

AVAILABLE FOR LEASE

3,090 SF RETAIL SPACE AVAILABLE

471 Central Avenue, East Orange, NJ



LOCATED ON THE CORNER OF S CLINTON STREET & CENTRAL AVENUE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jonathan Greenberg

VICE PRESIDENT

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Property Overview

HIGHLIGHTS

- 3,090 square foot former Boston Market sitting on 0.77 acres of land
- Existing restaurant infrastructure
- Existing drive-thru
- Over 30 dedicated parking spaces
- Located at a signalized intersection
- Frequent NJ Transit bus service to Newark across the street



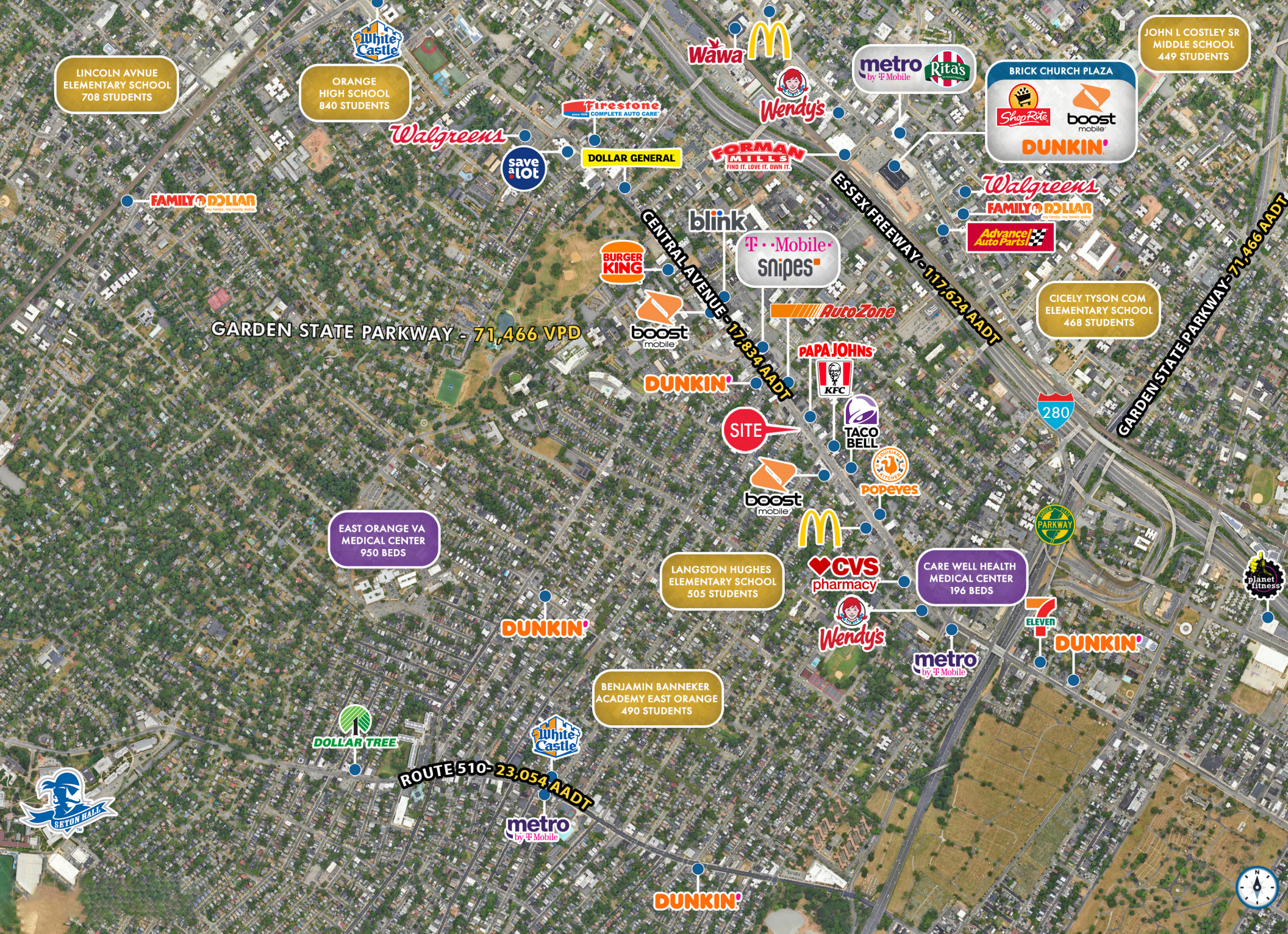
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	56,720	433,022	832,215
HOUSEHOLDS	22,317	157,908	303,148
EMPLOYEES	12,929	106,277	245,824
AVERAGE HH INCOME	\$64,273	\$76,165	\$90,889

TRAFFIC COUNTS

CENTRAL AVENUE	17,834 AADT
S CLINTON STREET	6,713 AADT
ESSEX FREEWAY	117,624 AADT





LINCOLN AVNUE
ELEMENTARY SCHOOL
708 STUDENTS

ORANGE
HIGH SCHOOL
840 STUDENTS

JOHN L COSTLEY SR
MIDDLE SCHOOL
449 STUDENTS

GARDEN STATE PARKWAY - 71,466 VPD

CENTRAL AVENUE - 17,834 AADT

ESSEX-FREEWAY - 17,624 AADT

GARDEN STATE PARKWAY - 71,466 AADT

EAST ORANGE VA
MEDICAL CENTER
950 BEDS

LANGSTON HUGHES
ELEMENTARY SCHOOL
505 STUDENTS

CARE WELL HEALTH
MEDICAL CENTER
196 BEDS

BENJAMIN BANNEKER
ACADEMY EAST ORANGE
490 STUDENTS



ROUTE 510 - 23,054 AADT

WELLS
FARGO

PAPA JOHN'S

SAKURA JAPAN

TERIYAKI & SUSHI



SITE

CENTRAL AVENUE - 17,834 AADT

S CLINTON STREET - 6,713 AADT



Contact Broker

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