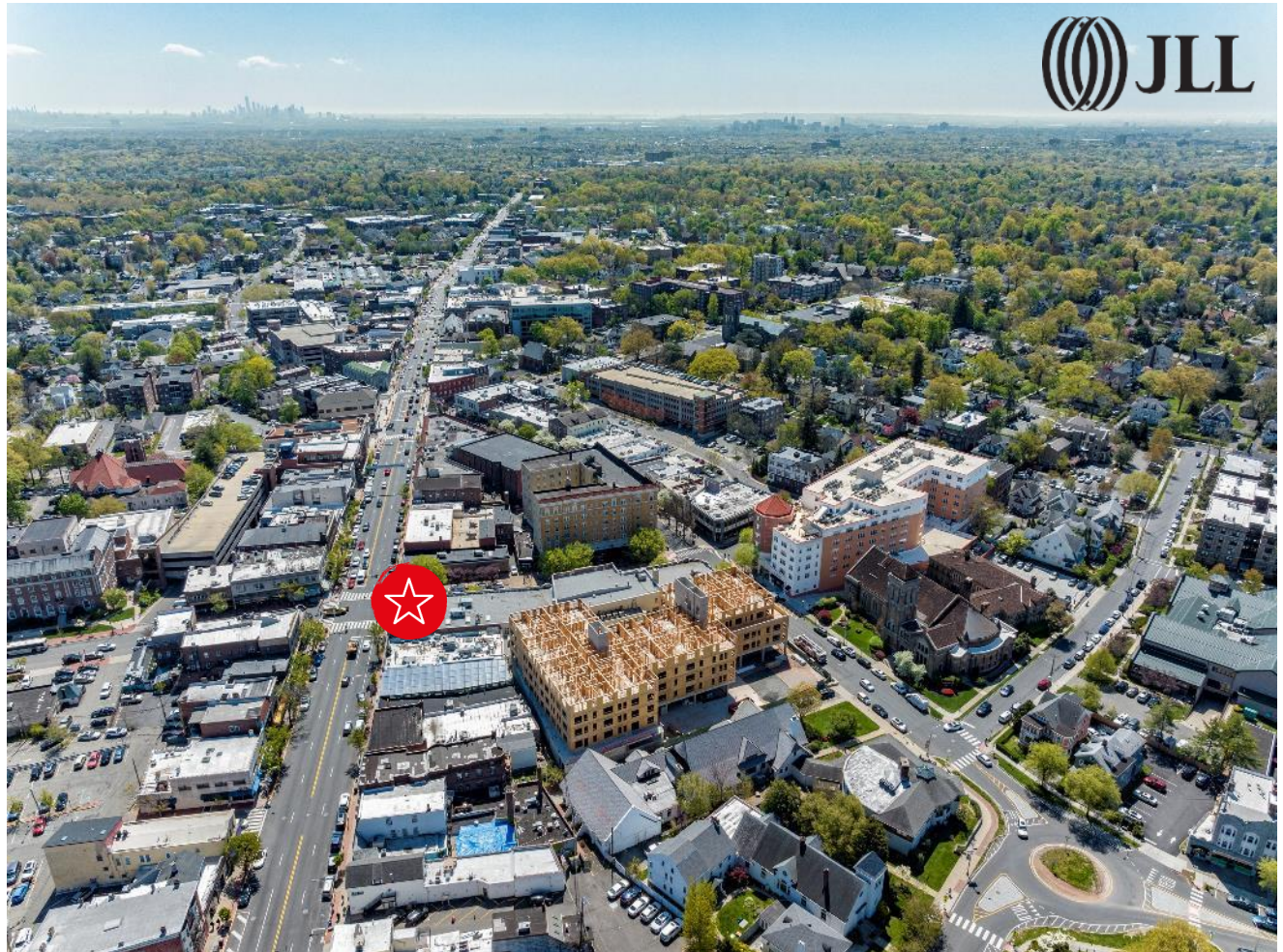




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## Bloomfield Avenue Retail Corridor

The Bloomfield Avenue retail corridor, a 2-mile-long strip in the heart of Montclair that was completely redeveloped in 2015 in an aim at revitalizing the area. This strip boasts 1.4M SF of retail alone, including a variety of dining options, cafes, boutique shops, clothing stores, exercise locations, movie theaters, art galleries and more. Demand for retail space in this corridor since the 2016 has been exceptional with vacancy rates below 4%, and months-to lease averaging under 4 months

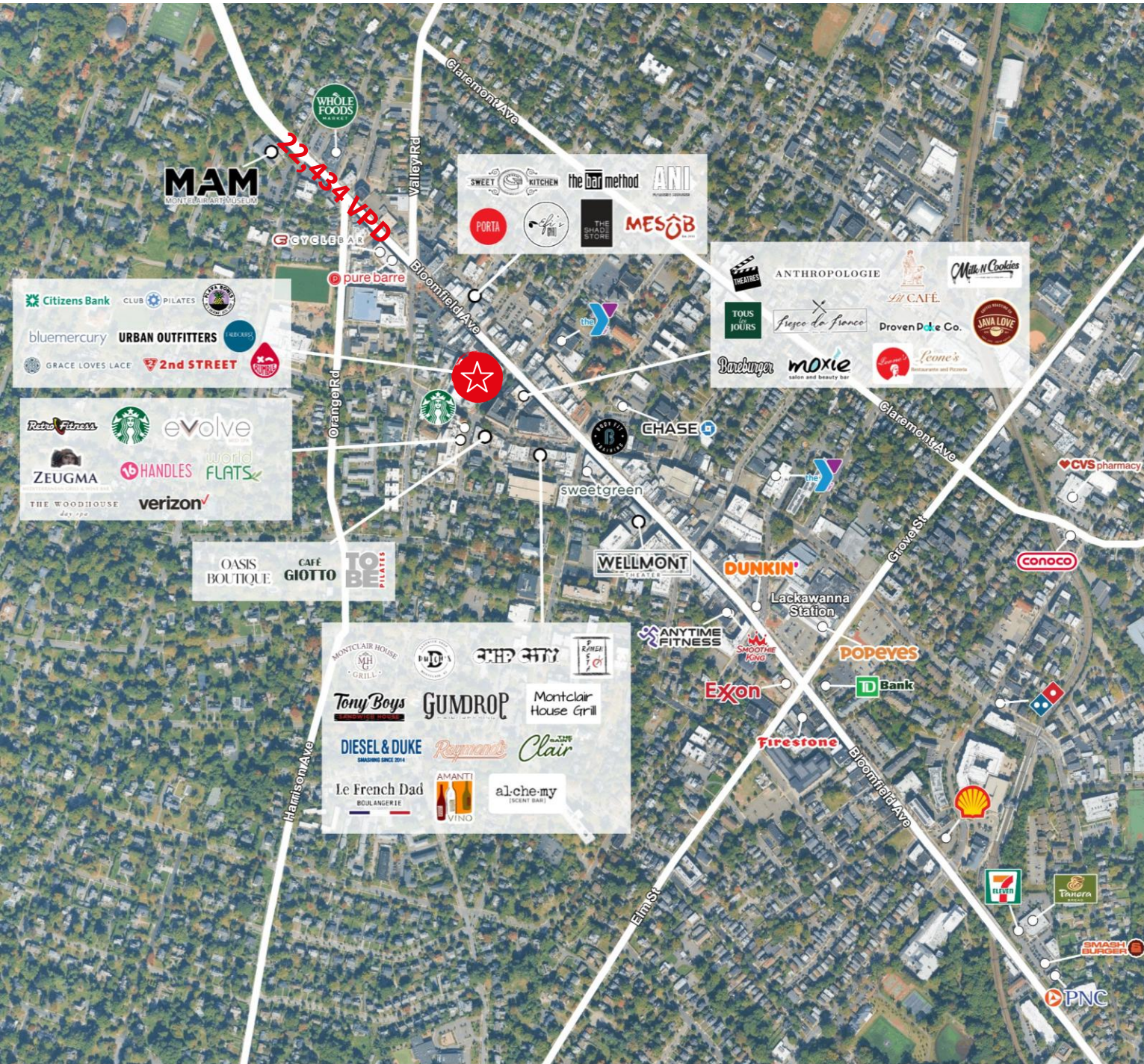




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## Retail Aerial



## Demographics



1 Mile	2 Mile	3 Mile
23,244	87,355	195,247
Population		



1 Mile	2 Mile	3 Mile
\$149,686	\$146,192	\$131,524
Med. HH Income		



1 Mile	2 Mile	3 Mile
14,114	30,385	60,410
Employees		



1 Mile	2 Mile	3 Mile
2,433	5,020	9,011
Businesses		

Demographics Source: CoStar 2024