

FOR LEASE

822 MAIN AVENUE

822 Main Avenue, Passaic, NJ 07055



PROPERTY DESCRIPTION

One unit-6,000 total square feet for lease.
1,250 first and second level with a 3,500 sq ft rooftop area.

NYC Views & Consumption Liquor license available. In the heart of the downtown Passaic redevelopment zone.

17 On-site parking spaces with ability to obtain 78 additional parking spaces.

Join Lotus Lounge, Mr. Waffles, Lover Dogs & others.

V-Shell shell delivery with restaurant ventilation, seeking a Chic Restaurant with Lounge Component.

Easy Access to Rt 3/21/46/80, GSP & NJTPK.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,000 SF
Building Size:	30,000 SF

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com

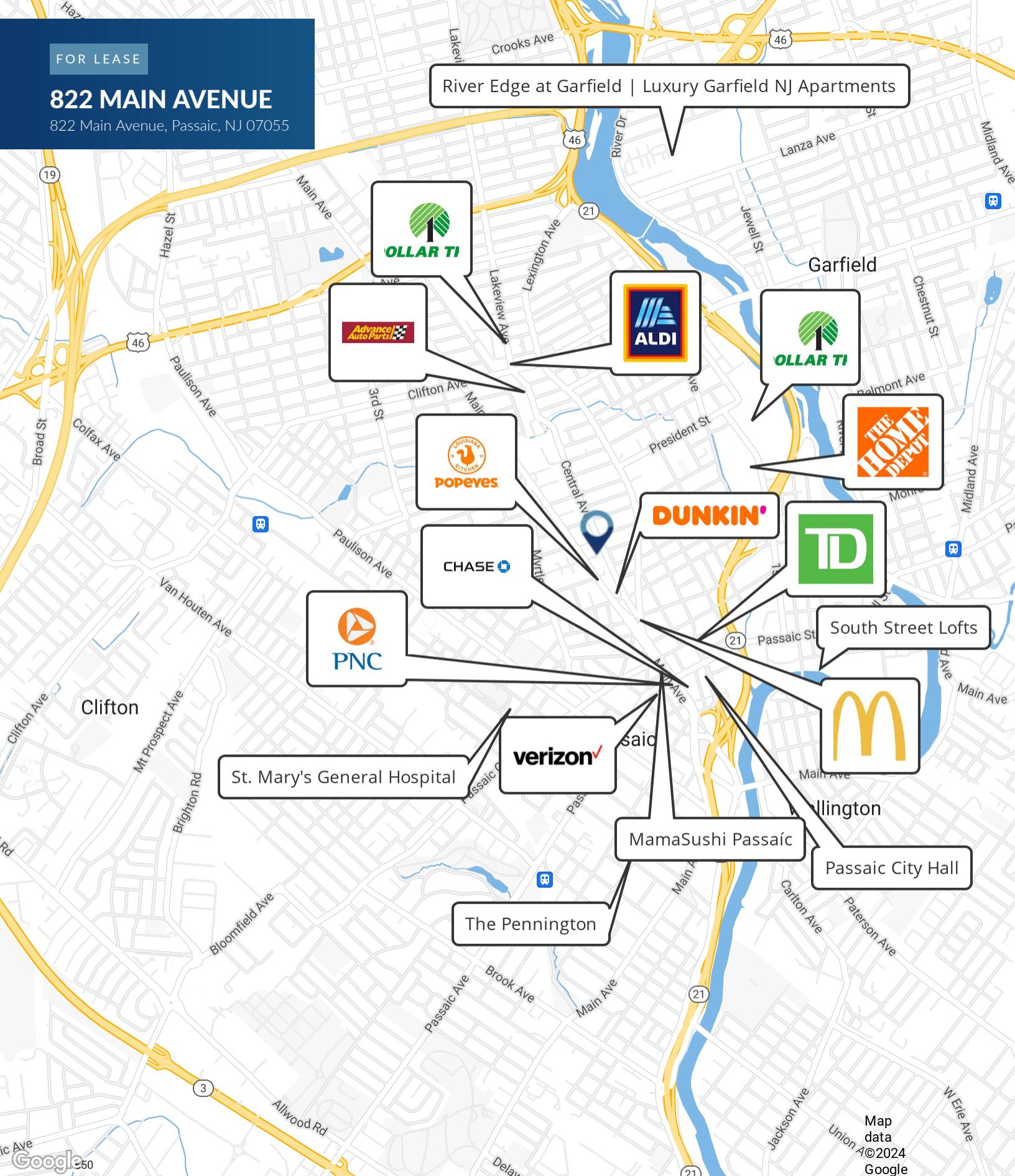


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River Edge at Garfield | Luxury Garfield NJ Apartments



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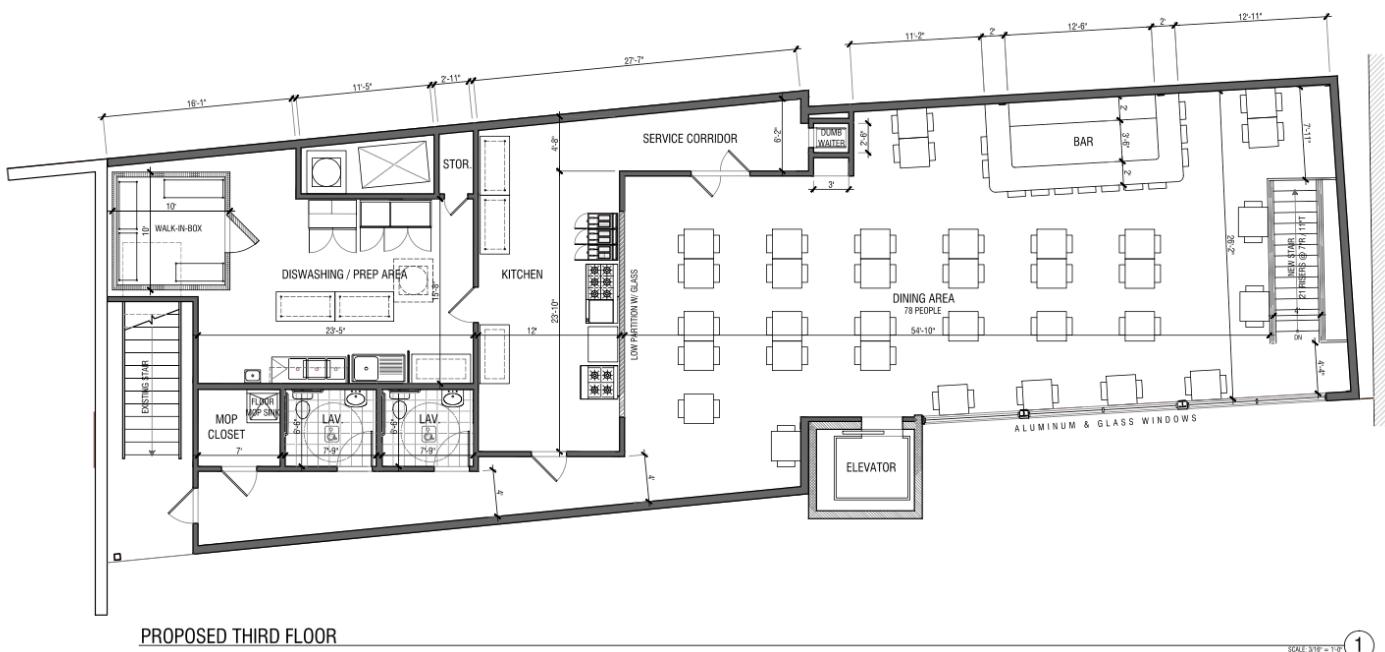
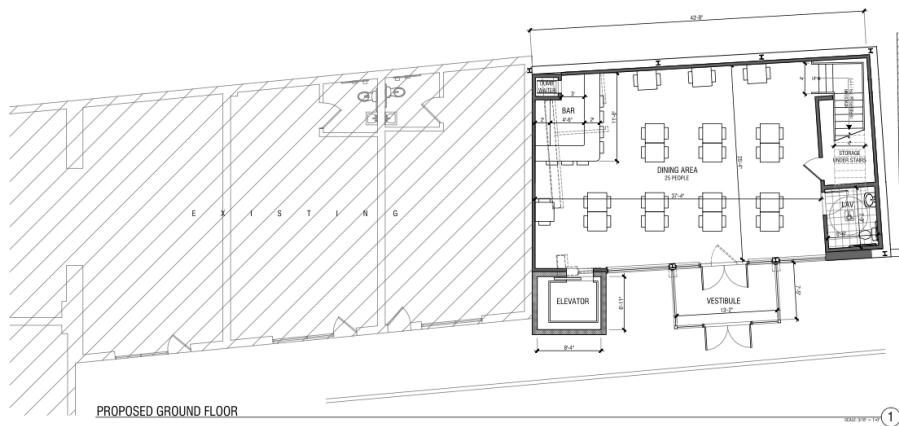
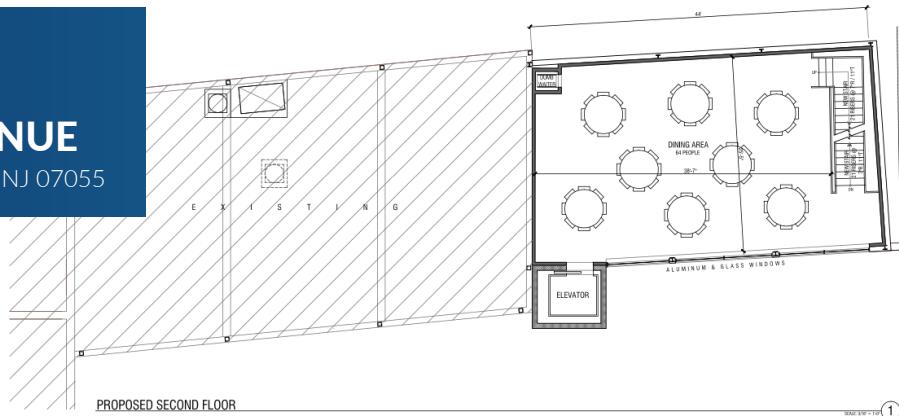


Map data
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Google

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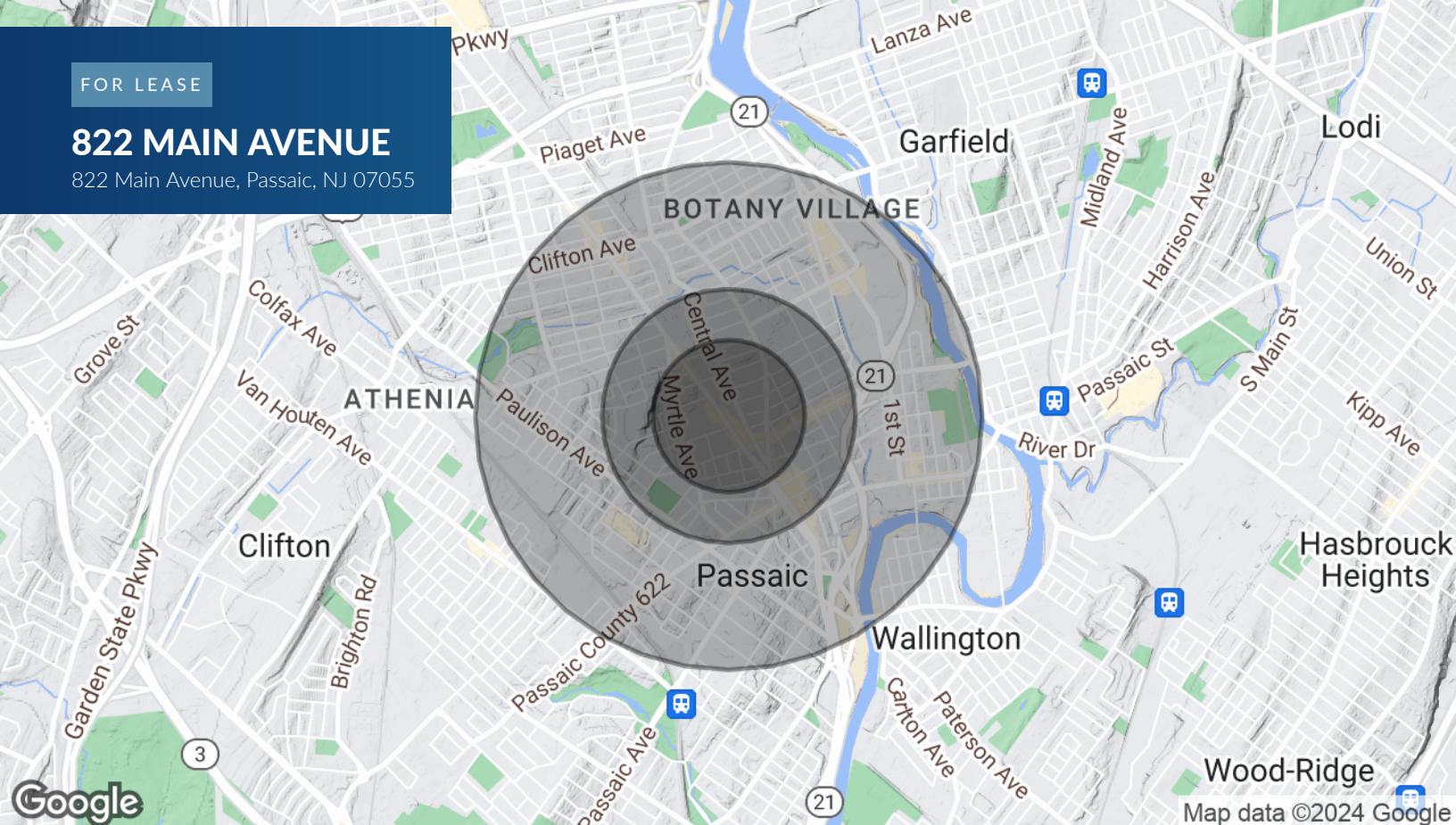
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The logo for Atlantic Coastal Real Estate features the company name in a white, sans-serif font above a stylized blue wave graphic.

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,480	26,228	71,779
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,710	7,251	21,756
# of Persons per HH	3.8	3.6	3.3
Average HH Income	\$63,561	\$68,948	\$72,480
Average House Value	\$392,431	\$374,805	\$405,749

Demographics data derived from AlphaMap

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