

For Information Contact:

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CALDWELL, NEW JERSEY

484-490 BLOOMFIELD AVENUE

Total GLA:	21,800
Available Size(s):	16,900 Square Feet
Availability:	90 Days' Notice
Rental Rate:	\$18.50 PSF, NNN
Parking:	93 Spaces + Off Site Parking
Traffic Count:	18,300 Cars Per Day
Frontage:	200' on Bloomfield Avenue
NNN Charges:	\$6.09
Daytime Pop:	457,670
Neighboring Retailers:	ShopRite, T.J. Maxx, Starbucks, World Bank, PNC Bank, 7-Eleven



Notes:

Property has secondary access. The middle school is located to the rear of the property. This is the only large block of space in Caldwell with on-site parking.

Demographics:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	15,515	68,251	212,091
Household (est.)	6,143	25,381	78,351
Avg HH Income	\$64,399	\$78,452	\$73,971





