

HIGHLY VISIBLE ENDCAP

35,848 SF RETAIL SPACE AVAILABLE

350 ROUTE 22 WEST, SPRINGFIELD, NJ

PAD NOW
AVAILABLE



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

HIGHLIGHTS

- Rare opportunity in the premiere retail corridor on Route 22 with eastbound and westbound access
- New pad opportunity
- Co-tenants with Macy's Furniture Gallery
- Accessible from desirable residential communities such as Millburn, Short Hills, Union, Westfield, Springfield, Maplewood and Summit using Springfield Avenue without having to travel on the heavily trafficked Route 22
- Neighborhood retailers include:



DEMOGRAPHICS

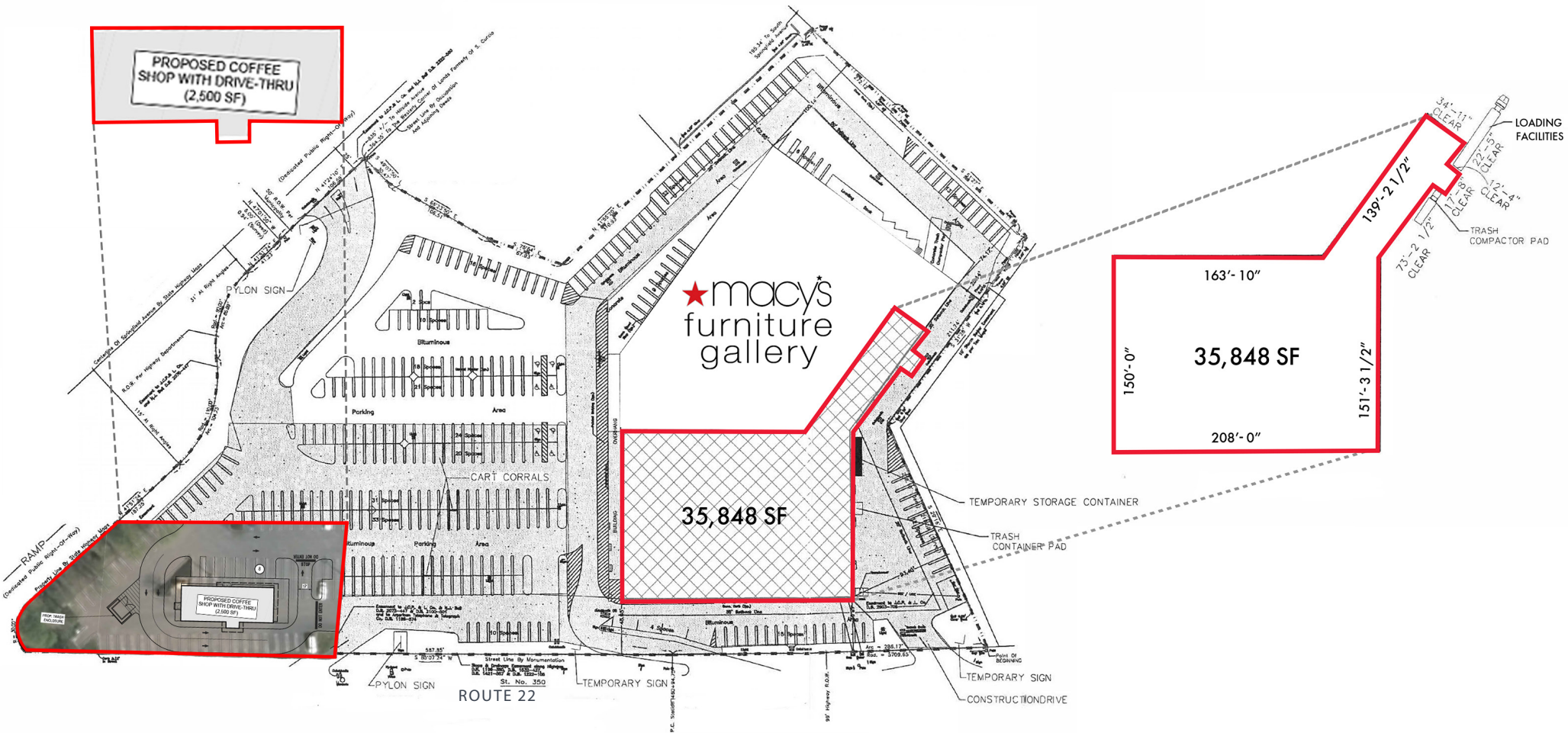
	1 Mile	3 Miles	5 Miles
POPULATION	8,405	116,963	368,881
HOUSEHOLDS	3,277	43,705	133,451
DAYTIME EMPLOYEES	4,523	83,900	166,670
AVERAGE HH INCOME	\$164,536	\$181,651	\$171,579

TRAFFIC COUNTS

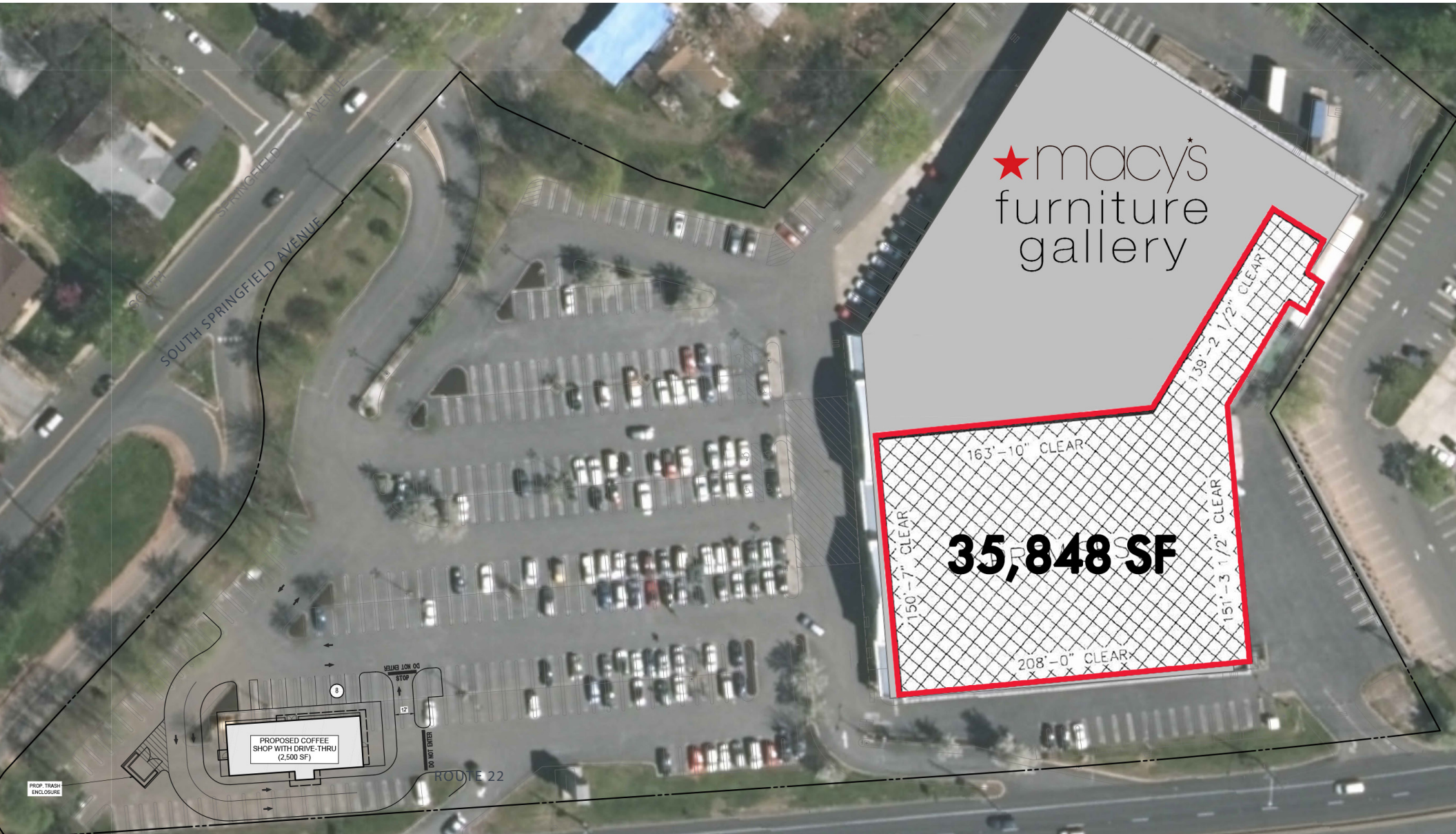
ROUTE 22	85,015 AADT
SPRINGFIELD AVENUE	21,132 AADT
HILLSIDE AVENUE	6,384 AADT



350 ROUTE 22 WEST | EXECUTIVE SUMMARY



350 ROUTE 22 WEST | SITE PLAN



350 ROUTE 22 WEST | SITE AERIAL



350 ROUTE 22 WEST | MARKET AERIAL

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