

VERONA, NJ

12 & 30 ROUTE 23, VERONA, NJ 07044



OFFERING SUMMARY

Available SF: 2,400 - 3,437 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Freestanding Building w/ Drive Thru & In-Line Space

PROPERTY HIGHLIGHTS

- Available Immediately
- 3,437 SF Former Chase Bank w/ Drive Thru
- 2,400 SF Former Huntington Learning Center
- Located at the Signalized Intersection of Bloomfield Avenue, Pompton Avenue and Mt Prospect Avenue
- Excellent Exposure on Route 23
- Densely Populated Marketplace
- 60,900+ VPD (Combined)
- New Traffic Light to Be Constructed at Claremont Avenue

FOR MORE INFORMATION CONTACT:

ROY PARET

201.703.9700 x132
rparet@thegoldsteingroup.com

NEIL GOLDSTEIN

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ngoldstein@thegoldsteingroup.com



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3,437 SF



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2,400 SF



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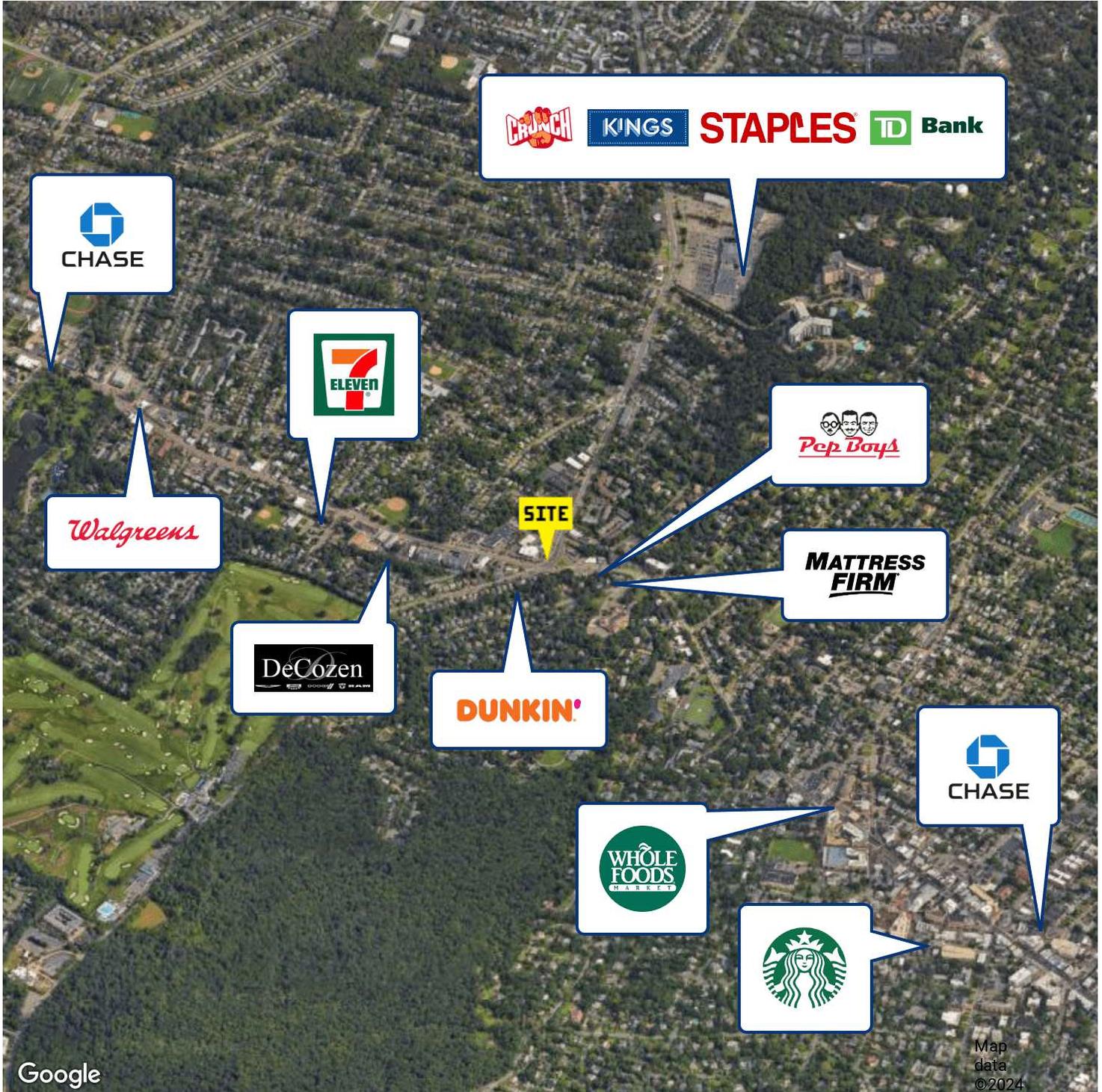
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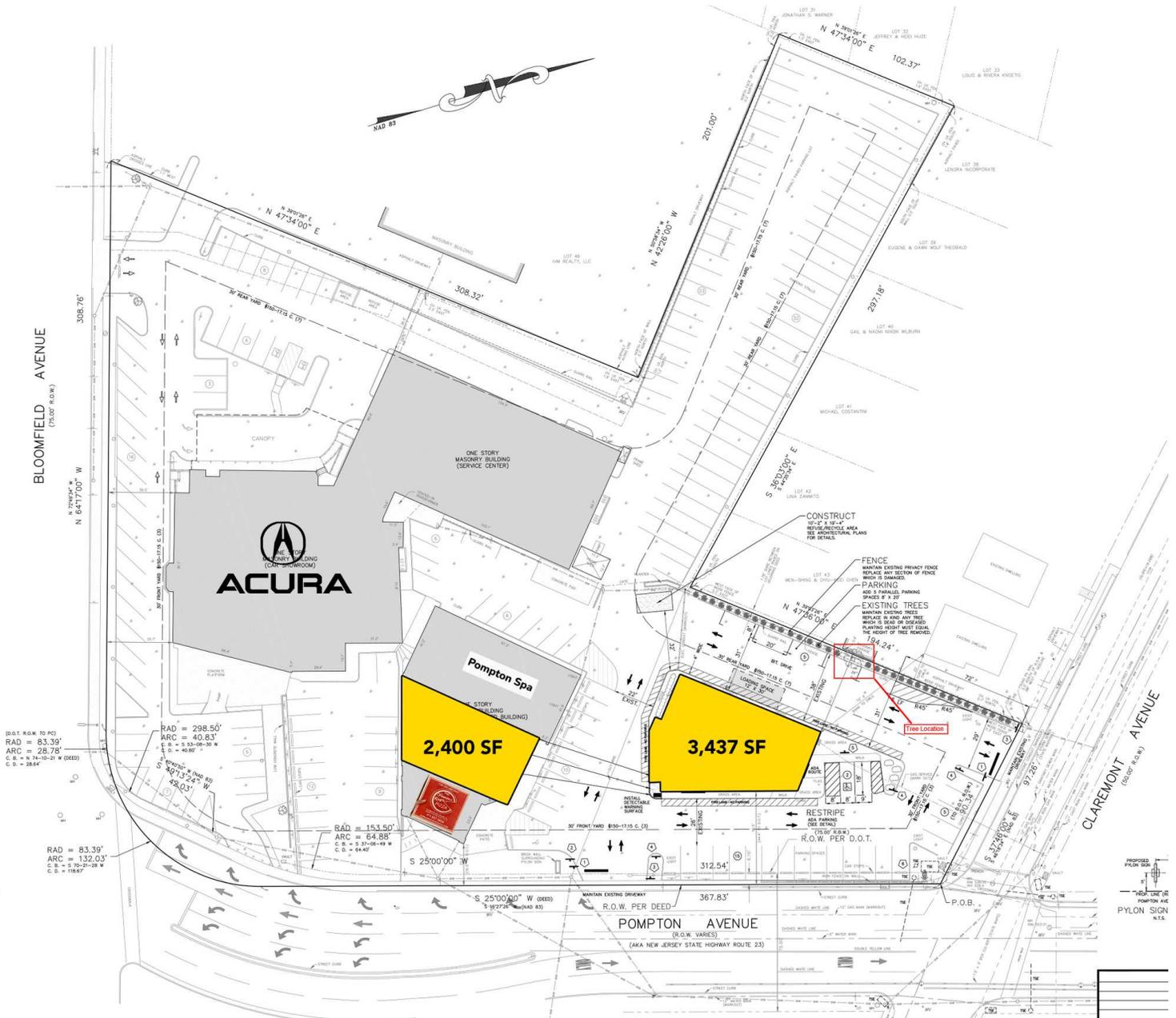
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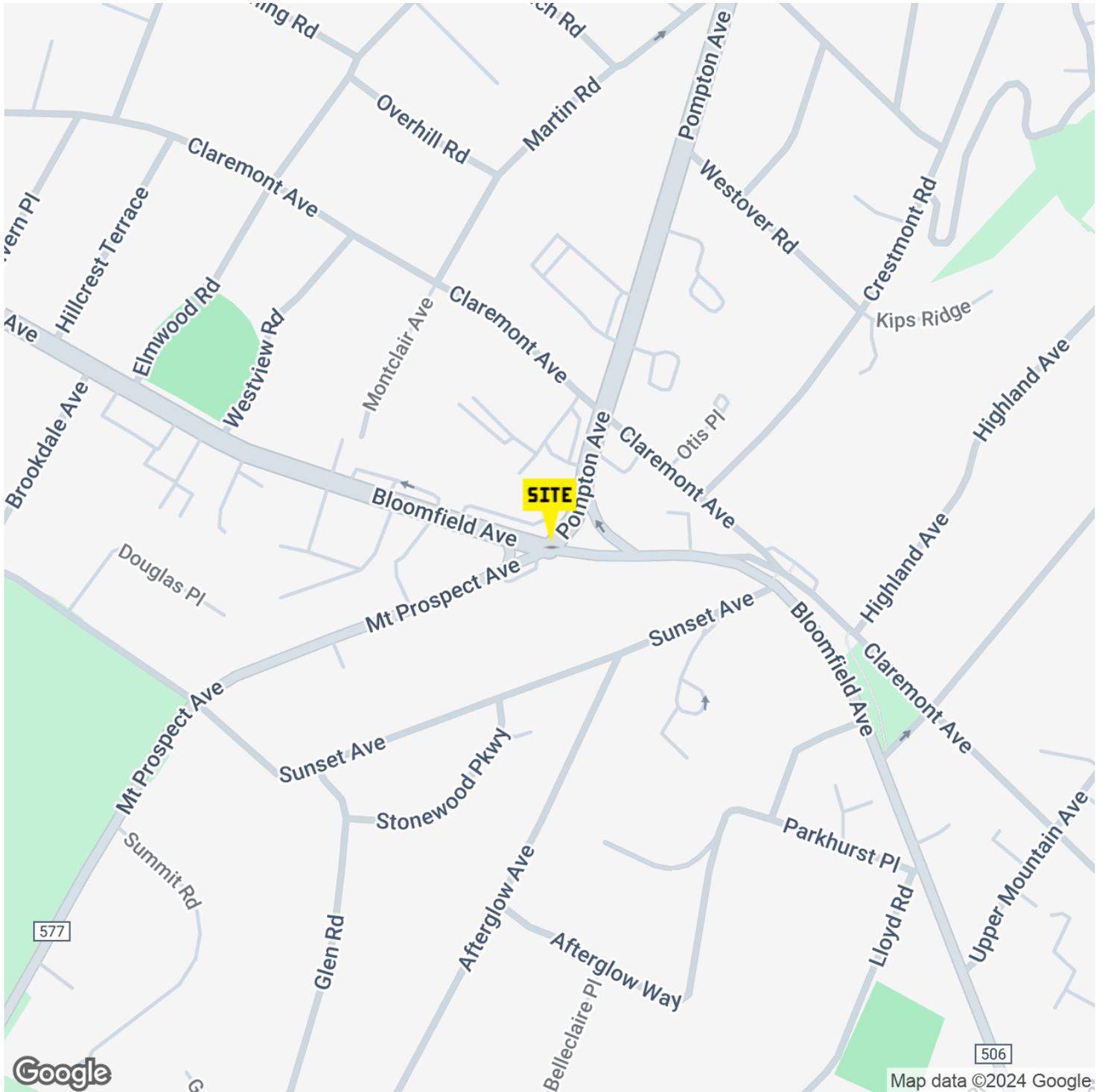
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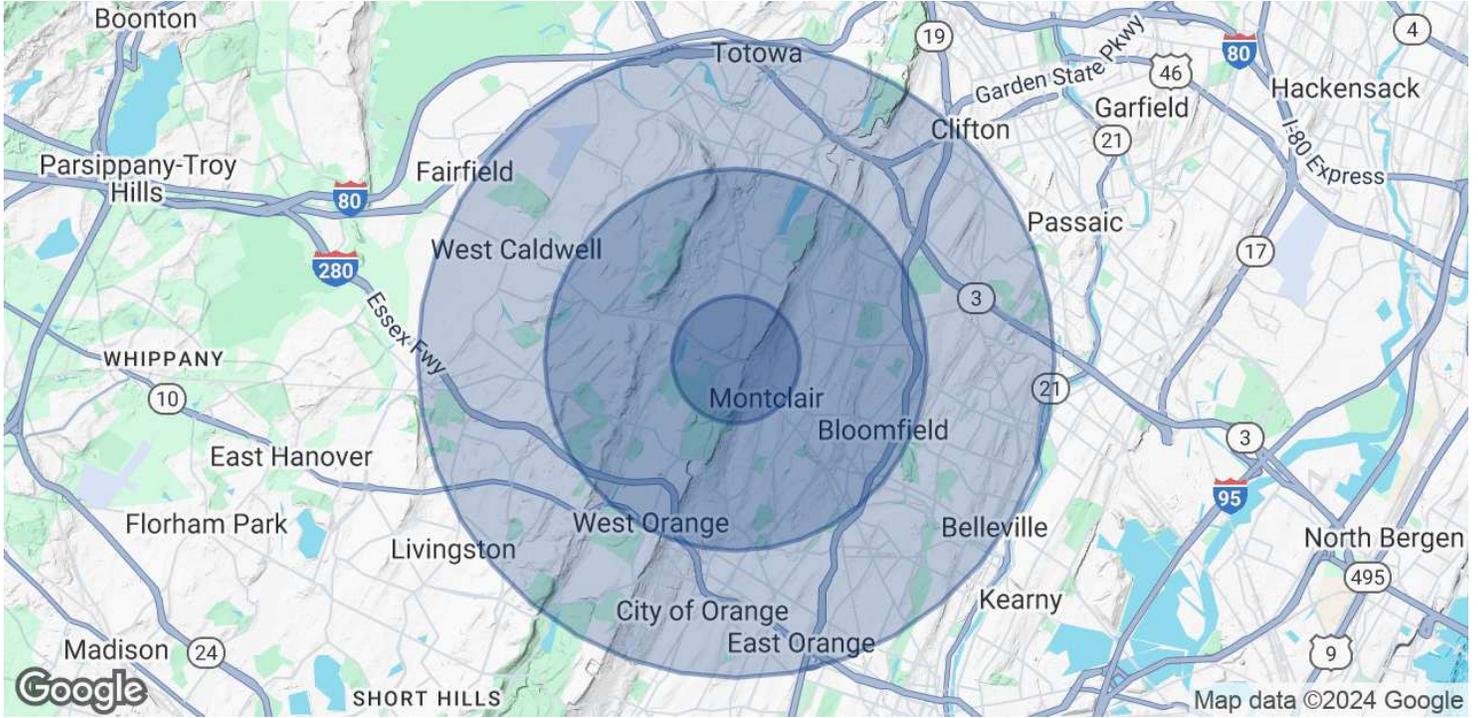
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,905	145,641	522,327
Average Age	43	41	41
Average Age (Male)	41	40	39
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,340	55,135	195,947
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$206,045	\$192,956	\$141,720
Average House Value	\$747,176	\$699,032	\$548,436

Demographics data derived from AlphaMap

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