

RETAIL
SPACE
FOR
LEASE

1545 SPRINGFIELD AVENUE

MAPLEWOOD, NJ

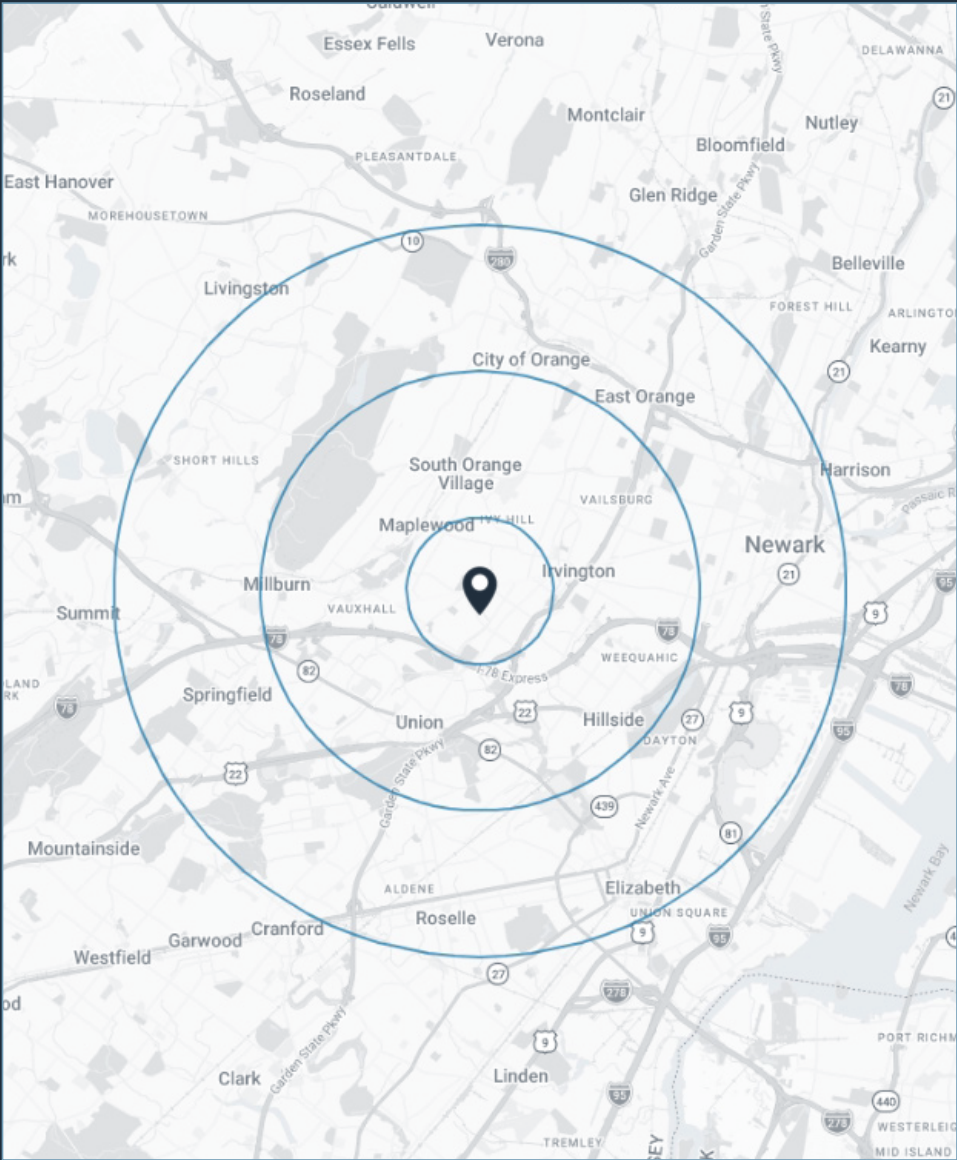
EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

1545 SPRINGFIELD AVENUE

FREESTANDING RETAIL BUILDING AVAILABLE FOR LEASE



PROPERTY OVERVIEW

- 3,864 square feet space available
- 2 curb cuts, 23 parking spaces, and pylon signage.
- Property sits at a signalized intersection on the heavily travelled retail corridor on Springfield Avenue.
- Excellent for a retail, service, medical or experiential retail.
- Close to GSP and Route 78.

DEMOGRAPHICS

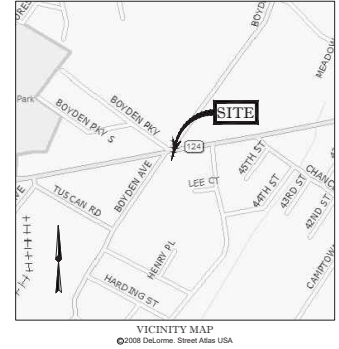
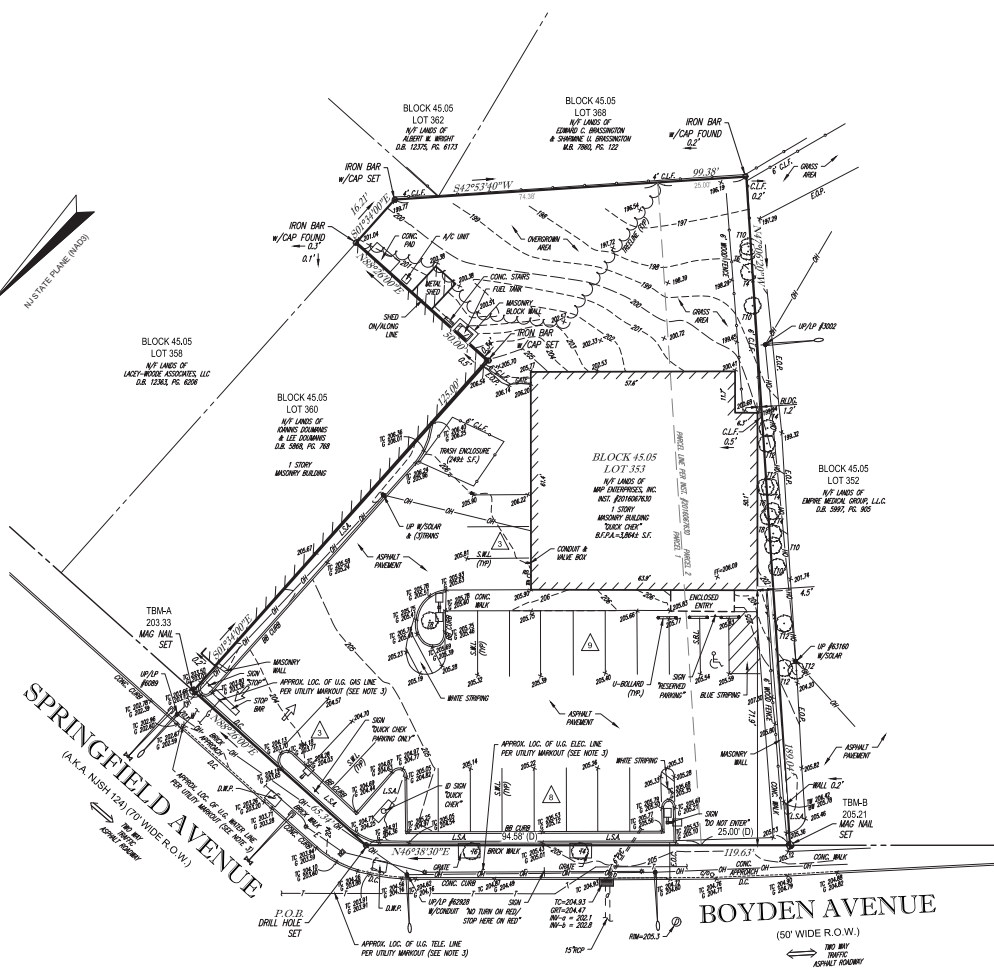
	1 MILE	3 MILES	5 MILES
POPULATION	25,313	66,228	118,288
HOUSEHOLDS	11,736	28,316	52,398
EMPLOYEES	4,820	25,381	39,128
AVERAGE HH INCOME	\$183,865	\$179,529	\$186,822

TRAFFIC COUNTS

SPRINGFIELD AVENUE	20,210 AADT
I-78 PHILLIPSBURG NEWARK EXPRESSWAY	103,079 AADT

SURVEY

LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	OVERHEAD WIRES
	DEPRESSED CURB
	TRAFFIC SIGNAL POLE
	ROOF DRAIN
	WATER VALVE
	DRAINAGE/STORM MANHOLE
	VENT & NUMBER OF VENTS
	CONDUIT PIPE
	UTILITY POLE/LIGHT POLE
	UTILITY POLE
	PAINTED ARROWS
	SIGN
	BOLLARD
	U-BOLLARD
	LAMP POST
	AREA LIGHT
	CATCH BASIN OR INLET
	DECIDUOUS TREE & TRUNK SIZE
	PARKING SPACE COUNT
	DEPRESSED CURB
	TYPICAL
	S.B.L. SOLID BLUE LINE
	S.W.L. SOLID WHITE LINE
	TRAFFIC SIGNAL
	CHAIN LINK FENCE
	C.L.F. EDGE OF CONC.
	E.O.C. EDGE OF PAVEMENT
	E.O.P. LANDSCAPED AREA
	D.M.P. DETECTABLE WARNING PAD
	APPROX. LOC. UNDERGROUND GAS LINE
	APPROX. LOC. UNDERGROUND TEL. LINE
	APPROX. LOC. UNDERGROUND ELEC. LINE
	APPROX. LOC. UNDERGROUND CABLE LINE
	APPROX. LOC. UNDERGROUND WATER LINE



- NOTES:
- PROPERTY KNOWN AS LOT 353 IN BLOCK 45.05 AS SHOWN ON SHEET 27 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MAPLEWOOD, ESSEX COUNTY, NEW JERSEY.
 - AREA = 22,183 S.F. OR 0.509 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET ELEVATION=203.33
TBM-B: MAG NAIL SET ELEVATION=205.21
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.

- REFERENCES:
- THE OFFICIAL TAX MAP OF THE TOWNSHIP OF MAPLEWOOD, ESSEX COUNTY, NEW JERSEY, SHEET 27.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 132 OF 207, COMMUNITY-PANEL NUMBER 5401302132 F, EFFECTIVE DATE: JUNE 4, 2007.
 - MAP ENTITLED "BOUNDARY & TOPOGRAPHICAL SURVEY, QUICK CHECK, LOT 363, BLOCK 45-5, 1545 SPRINGFIELD AVENUE @ BOYDEN AVE, TOWNSHIP OF MAPLEWOOD, ESSEX COUNTY, NEW JERSEY" PREPARED BY CONTROL POINT ASSOCIATES, INC. AND DATED 8-21-08.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.		FIELD DATE 6-15-2020	BOUNDARY & TOPOGRAPHICAL SURVEY MAP ENTERPRISES, INC. 1545 SPRINGFIELD AVENUE BLOCK 45.05, LOT 353 TOWNSHIP OF MAPLEWOOD, ESSEX COUNTY STATE OF NEW JERSEY	
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL		FIELD BOOK NO. 0520-04		
DATE 6-26-2020		FIELD BOOK P/L 21-22	CONTROL POINT ASSOCIATES, INC. 305 FELLOWSHIP ROAD - SUITE 210 MT. LAUREL, NJ 08054 609.887.2000 • 609.888.5555 FAX WWW.CPASURVEY.COM	
DRAWN: KC		FIELD CREW T.Z.C.K.		
REVIEWED: M.T.T.		DATE 6-22-2020	SCALE 1"=20'	FILE NO. 05-200090-00
DONALD P. SWEENEY, PLS DELAWARE PROFESSIONAL LAND SURVEYOR #56-00045		APPROVED: O.P.S.	DWG. NO. 1 OF 1	







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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.01.26