

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

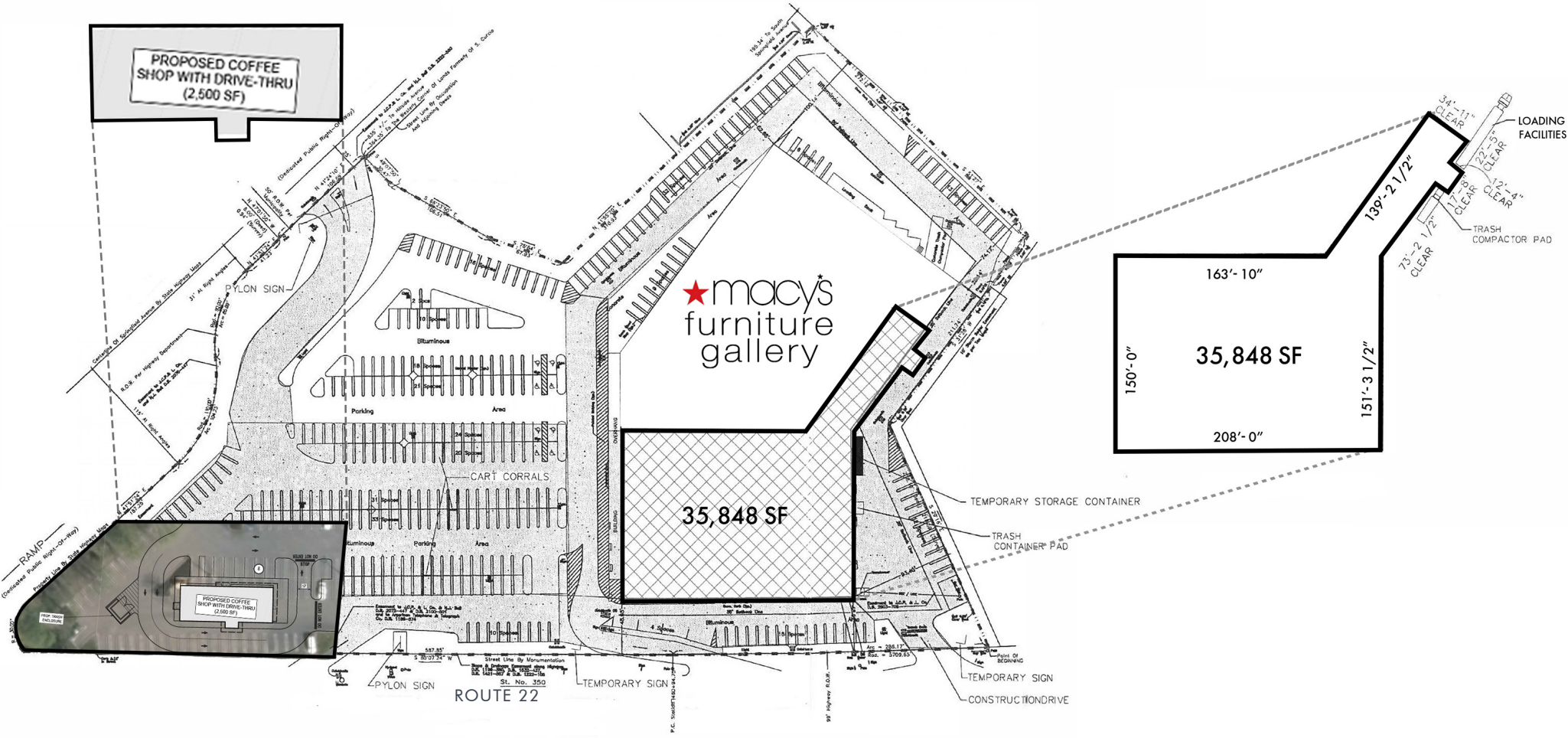
## TRAFFIC COUNTS

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



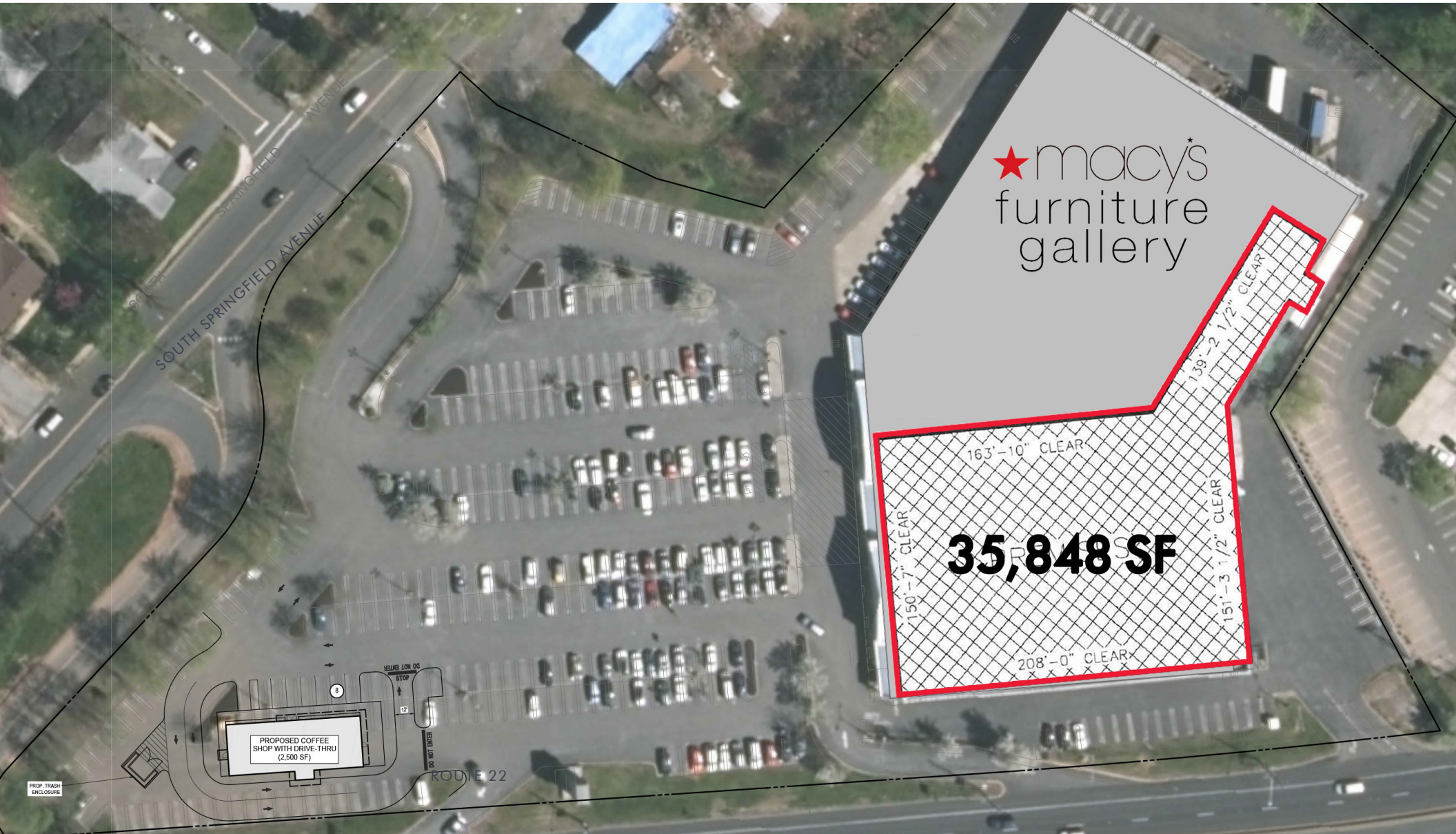
# 350 ROUTE 22 WEST | EXECUTIVE SUMMARY





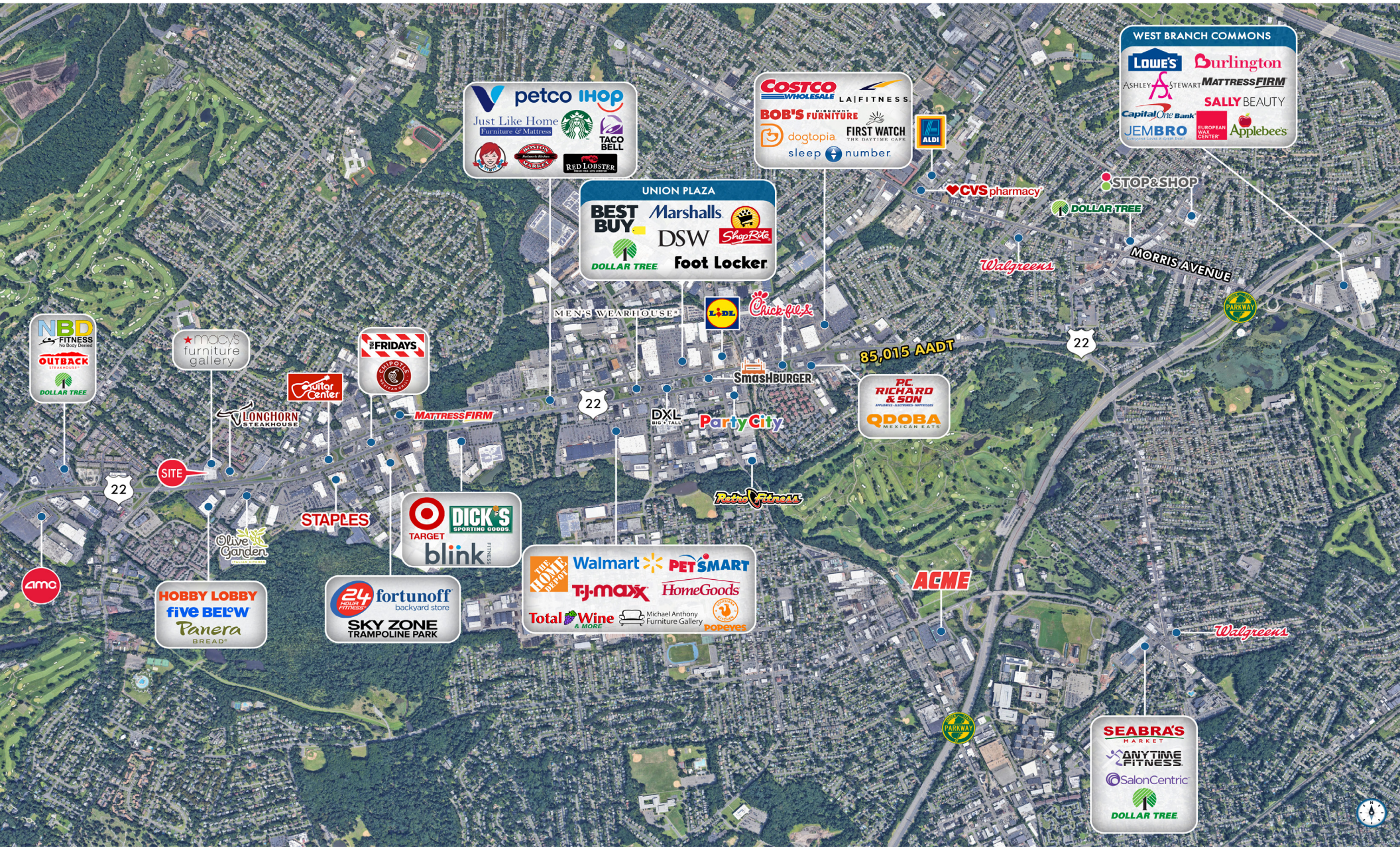
# 350 ROUTE 22 WEST | SITE PLAN





350 ROUTE 22 WEST | SITE AERIAL





petco IHOP  
Just Like Home Furniture & Mattress  
Starbucks TACO BELL  
Boston Market RED LOBSTER

COSTCO WHOLESALE LAIFITNESS  
BOB'S FURNITURE  
dogtopia FIRST WATCH THE DAYTIME CAFE  
sleep number ALDI

WEST BRANCH COMMONS  
LOWE'S Burlington  
ASHLEY STEWART MATTRESS FIRM  
Capital One Bank SALLY BEAUTY  
JEMBRO EUROPEAN MAX CENTER Applebees

UNION PLAZA  
BEST BUY Marshalls  
DSW ShopRite  
DOLLAR TREE Foot Locker

NBD FITNESS No Body Denied  
OUTBACK STEAKHOUSES  
DOLLAR TREE

macy's furniture gallery

FRIDAYS

Guitar Center

LONGHORN STEAKHOUSE

MATTRESS FIRM

MEN'S WEARHOUSE

LIDL

Chick-fil-A

SMASHBURGER

DXL BIG TALL

Party City

PC RICHARD & SON  
QDOBA MEXICAN EATS

85,015 AADT

CVS pharmacy

DOLLAR TREE

Walgreens

STOP & SHOP

MORRIS AVENUE

SITE

STAPLES

TARGET DICK'S SPORTING GOODS  
blink

HOBBY LOBBY  
five BELOW  
Panera BREAD

24 HOUR FITNESS  
fortunoff backyard store  
SKY ZONE TRAMPOLINE PARK

THE HOME DEPOT Walmart PET SMART  
TJ-maxx HomeGoods  
Total Wine & MORE Michael Anthony Furniture Gallery POPEYES

Retro Fitness

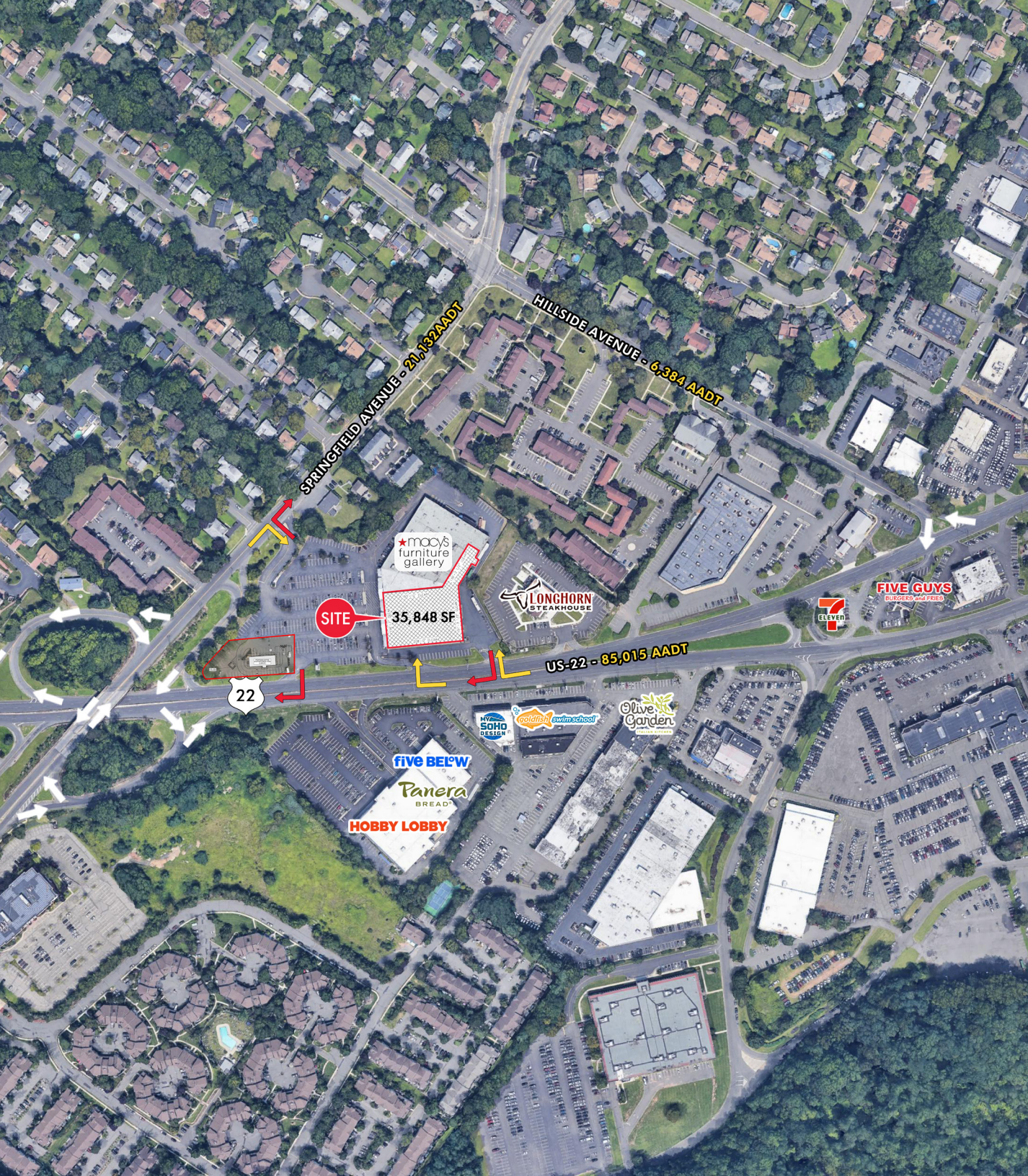
ACME

Walgreens

SEABRA'S MARKET  
ANYTIME FITNESS  
SalonCentric  
DOLLAR TREE

# 350 ROUTE 22 WEST | MARKET AERIAL





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