

Montclair Retail/Office

14 S Park Street, Montclair, NJ 07960



9,000 SF – 2nd 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 – 2nd floor

Asking rent

- » Upon Request

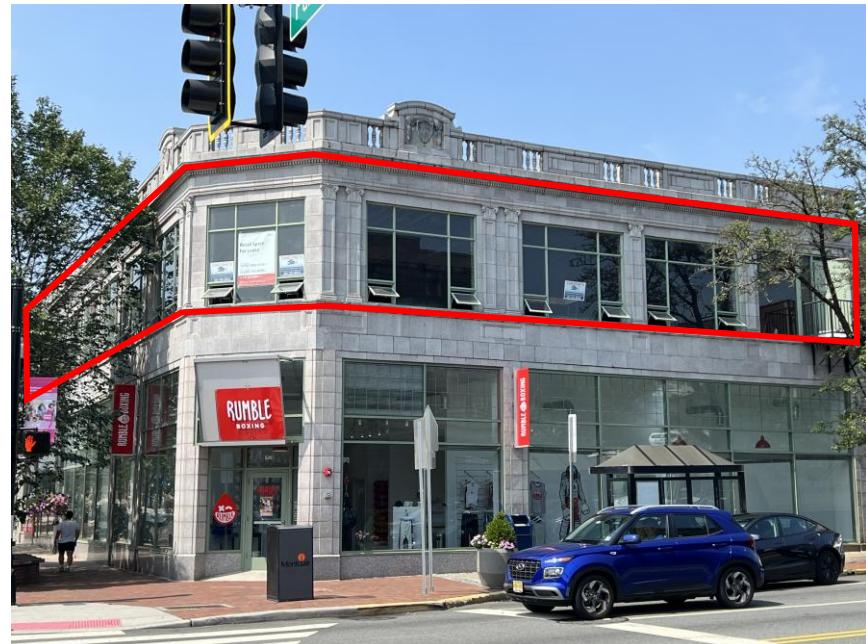
Area Retailers



THE SHADE STORE

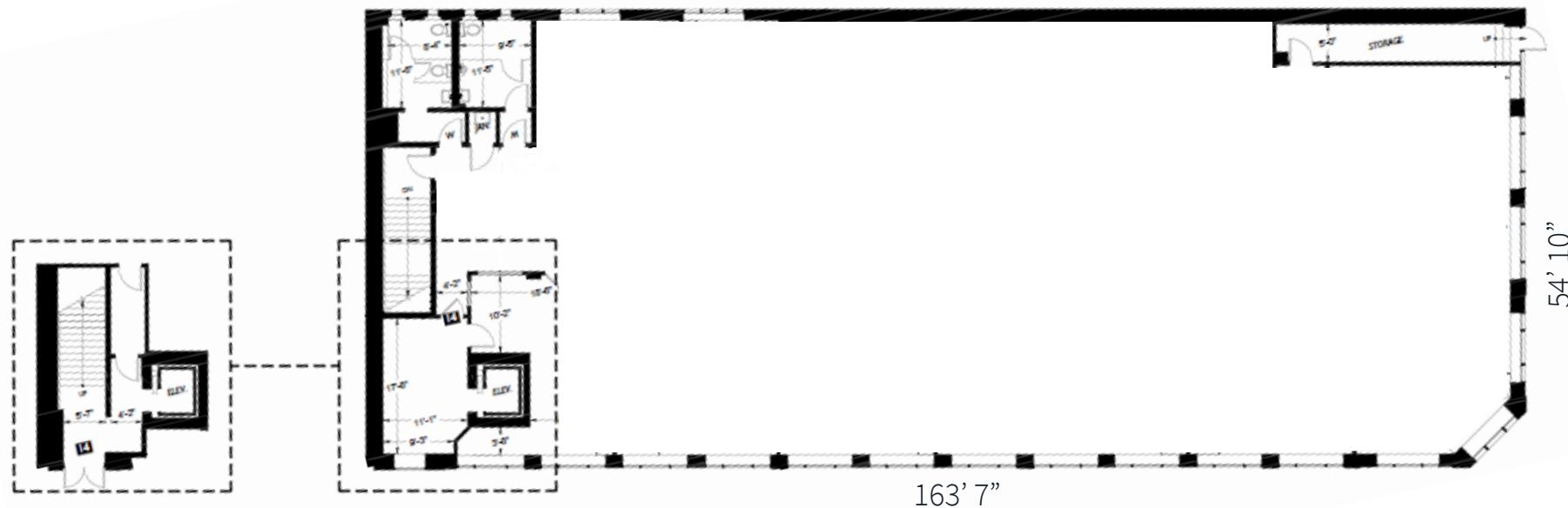


ANTHROPOLOGIE



evolve
MED SPA

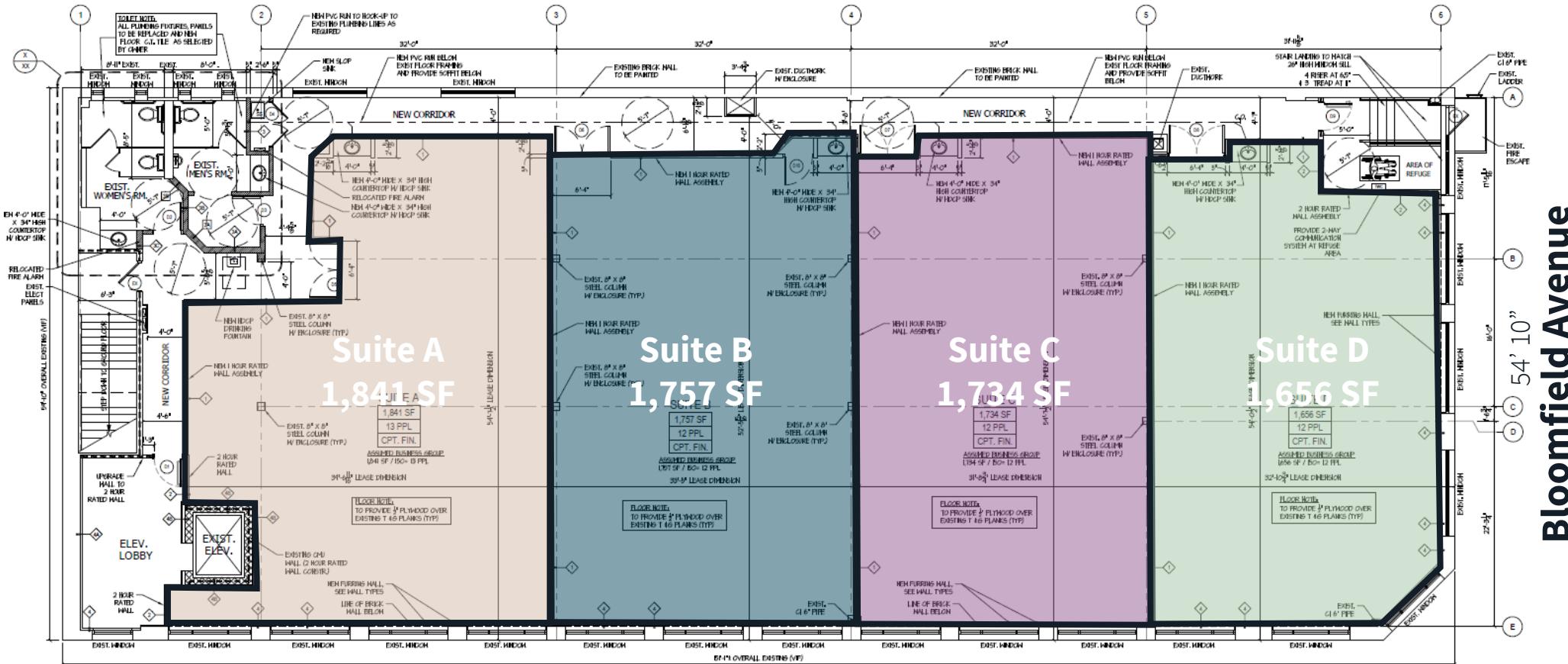
| Floor Plan



South Park Street

Bloomfield Avenue

Proposed Divisions Concept Plan



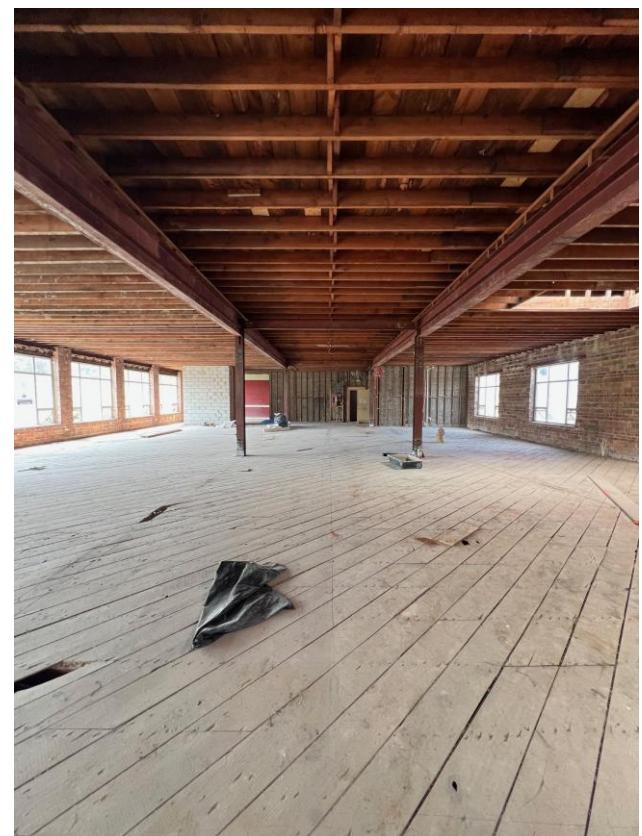
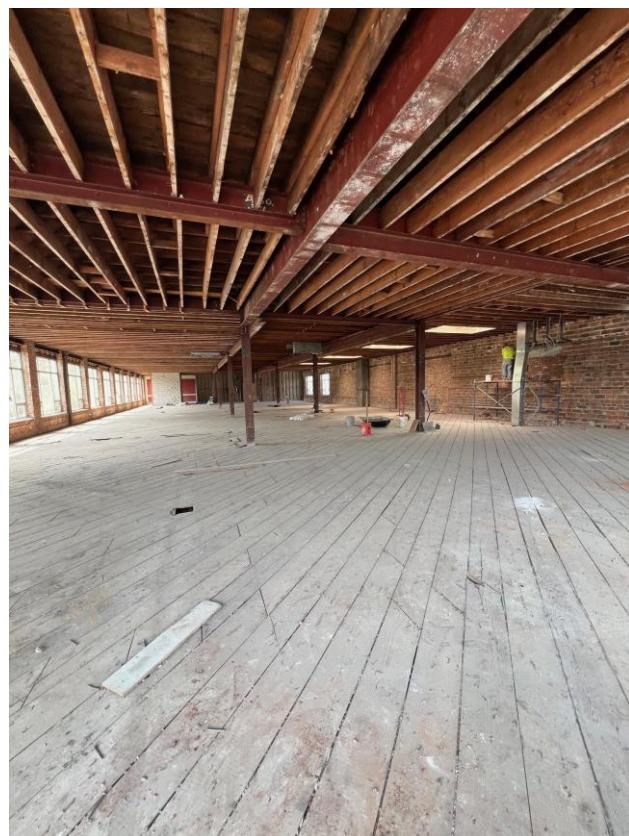
163' 7"

South Park Street

Bloomfield Avenue

Interior Photos

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

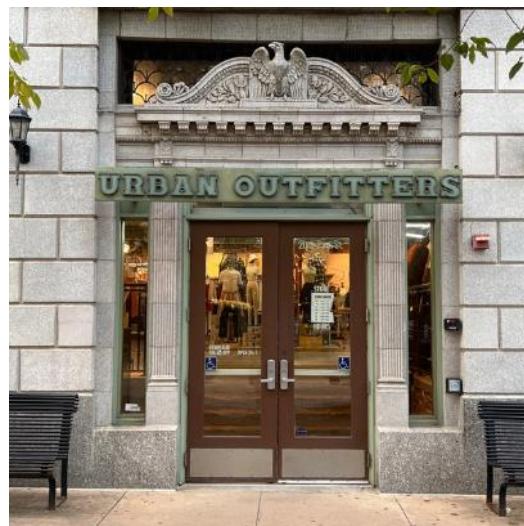
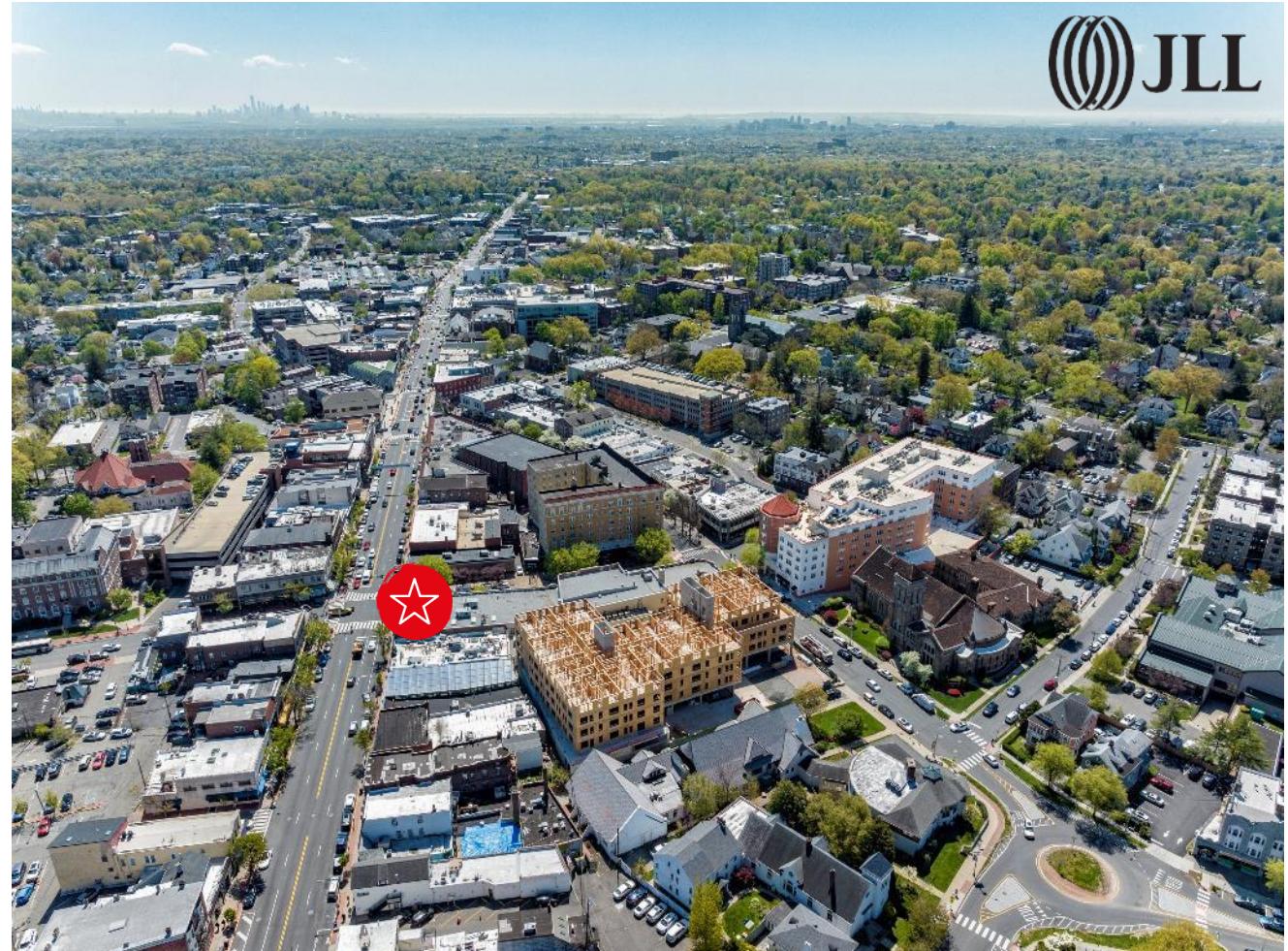


Neighborhood Aerial

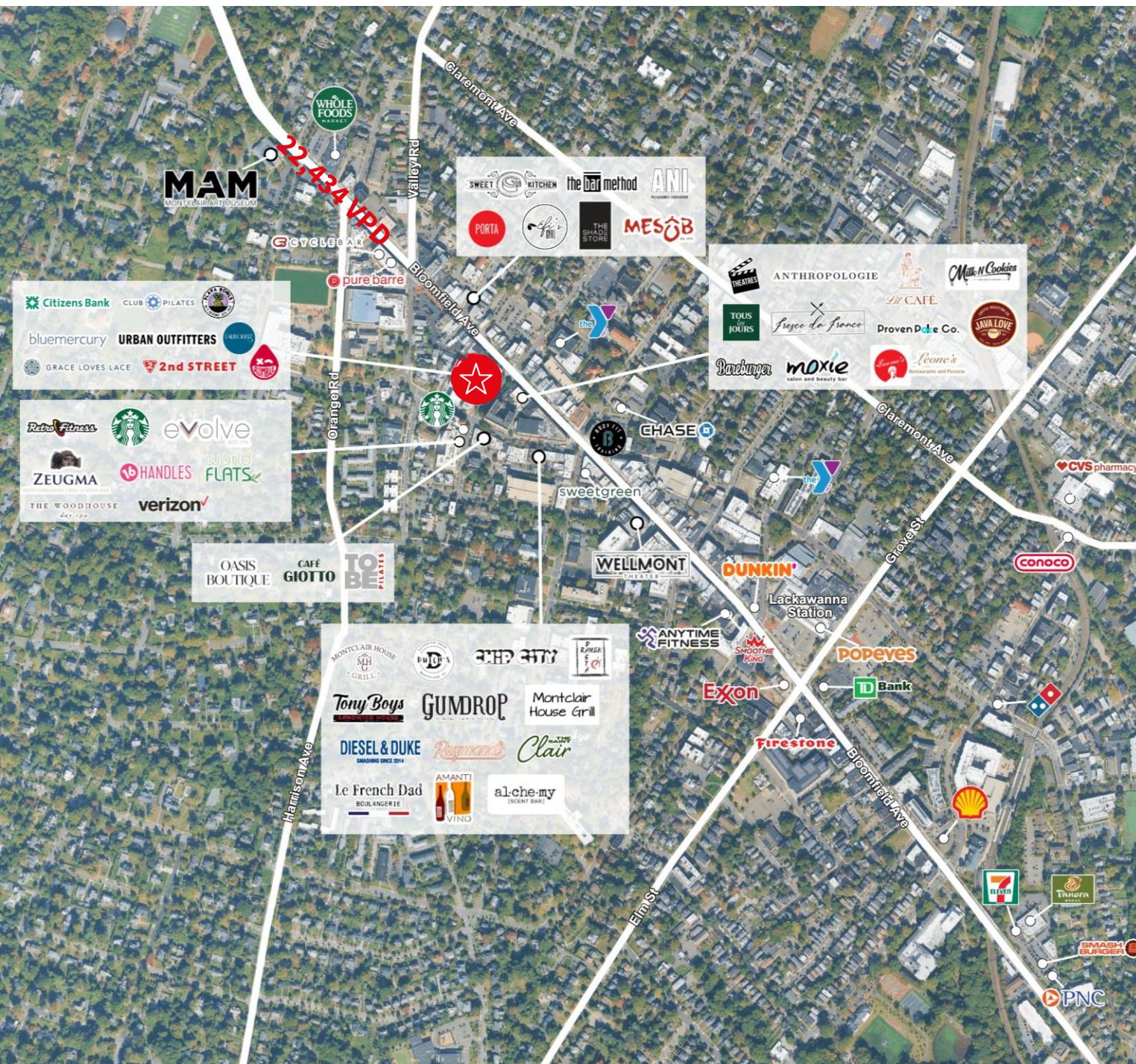


Bloomfield Avenue Retail Corridor

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



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