

FOR SALE | FOR LEASE

# 424 BROAD STREET, BLOOMFIELD, NJ

8,783 SF Vacant Building



**GREAT OWNER/OPERATOR OR REDEVELOPMENT OPPORTUNITY**

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

**John Heretakis**  
DIRECTOR, INVESTMENT SALES  
johnh@katzretail.com  
(516) 424-4855

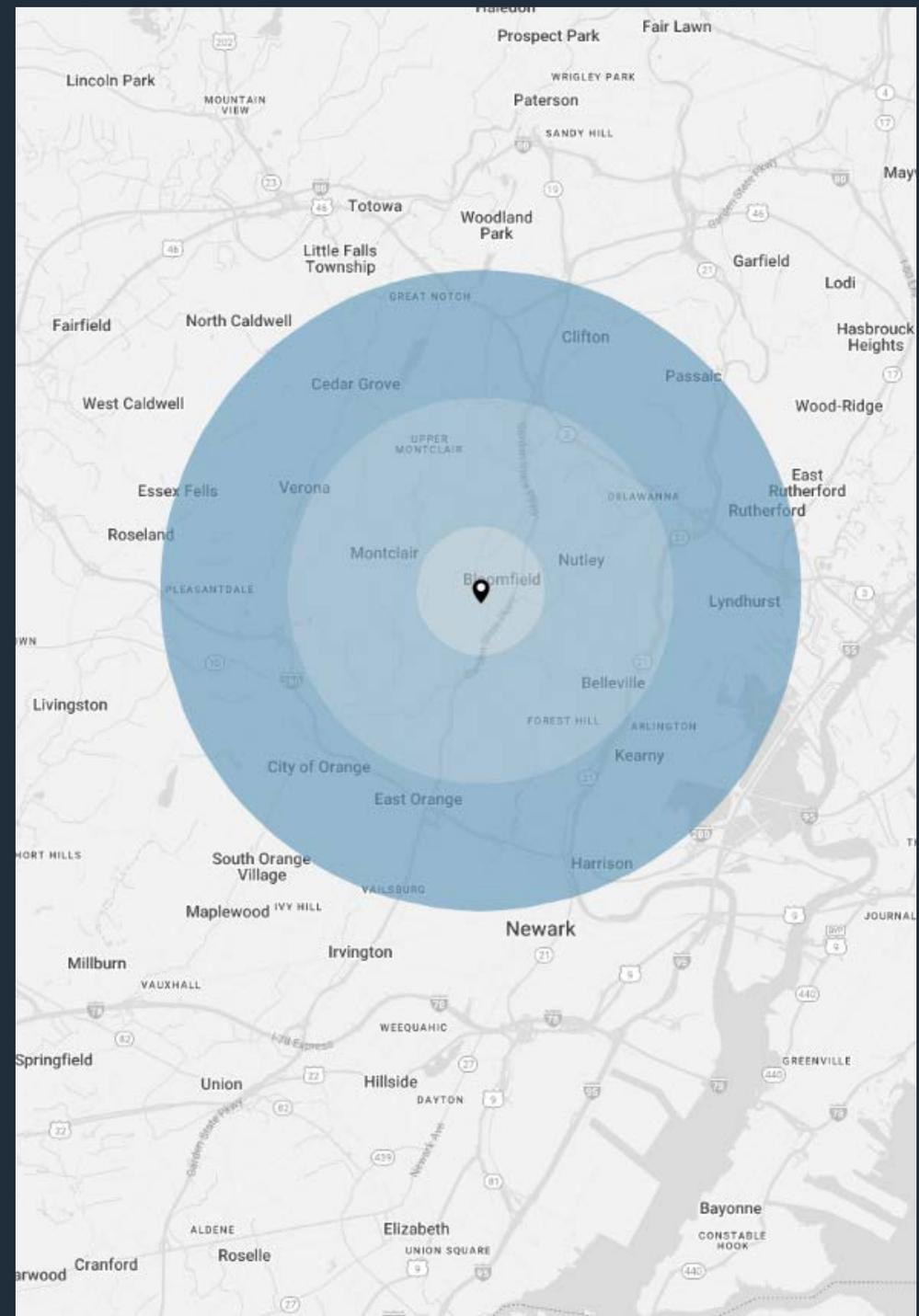
# Property Overview

## HIGHLIGHTS

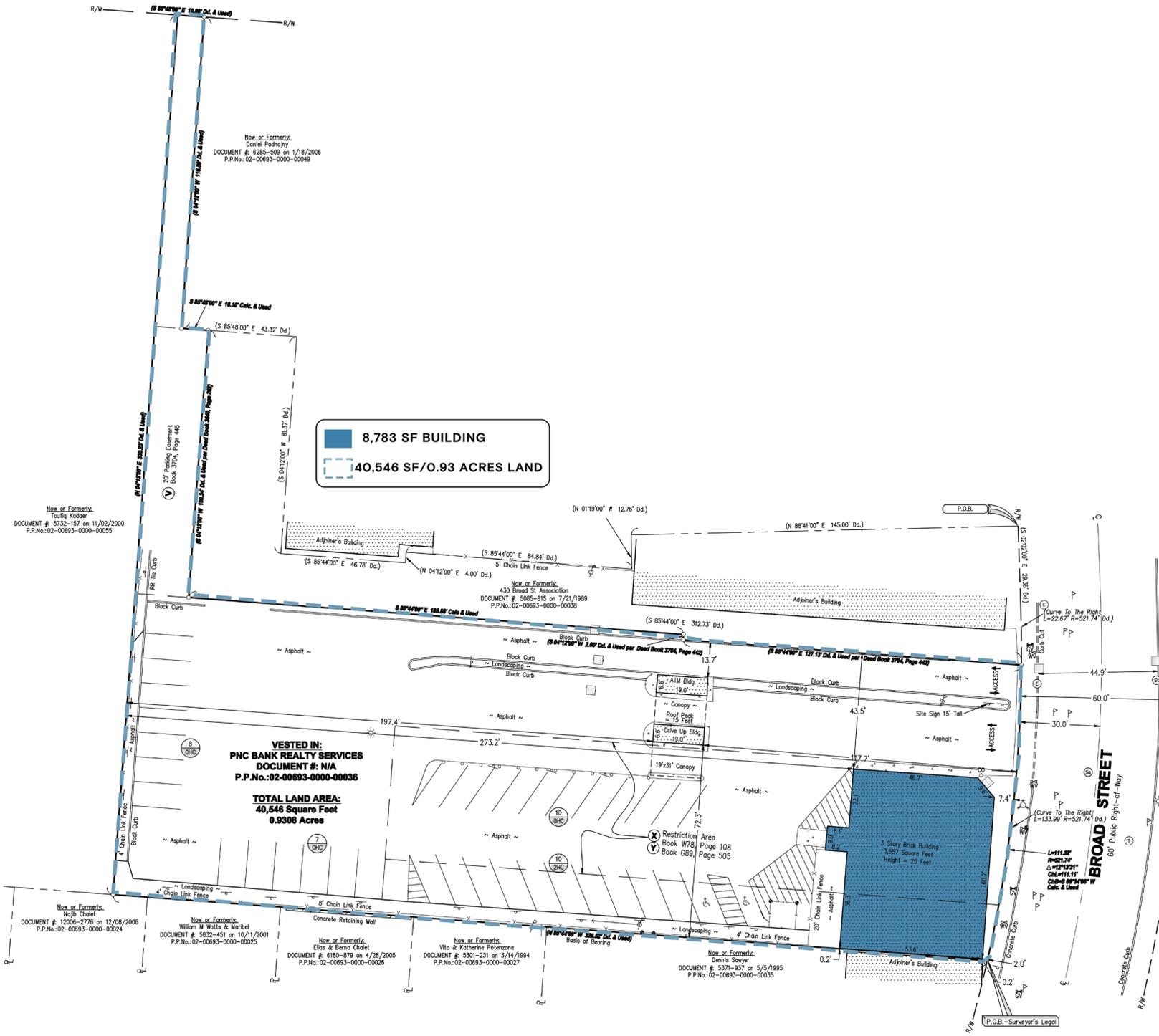
- Former PNC Bank two-level building totaling approximately 8,783 square feet situated on a 0.93-acre parcel
- This highly visible and accessible site offers a unique combination of size, drive-thru infrastructure, and dedicated on-site parking—a rare configuration within the Bloomfield market.
- The property's flexible layout and lot size present a range of potential uses. It can be repurposed for an owner-user, re-tenanted as a financial institution, or redeveloped for a high-traffic use such as a quick-service restaurant (QSR) or medical/retail concept that requires drive-thru capability and ample parking.
- The area benefits from excellent visibility, pedestrian activity, and accessibility to major thoroughfares, making this property a compelling opportunity for investors, developers, and end-users alike.

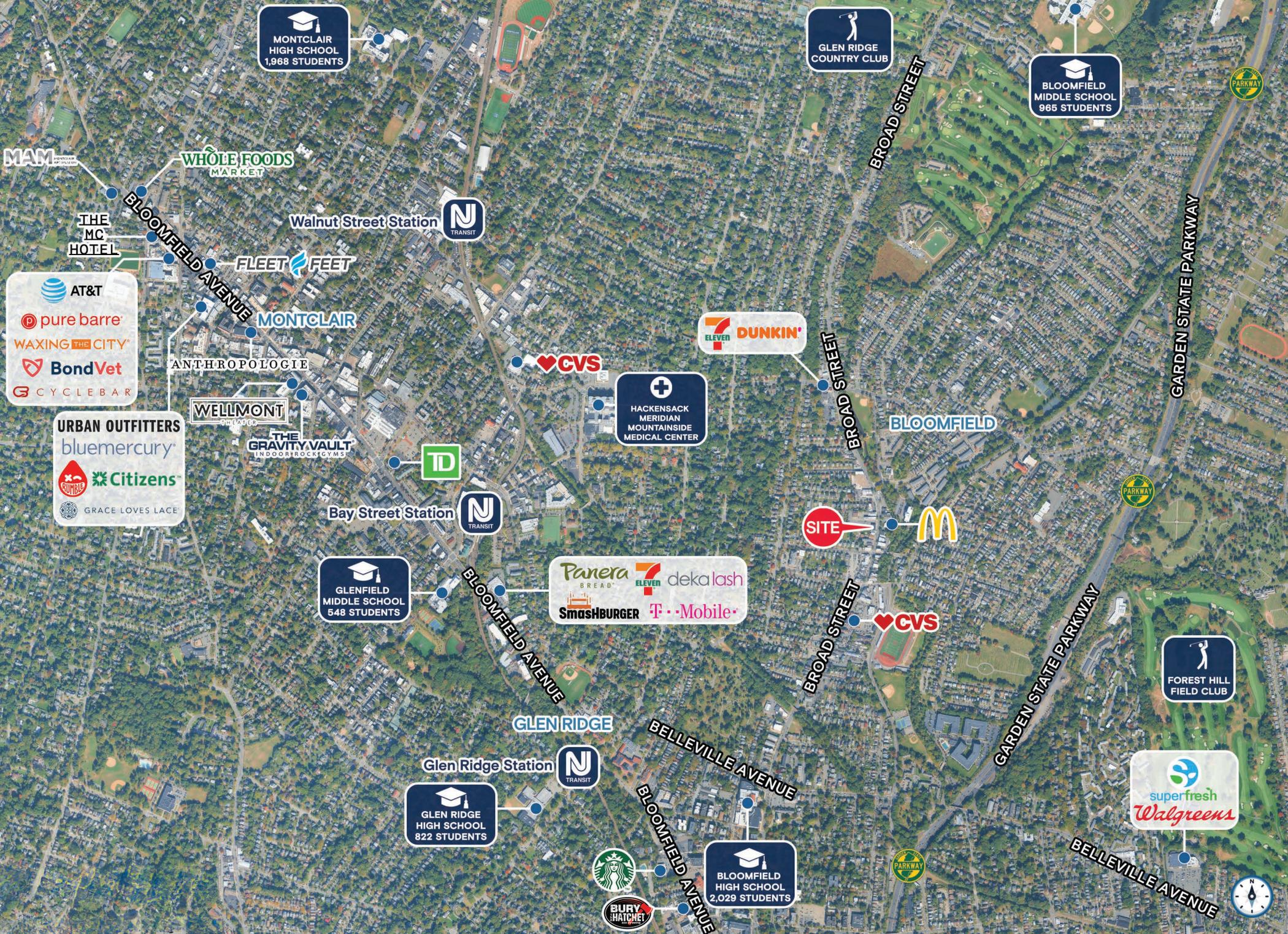
## SITE SPECIFICATIONS

<b>Tenant:</b>	Vacant (former PNC Bank)
<b>Property Address:</b>	424 Broad Street, Bloomfield, NJ 07003
<b>Lot Size:</b>	0.93 acres
<b>Building Size:</b>	8,783 SF
<b>Sale Price</b>	\$2,000,000
<b>Lease Price:</b>	\$25 PSF NNN



**WARREN STREET**  
60' Public Right-of-Way





MONTCLAIR HIGH SCHOOL  
1,968 STUDENTS

GLEN RIDGE COUNTRY CLUB

BLOOMFIELD MIDDLE SCHOOL  
965 STUDENTS

AT&T  
pure barre  
WAXING THE CITY  
BondVet  
CYCLEBAR

URBAN OUTFITTERS  
bluemercury  
Citizens  
GRACE LOVES LACE

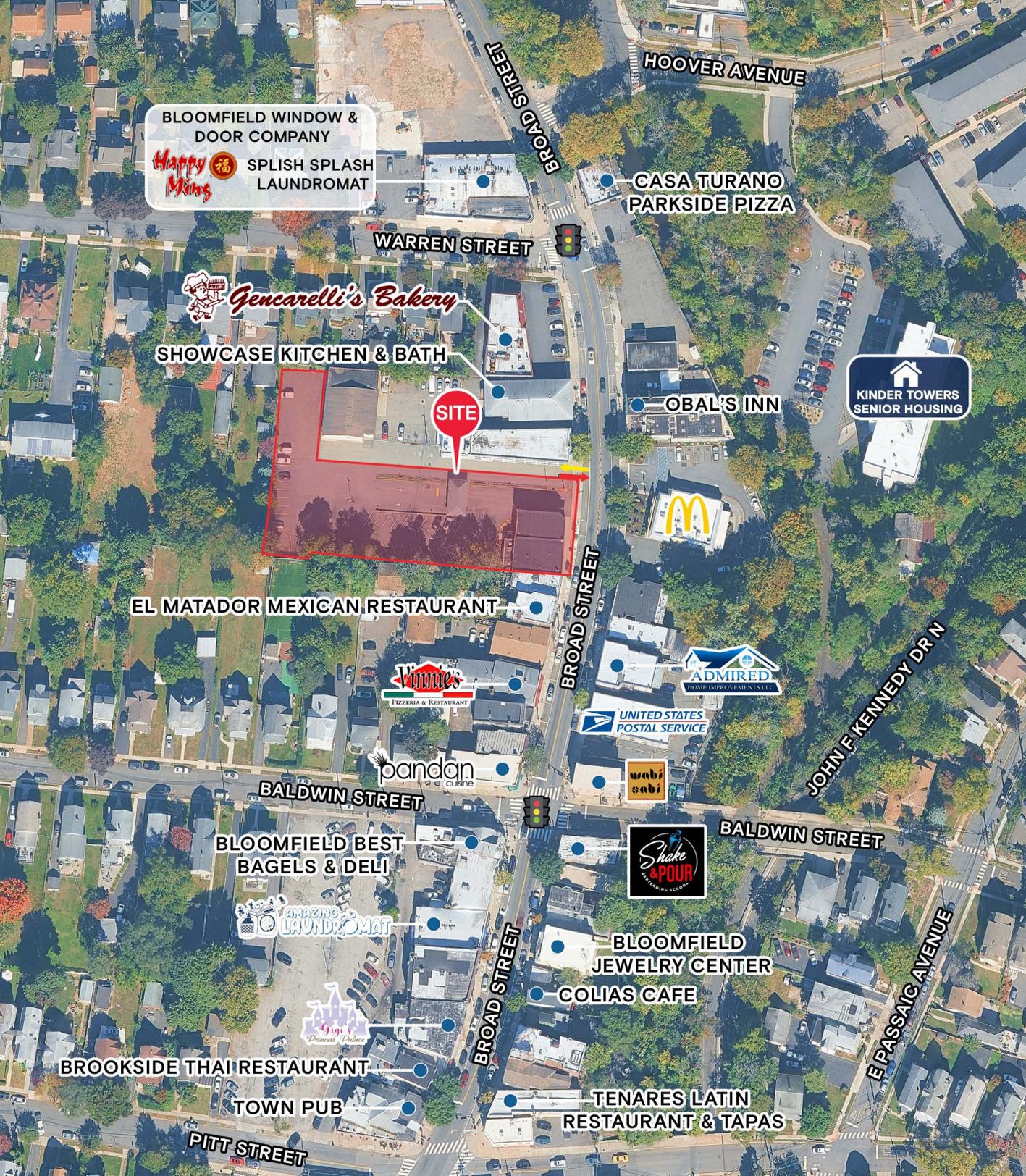
GLENFIELD MIDDLE SCHOOL  
548 STUDENTS

Panera BREAD  
SmashBURGER  
deka lash  
T-Mobile

GLEN RIDGE HIGH SCHOOL  
822 STUDENTS

BLOOMFIELD HIGH SCHOOL  
2,029 STUDENTS

superfresh  
Walgreens



BLOOMFIELD WINDOW & DOOR COMPANY  
Happy Mins 福  
SPLISH SPLASH LAUNDROMAT

HOOVER AVENUE

CASA TURANO  
PARKSIDE PIZZA

WARREN STREET

Gencarelli's Bakery

SHOWCASE KITCHEN & BATH

SITE

OBAL'S INN

KINDER TOWERS  
SENIOR HOUSING

EL MATADOR MEXICAN RESTAURANT

BROAD STREET

ADMIRAD  
HOME IMPROVEMENTS LLC

UNITED STATES  
POSTAL SERVICE

JOHN F. KENNEDY DR N

Wimmie's  
PIZZERIA & RESTAURANT

pandan  
OF CHINA

wabi  
sabi

BALDWIN STREET

BALDWIN STREET

BLOOMFIELD BEST  
BAGELS & DELI

Shake  
& POUR  
RESTAURANT

BLOOMFIELD  
JEWELRY CENTER

COLIAS CAFE

AMAZING  
LAUNDROMAT

Gigi's  
Princess Palace

TENARES LATIN  
RESTAURANT & TAPAS

BROOKSIDE THAI RESTAURANT

TOWN PUB

PITT STREET

# Contact Broker

John Heretakis  
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johnh@katzretail.com  
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## KATZ & ASSOCIATES

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[katzretail.com](http://katzretail.com)

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