

RETAIL

45 Outwater Lane
Garfield, NJ

JOIN



3,400 SF

SUPERWASH LAUNDROMAT

WASH & FOLD DRY CLEANING

il Corpo
pilates studio

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Anjelica McCann

O: 973.798.6130 Ext 1009

Anjelica@ZoltekCRE.com

Urszula Zoltek

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COMMERCIAL REAL ESTATE SERVICES



JOIN



**SUPERWASH
LAUNDROMAT**
WASH & FOLD DRY CLEANING



AVAILABLE FOR LEASE

- 3,400 SF (Former Trader Pro Training Center)
- Frontage: 25 Feet
- Pylon Sign
- Ample Parking
- Next to Price Rite Marketplace
- Traffic Count Outwater Lane: 14,081 VPD
- Zoning B-2 : [Click Here For More Info](#)
- High Density Populated Area
- Neighboring National Tenants: Wawa, 7-Eleven, Citizens Bank, Walgreens, Verizon, WingStop, USPS, HR Block, YMCA, PNC Bank and Many More...

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COMMERCIAL REAL ESTATE SERVICES

SITE

JOIN:  
 

Mill Shoppes of Garfield




Garfield School Stadium

Garfield High School

Garfield City Hall

Traffic Count Outwater Lane: 14,081 VPD





The Venetian Catering Hall

DOLLAR GENERAL

Botany Plaza

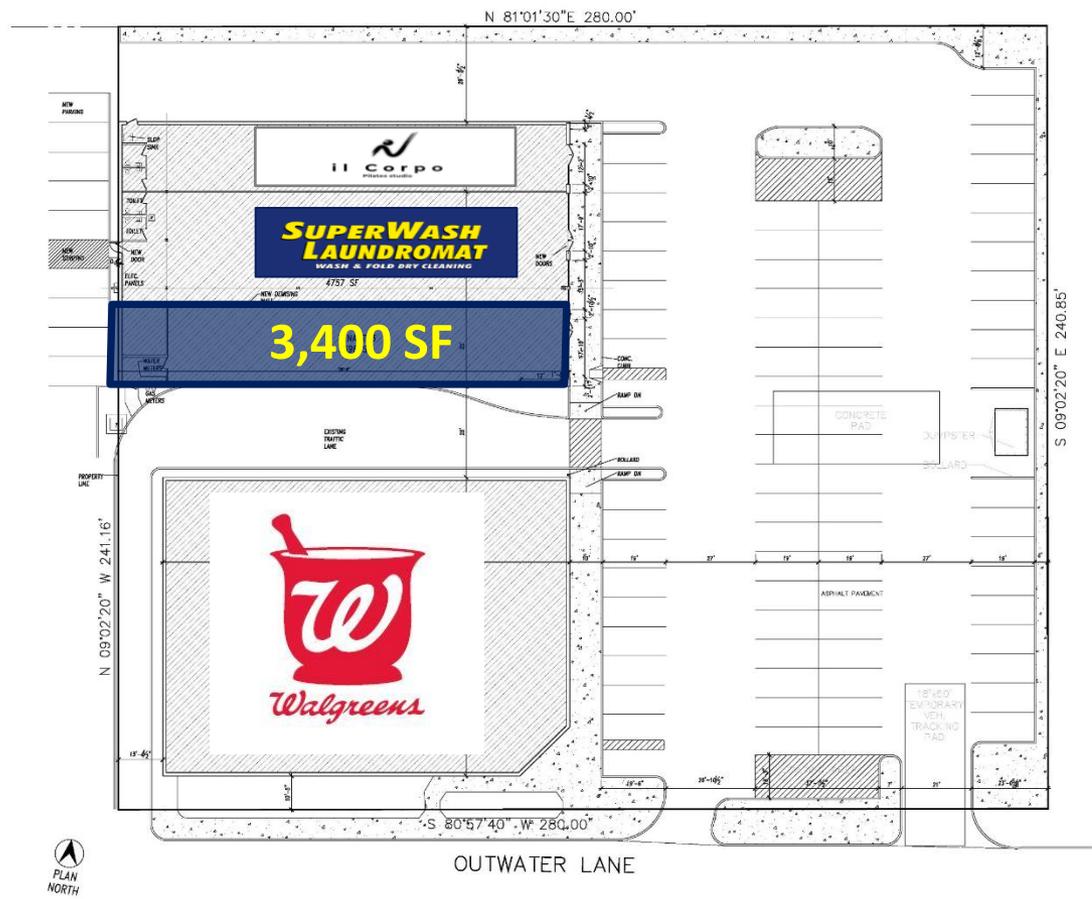





Passaic Plaza







1 SITE PLAN
SK-1 SCALE: 1/16" = 1'-0"

ZONING ANALYSIS

ZONE: B-2 BUSINESS
 FINISHED USES: RETAIL, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENT, BARRIERS, ENCLOSED RESTAURANT/BEVERAGE ESTABLISHMENT, BUSINESS AND PROFESSIONAL OFFICES, FINANCIAL INSTITUTIONS

I. BLOCK REQUIREMENTS
 NO CHANGES TO THE FOOTPRINTS, HEIGHTS OR LOCATION OF EXISTING BUILDINGS OR PORTIONS THEREOF ARE PROPOSED

ZONING TABLE B-2 ZONE	
REQUIRED	PROVIDED
AREA	2700 SF
LOT WIDTH	75'
FRONT YARD	5'
SIDE YARD (ONE)	N/A
SIDE YARD (OTHER)	N/A
REAR YARD	10'
MAX % LOT COVERAGE	80%
MAX HEIGHT	13.5 FT / 13 FT 11.5 IN / 13 FT

II. PARKING REQUIREMENTS

EXISTING	BUILDING 1	EXISTING USE	AREA	REQUIRED PARKING RATIO	REQUIRED SPACES
TENANT SPACE 1	BANK	2922 S.F.	1.59/200 SQ. FT.	14.8	
TENANT SPACE 2	RETAIL	4731 S.F.	1.59/200 SQ. FT.	23.8	
TENANT SPACE 3	RETAIL	3398 S.F.	1.59/200 SQ. FT.	17.0	
BUILDING 2					
RETAIL	RETAIL	11,200 S.F.	1.59/200 SQ. FT.	56.0	
112.0 REQUIRED					
* 77.2 PROVIDED					
APPROVED BY VARIANCE					

PROPOSED	BUILDING 1	USE	AREA	REQUIRED PARKING RATIO	REQUIRED SPACES
TENANT SPACE 1	BANK	2922 S.F.	1.59/200 SQ. FT.	14.8	
TENANT SPACE 2	LAUNDROMAT	4731 S.F.	1.59/400 SQ. FT.	11.8	
TENANT SPACE 3	RETAIL	3398 S.F.	1.59/200 SQ. FT.	17.0	
BUILDING 2					
RETAIL	RETAIL	11,200 S.F.	1.59/200 SQ. FT.	56.0	
89.5 REQUIRED					
* 77.2 PROVIDED					
APPROVED BY VARIANCE					

MICHELLE & WALDRON ASSOCIATES, LLC

100 WEST 10TH STREET, SUITE 200
 GARFIELD, NJ 07030
 TEL: 201-261-1111 FAX: 201-261-1112

DATE: 02/05/15
 DRAWN BY: J. WATSON
 CHECKED BY: J. WATSON
 APPR: J. WATSON

SITE PLAN
 45 OUTWATER LANE
 GARFIELD, NJ

DWG. NUMBER
 SK-1

ZOLTEK

AVAILABLE
3,400 SF



<u>Demographics</u>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	46,008	302,925	655,065
Daytime Employees	9,822	106,254	294,806
Households	15,194	102,941	228,601
Median Age	35.9	38.1	38.8
Average HH Income	\$82,652	\$95,124	\$102,645

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