

For Lease

1,455 - 2,965 SF Available

246 Mountain Avenue Springfield, NJ

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**Former Restaurant
New Facade Pending**



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BUILDING SIZE
7,607 SF

AVAILABLE
1,455 - 2,965 SF

RENT
\$28.50 / SF

NNN
Est. \$10.13 /SF

PARKING
44 Spaces

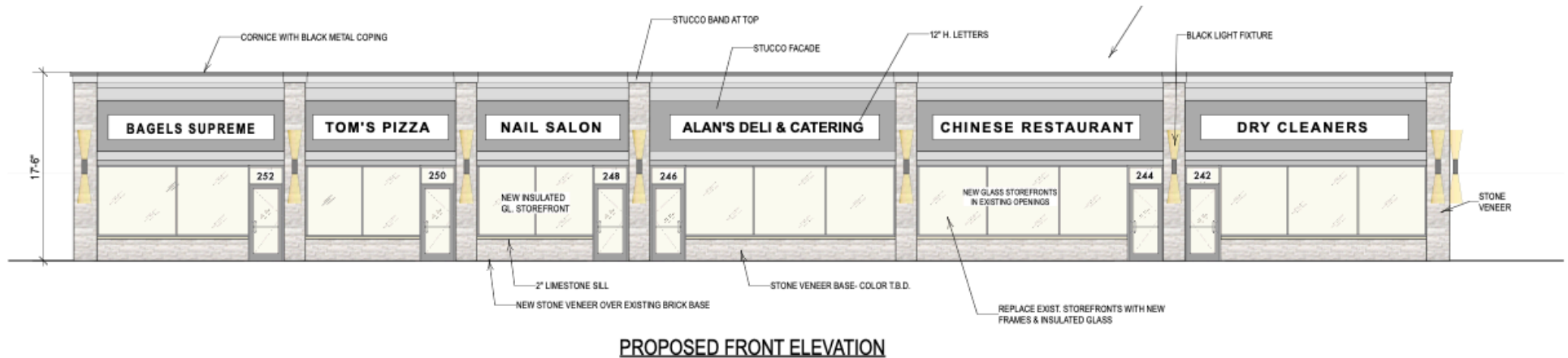
TRAFFIC
6,712 VPD on Mountain Ave

BUILDING FRONTAGE
209" on Mountain Ave

NOTES

- Delivery of Space: Vanilla Box, ceiling Tiles, LED Lighting, HVAC System, ADA Bathroom.
- Pending Facade Renovation/Mansard 2026
- Walking distance to high school, middle school and temple
- Full basement
- Ansell Fire Supression/Hood installed

UNIT FRONTAGE
1,455 SF - 25'
1,510 SF - 25'





DEMOGRAPHICS

| | TOTAL POPULATION | AVERAGE HHI | HOUSEHOLDS | TOTAL BUSINESSES | TOTAL EMPLOYEES |
|----------------|------------------|-------------|------------|------------------|-----------------|
| 1 Mile | 17,577 | \$204,898 | 6,911 | 1,088 | 9,557 |
| 3 Miles | 118,455 | \$244,744 | 7,052 | 7,052 | 68,411 |
| 5 Miles | 422,740 | \$199,194 | 18,608 | 18,608 | 180,484 |

