RETAIL SPACE FOR LEASE

# ESSEX GREEN TOWN CENTER

CLICK TO VIEW WALKING TOUR

495 PROSPECT AVENUE WEST ORANGE, NJ

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

ESSEX GREEN TOWN CENTER

CLARION PARTNERS

# ESSEX GREEN TOWN CENTER

**Essex Green Town Center is the preeminent retail destination providing connectivity, visibility, and quality tenancy serving the greater West Orange market for 80+ years. This multi-level shopping center is easily accessible from Route 280 and Mount Pleasant Avenue in a densely populated submarket.**

- 336,160 SF Community Center
- Newly renovated – Improvements include façade upgrades, pylon and directional signage.
- 620K+ SF of surrounding office space occupied by numerous employers including RWJ Barnabas Health, Shahinian & Giantomasi PC, and Chiesa.
- Close proximity to the West Orange Public Library and several large multi-family developments.

# PROPERTY SUMMARY

**PROPERTY ADDRESS**
495 Prospect Avenue
West Orange, NJ 07052

**YEAR BUILT/RENOVATED**
1957 / 1987-1991 / 2021-2022

**LOT SIZE**
Main Lot: 28.54 Acres
Land Parcel: 4.86 Acres
Total: 33.40 Acres

**GROSS LEASABLE AREA**
336,160 SF

**% LEASED**
84%

**PARKING**
Main Lot:
1,658 Surface Spaces
(4.9/1,000 SF)

**ZONING**
P-C: Planned
Commercial Zone

**ANCHOR TENANTS**

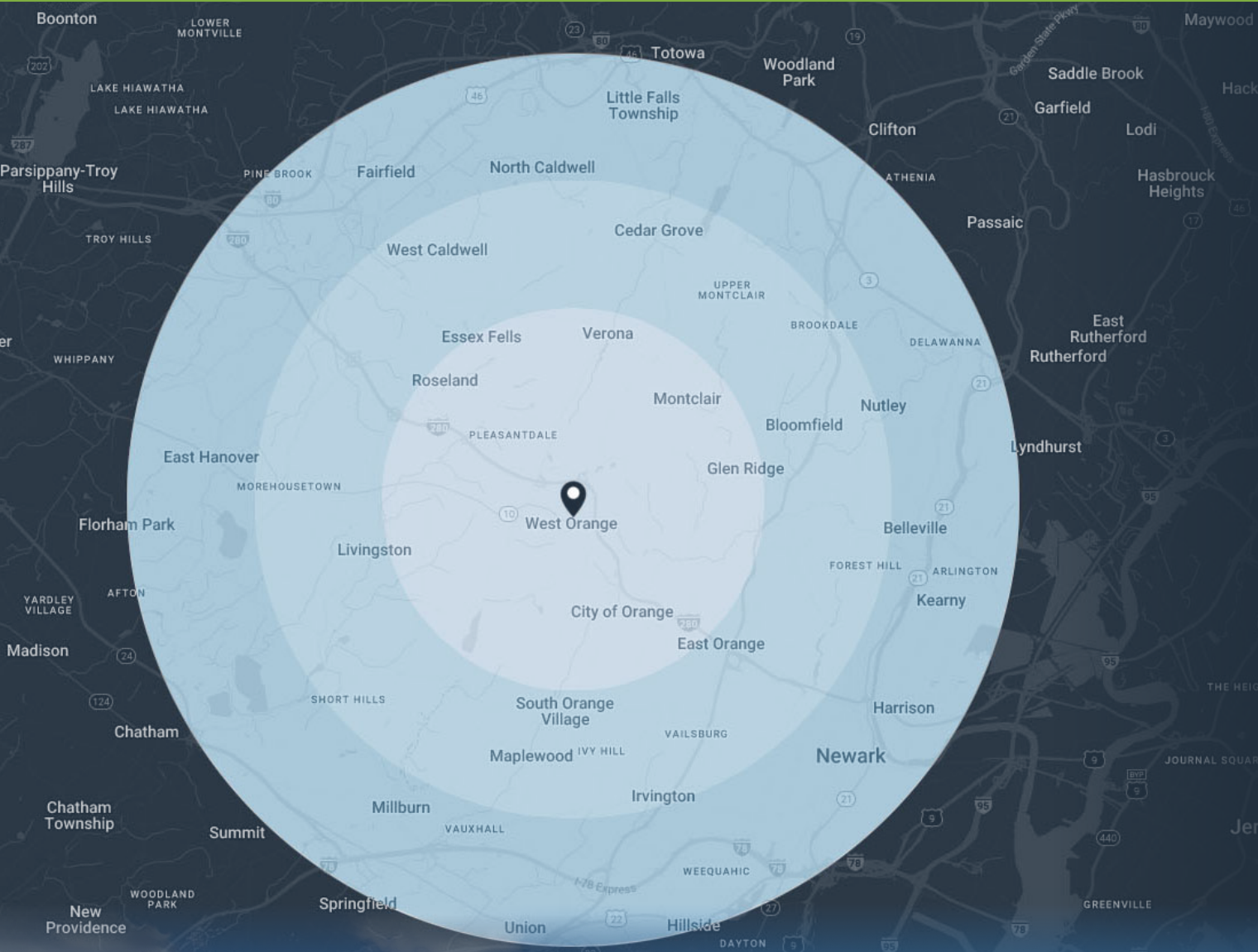
ShopRite, Burlington, petco, amc THEATRES, Panera BREAD, Total Wine & MORE, macy's backstage, five BELOW, COLD STONE CREAMERY, BUBBAKOO'S BURRITOS, FIVE GUYS BURGERS and FRIES

**PAD TENANTS**

TGI FRIDAYS, STARBUCKS

**MARKET RETAILERS**

TARGET, WHOLE FOODS MARKET, CHIPOTLE, verizon




# DEMOGRAPHICS

## 3 MILES

| | |
|---|---|
| POPULATION | 172,591 |
| HOUSEHOLDS | 65,599 |
| EMPLOYEES | 140,376 |
| AVERAGE HH INCOME | $156,878 |

## 5 MILES

| | |
|---|---|
| POPULATION | 567,978 |
| HOUSEHOLDS | 209,421 |
| EMPLOYEES | 456,135 |
| AVERAGE HH INCOME | $140,439 |

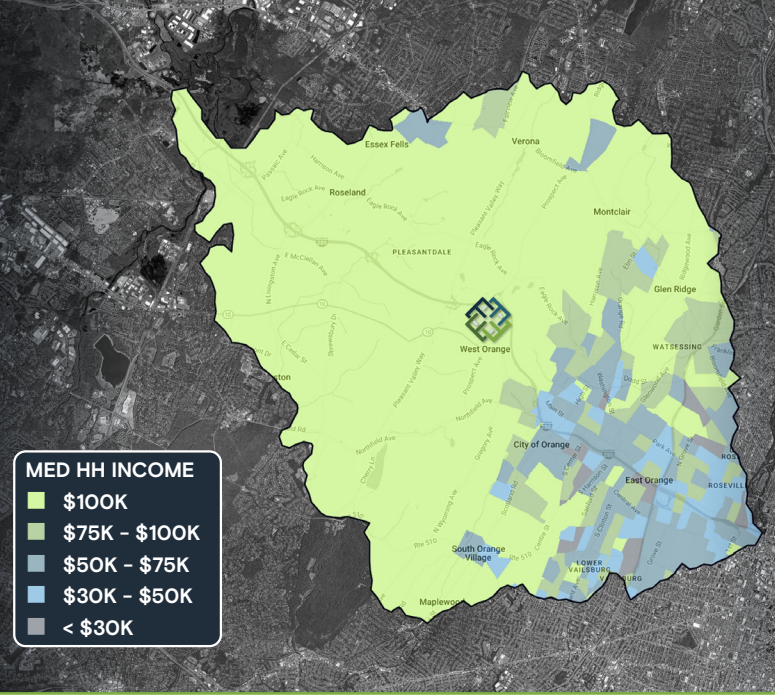
## 7 MILES

| | |
|---|---|
| POPULATION | 1,053,670 |
| HOUSEHOLDS | 386,934 |
| EMPLOYEES | 849,844 |
| AVERAGE HH INCOME | $132,498 |

# TRAFFIC COUNTS

| | |
|---|---|
| PROSPECT AVENUE | 23,907 AADT |
| PLEASANT VALLEY WAY | 12,288 AADT |
| NJ 10 | 8,594 AADT |
| US 280 | 101,143 AADT |

# 10 MINUTE DRIVE TIME




## TOTAL RETAIL SALES

INCLUDES F&B

$1,748,869,807

## EDUCATION

BACHELOR'S DEGREE OR HIGHER

24.1%

## OWNER OCCUPIED HOME VALUE AVERAGE

$600,709

## KEY FACTS

**341,958**
POPULATION

**39.7**
MEDIAN AGE

**$101,590**
MEDIAN HH INCOME

**98,764**
DAYTIME POPULATION

## TAPESTRY SEGMENTS

### CITY STRIVERS

**962,900 HOUSEHOLDS**
Median Household Income: $44,700

**SOCIOECONOMIC TRAITS**

City Strivers residents rely on wage and salary income. Half have some college education. Residents work in health care, transportation, social services, and protective services. They often make impulse purchases and try new brands and technologies

**HOUSEHOLD TYPES**

Households include families, both married couples and single parents, as well as singles.

**TYPICAL HOUSING**
High-density apartments

### CITY LIGHTS

**1,813,400 HOUSEHOLDS**
Median Household Income: $69,200

**SOCIOECONOMIC TRAITS**

Residents earn above-average incomes. Residents work hard in professional and service occupations but also seek to enjoy life. They are price savvy but will pay for quality brands they trust. Consumers save for the future, often to achieve their dream of homeownership. They earn dividend incomes from their portfolios but steer away from risky investments.

**HOUSEHOLD TYPES**

Household types range from single person to married- couple families, with and without children.

**TYPICAL HOUSING**
Single Family Homes

### TOP TIER

**2,113,000 HOUSEHOLDS**
Median Household Income: $173,200

**SOCIOECONOMIC TRAITS**

highly educated, successful consumer market: more than one in three residents has a postgraduate degree. Annually, they earn more than three times the US median household income, primarily from wages and salary but also self-employment income and investments

**HOUSEHOLD TYPES**

Married couples without children or married couples with older children.

**TYPICAL HOUSING**
Single Family Homes

## ANNUAL AVERAGE HOUSEHOLD SPENDING

**$14,875**
EATING OUT

**$4,857**
APPAREL & SERVICES

**$3,248**
GROCERIES

**$365**
COMPUTER & HARDWARE

## Tenant Roster

| # | TENANT | SQ. FT. |
|---|---|---|
| 01 | Big Blue Swim *(Coming Soon)* | 8,916 |
| 02 | Available (divisible) | 26,760 |
| 03 | Petco | 14,235 |
| 04 | Panera Bread | 4,575 |
| 05 | Xfinity | 5,153 |
| 06A | Five Guys | 2,615 |
| 06B | Kidstrong | 4,432 |
| 07 | Primo Hoagies | 1,864 |
| 08 | Jerry's Artarama | 3,112 |
| 09 | Bubbakoos Burritos | 1,772 |
| 10 | Cold Stone Creamery | 1,318 |
| 11 | At Lease | 2,700 |
| 12 | Jerry's Artarama | 6,938 |
| 13-15 | Five Below | 9,650 |
| 16 | Mattress Warehouse | 5,100 |
| 17 | Burlington | 24,263 |
| 18 | Available (divisible) *as of January 2026* | 38,230 |
| 19 | AMC Theater | 43,500 |
| 32 | Shop Rite | 67,000 |
| 33 | TGI Fridays | 6,830 |
| 34A | Available *as of January 2026* | 2,328 |
| 34B | Available - 2nd Floor | 2,732 |
| 40 | Starbucks | 2,200 |

ESSEX GREEN TOWN CENTER

# SITE MAP

UPPER LEVEL

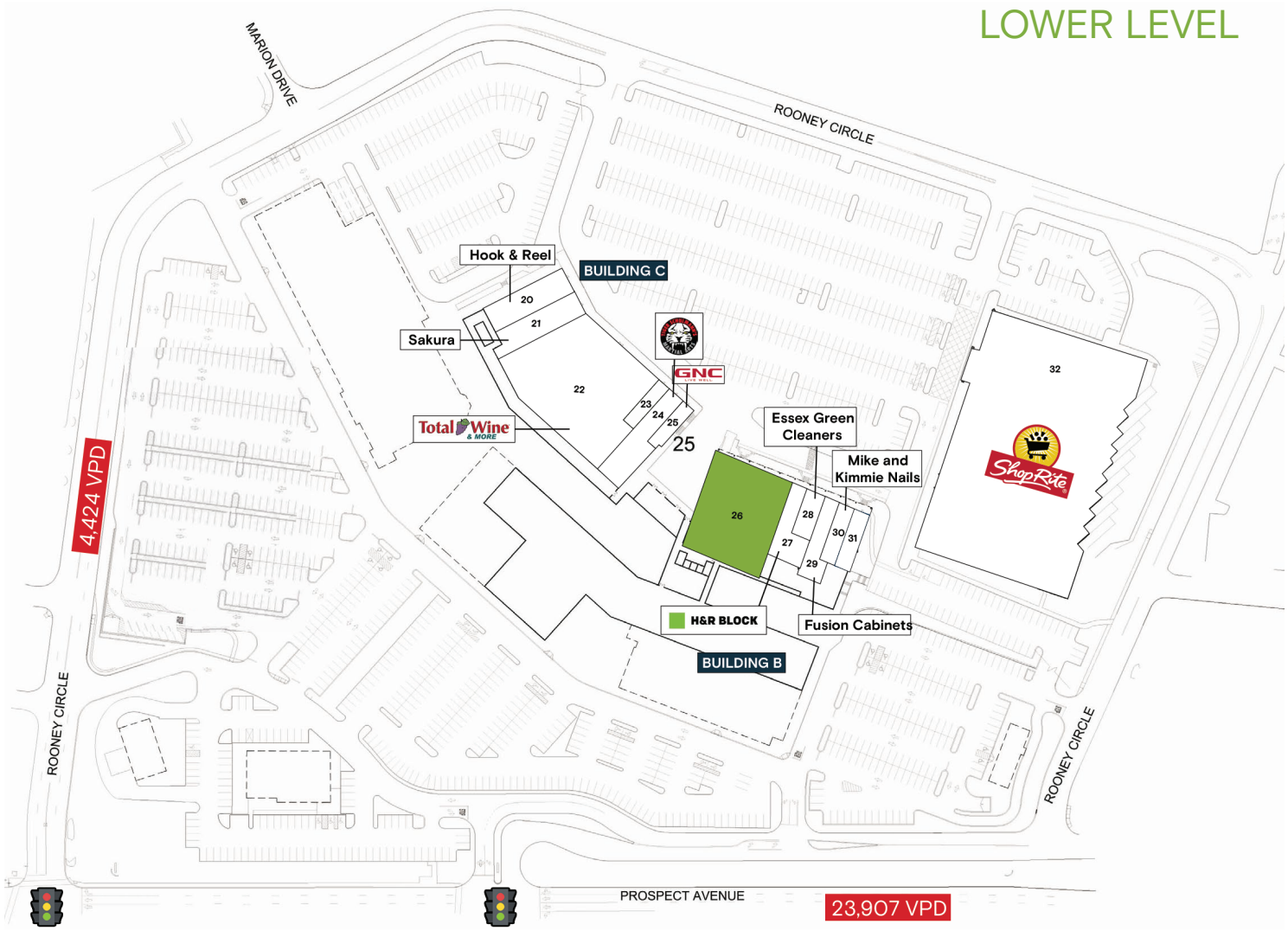
ESSEX GREEN TOWN CENTER

# SITE MAP

## LOWER LEVEL

## Tenant Roster

| # | TENANT | SQ. FT. |
|---|---|---|
| 20 | Hook & Reel | 3,860 |
| 21 | Sakura | 3,840 |
| 22 | Total Wine | 22,215 |
| 23 | Purity Water | 1,267 |
| 24 | Tiger Schulmans | 4,203 |
| 25 | GNC | 1,211 |
| 26 | Available | 11,565 |
| 27 | H&R Block | 2,518 |
| 28 | Essex Green Cleaners | 1,000 |
| 29 | Oh Joy Cabinets | 2,007 |
| 30 | Mike and Kimmie Nails | 1,440 |
| 31 | PayMore | 1,440 |




Available  Lease Out

ACE Hardware
Benjamin Moore
Walgreens
LIVINGSTON SHOPPING CENTER
NORDSTROM rack
RECKBOX
fortunoff backyard store
T.J.maxx
DSW
ULTA BEAUTY
Staples
COST PLUS WORLD MARKET
280
101,143 AADT
SHOPPES AT THE LIVINGSTON CIRCLE
ALDI
PARIS BAGUETTE BAKERY CAFE
CLUB PILATES
SHAKE SHACK
The Container Store
SAFAVIEH HOME FURNISHINGS
DUNKIN'
ShopRite
pure barre
CB PET MARKET
ESSEX FELLS COUNTRY CLUB
CRESTMONT COUNTRY CLUB
TD
BURGER KING
DUNKIN'
MONTCLAIR GOLF CLUB
PROSPECT AVENUE - 23,907 AADT
WEST ORANGE PLAZA
TARGET
WHOLE FOODS MARKET
dogtopia
verizon
CVS pharmacy
CHiT CHaT
ESSEX GREEN TOWN CENTER
ShopRite
macy's backstage
amc
five BELOW
Burlington
KINYA RAMEN
Total Wine & MORE
petco
Panera BREAD
HOOK & REEL
TGI FRIDAYS
BUBBAKOO'S BURRITOS
COLD STONE CREAMERY
GNC LIVE WELL
STONEHILL AT WEST ORANGE 425 UNITS
METROPOLITAN plant & flower EXCHANGE
LA FITNESS
VILLAS AT EAGLE RIDGE
KESSLER INSTITUTE FOR REHABILITATION 152 BEDS
FRANCIS A. BYRNE GOLF COURSE
ESSEX COUNTY COUNTRY CLUB
AutoZone
DOLLAR TREE
98,799 AADT
10

Route 280
– 101,143 AADT
Route 10
– 8,594 AADT
PROSPECT AVENUE – 23,907 AADT
petco
LA FITNESS
FRIDAYS
Burlington
five below
GNC
total wine
BOOK REEF
amc
Rotera
FIVE GUYS
CROSS STATE
SHOP RITE

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