

RETAIL OPPORTUNITY FOR LEASE  
**DIRECT ACCESS FROM ROUTE 22**  
240 ROUTE 22 WEST, SPRINGFIELD, NJ



JOIN ALDI  
COMING SOON

LONGHORN  
STEAKHOUSE

AVAILABLE  
26,000 SF±

ALDI  
COMING SOON

PYLON  
SIGN

ROUTE 22 WEST - 34,892 AADT

ROUTE 22 EAST - 50,123 AADT

22

WELLS  
FARGO

FIVE GUYS  
BURGERS and FRIES

7  
ELEVEN

**26,000 SF REMAINING**

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

BRIAN KATZ  
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# PROPERTY OVERVIEW

## HIGHLIGHTS

- 26,000 SF Available. Divisions considered
- Rare opportunity in the premiere retail corridor on Route 22 with eastbound and westbound access
- Accessible from desirable residential communities such as Westfield, Springfield, Maplewood and Summit using Springfield Avenue (via Hillside Avenue) without having to travel on the heavily trafficked Route 22
- 250+ parking spaces and prominent pylon signage options
- Direct deal with long-term lease available
- Neighborhood retailers include:

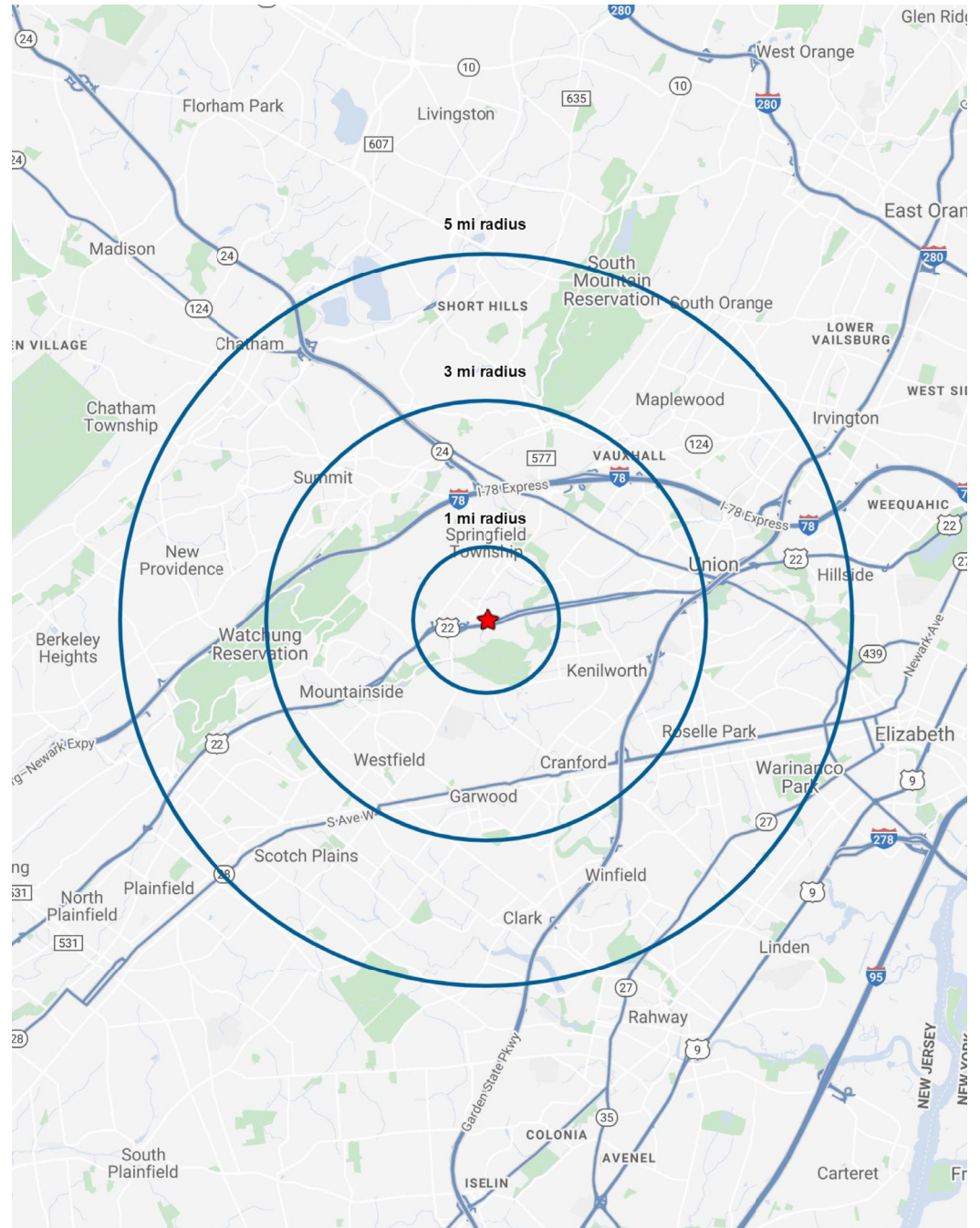


## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	8,643	121,549	386,983
HOUSEHOLDS	3,208	44,592	137,663
DAYTIME EMPLOYEES	4,343	63,073	132,370
AVERAGE HH INCOME	\$152,413	\$165,021	\$157,725

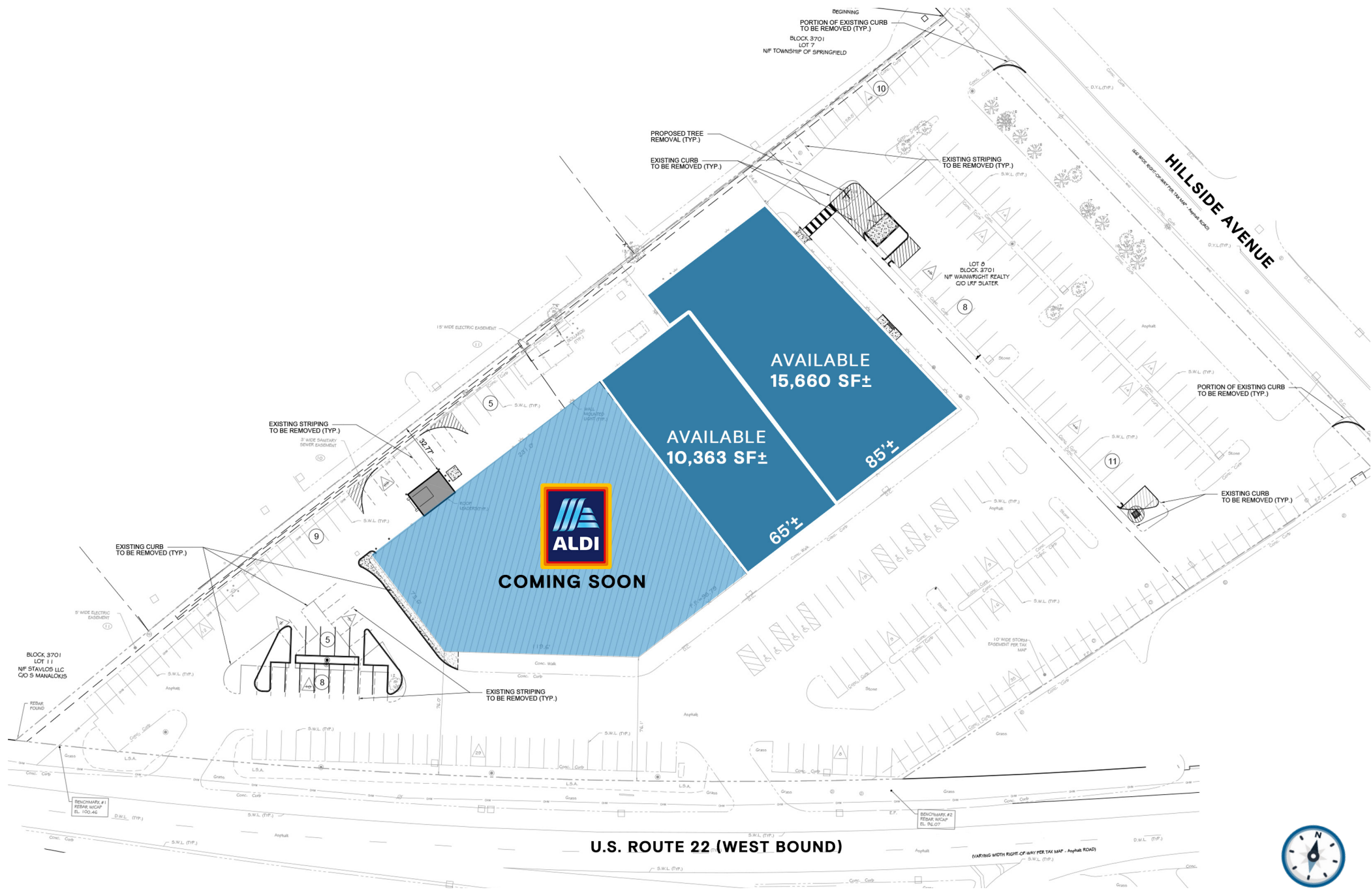
## TRAFFIC COUNTS

ROUTE 22	85,015 AADT
SPRINGFIELD AVENUE	23,886 AADT

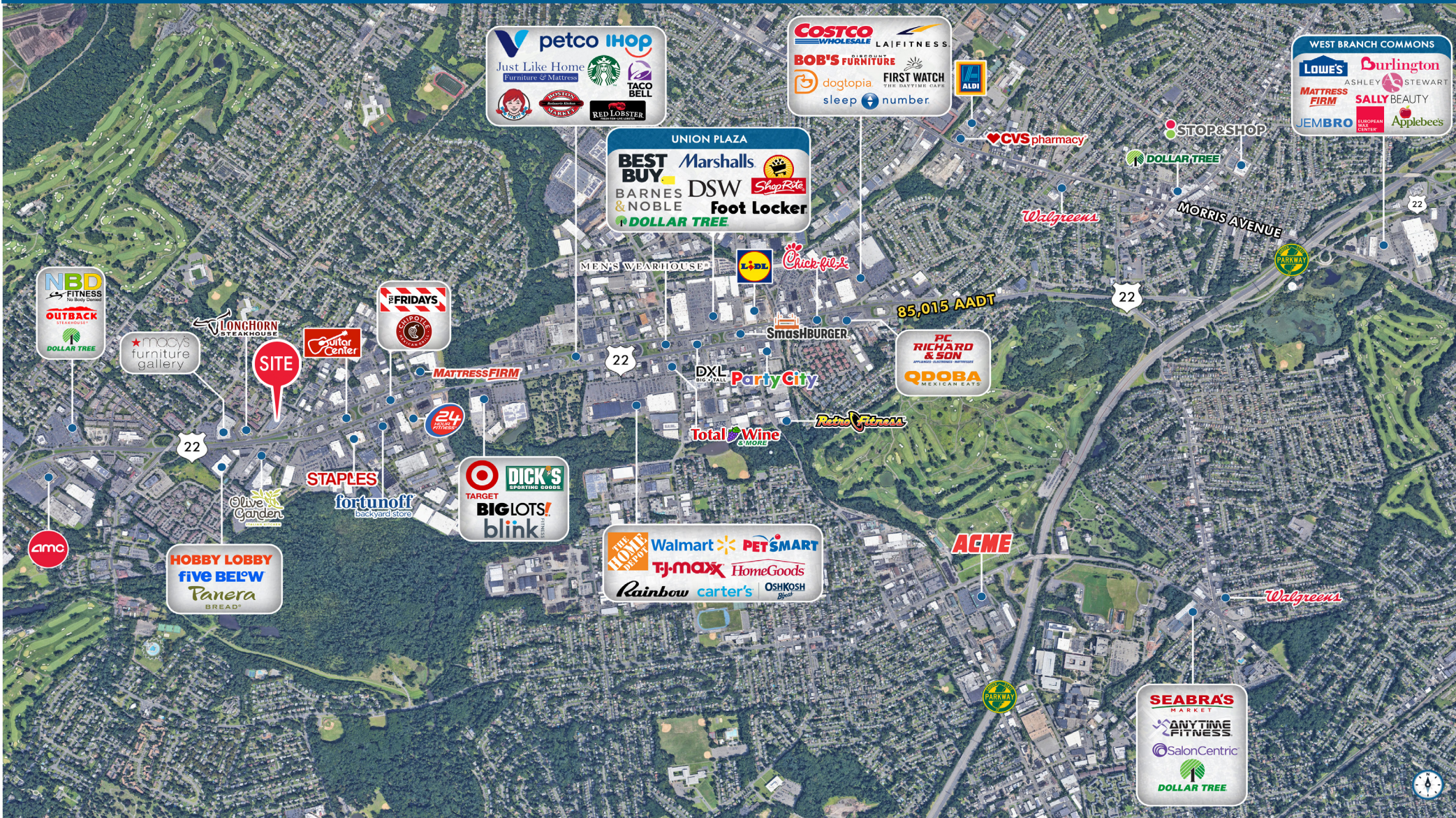


# 240 ROUTE 22 WEST | EXECUTIVE SUMMARY





# 240 ROUTE 22 WEST | SITE PLAN



240 ROUTE 22 WEST | MARKET AERIAL

## CONTACT AGENTS

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