

RETAIL OPPORTUNITY FOR LEASE

DIRECT ACCESS FROM ROUTE 22

240 ROUTE 22 WEST, SPRINGFIELD, NJ



26,000 SF LEASED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

BRIAN KATZ
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PROPERTY OVERVIEW

HIGHLIGHTS

- 100% Leased - 26,000 SF
- 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:

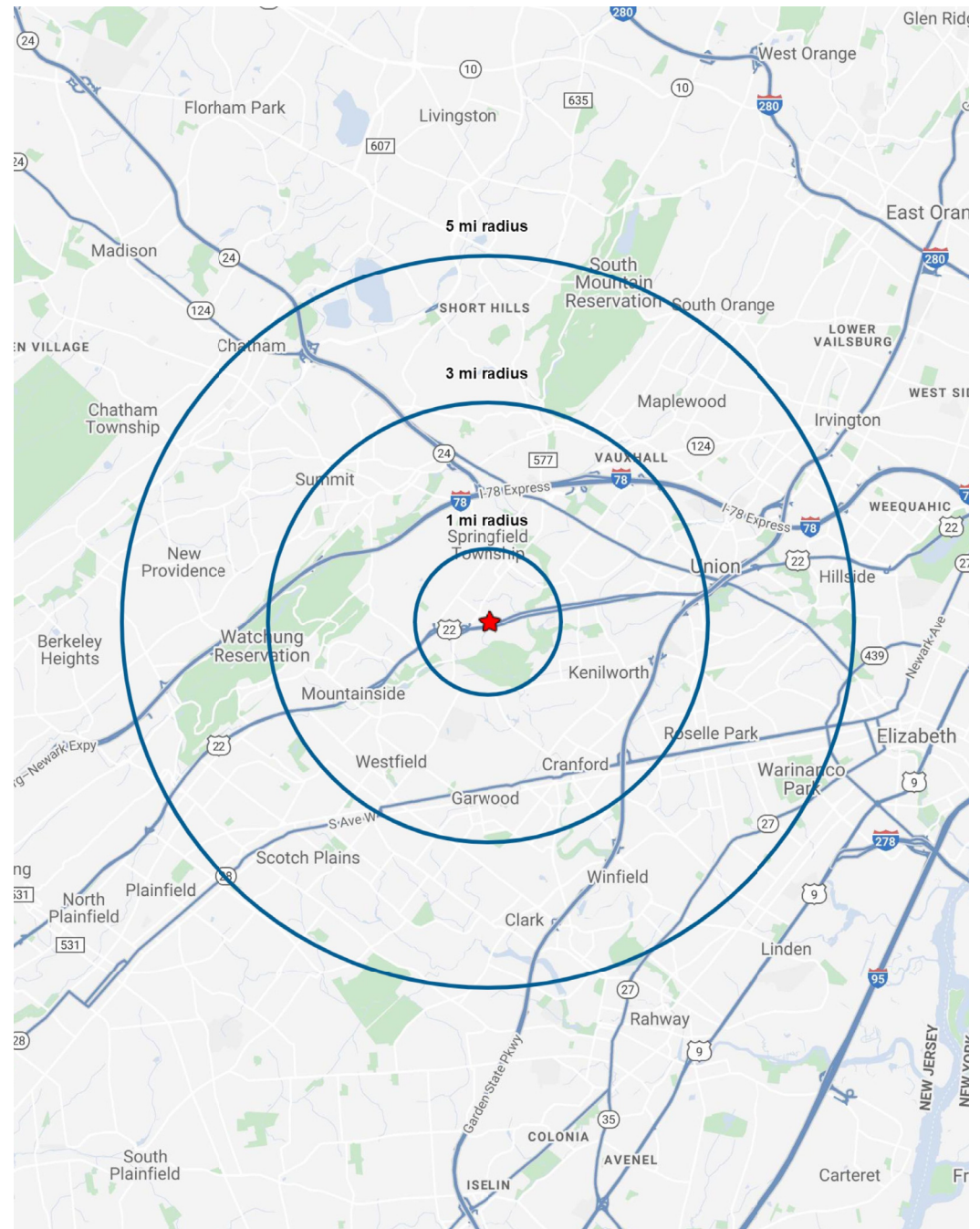


DEMOGRAPHICS

	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



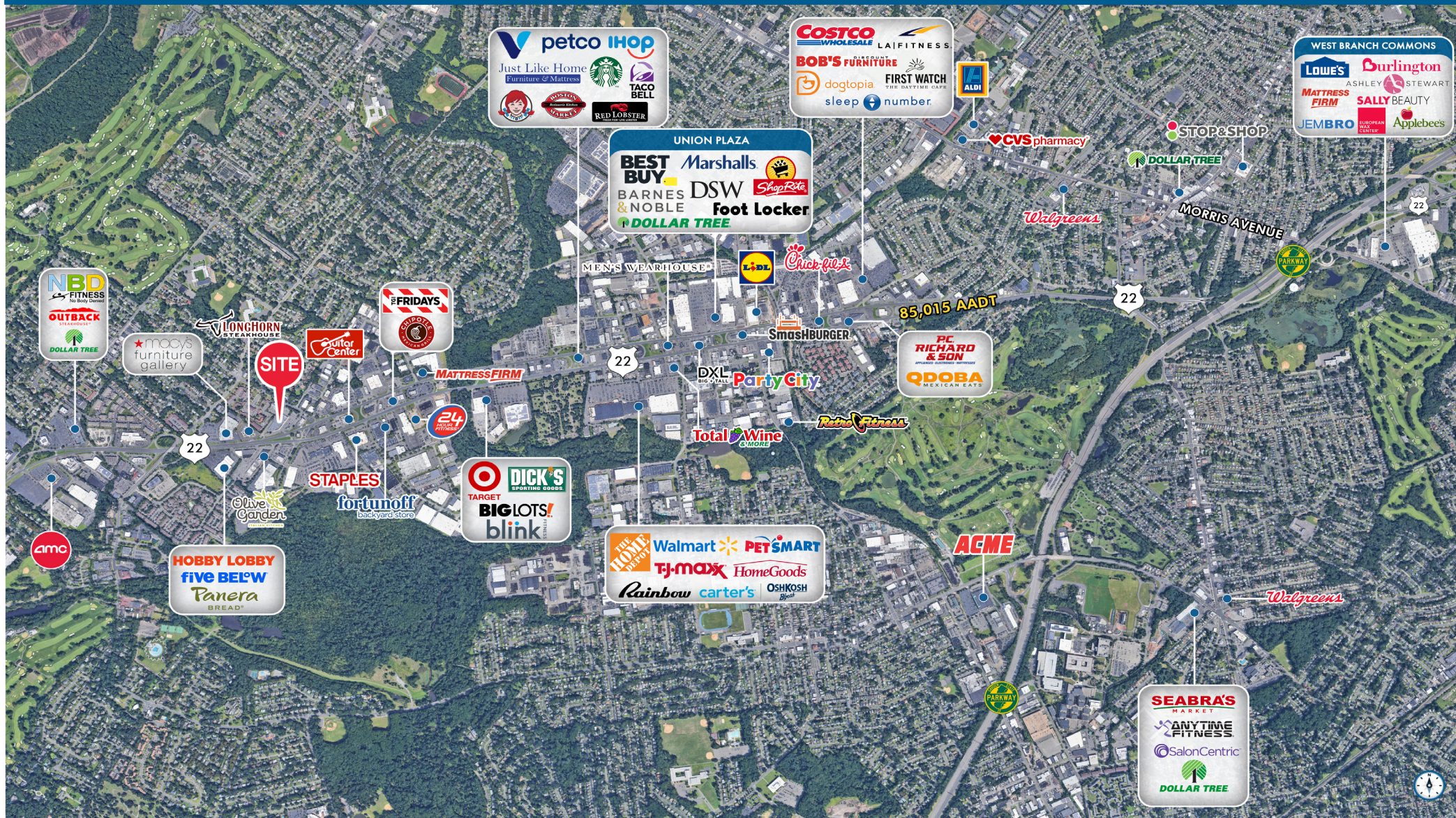
240 ROUTE 22 WEST | EXECUTIVE SUMMARY



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240 ROUTE 22 WEST | MARKET AERIAL

CONTACT AGENTS

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