

BERKELEY HEIGHTS TOWN CENTER

450 SPRINGFIELD AVENUE

Berkeley Heights, NJ

For Lease / 4,000 SF of Retail Space Available



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450 SPRINGFIELD AVENUE

Berkeley Heights, NJ

For Lease / 4,000 SF of Retail Space Available

RETAIL SPACE

New Construction Retail

1,500 SF - 4,000 SF

NEIGHBORING TENANTS

CVS, Lifetime Fitness, Stop & Shop,
Dunkin' Donuts, 7 Eleven, Delicious Heights,
Tap Rock Brewery, Primrose School of Berkeley
Heights, Walgreens




RENT

Upon Request

COMMENTS

- Construction to commence Q1 2019
- 161 parking spaces available
- Situated in the heart of affluent Berkeley Heights, NJ central business district
- Located directly on Springfield Ave (13,978 cars per day)
- Adjacent to new 250-unit luxury residential development
- Existing retail space to be renovated - available now!
- New retail to be built with 2019 delivery

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 DAYTIME POPULATION
1 Mile	7,520	\$134,950	6,324
3 Miles	38,992	\$136,227	42,918
5 Miles	168,811	\$108,629	155,113



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450

SPRINGFIELD AVENUE

CINEMA REDEVELOPMENT

1,500 SF - 4,000 SF (DIVISIBLE)

of ground floor retail available

Delivery date: 2019



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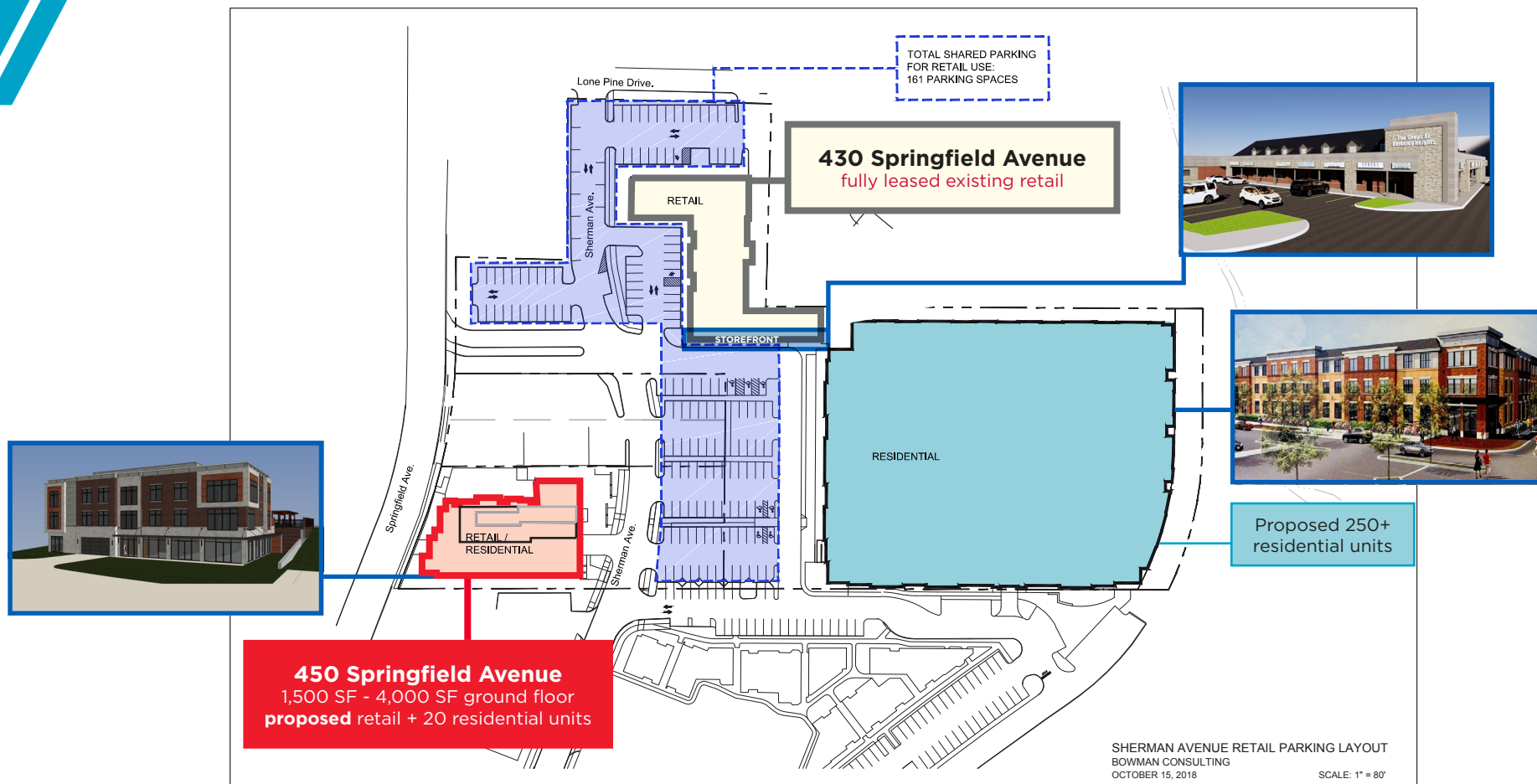
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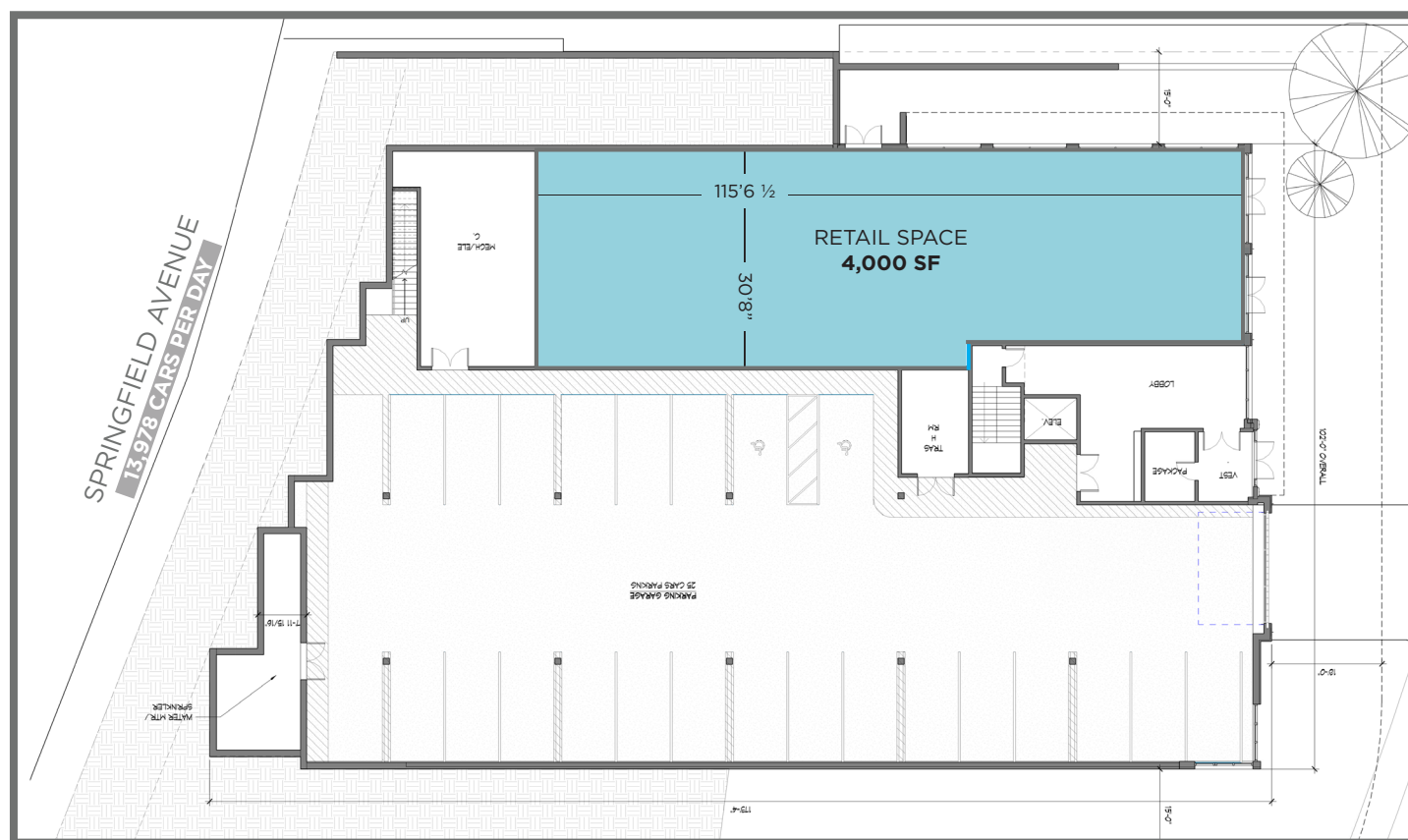
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Option 1 - entire 4,000 SF



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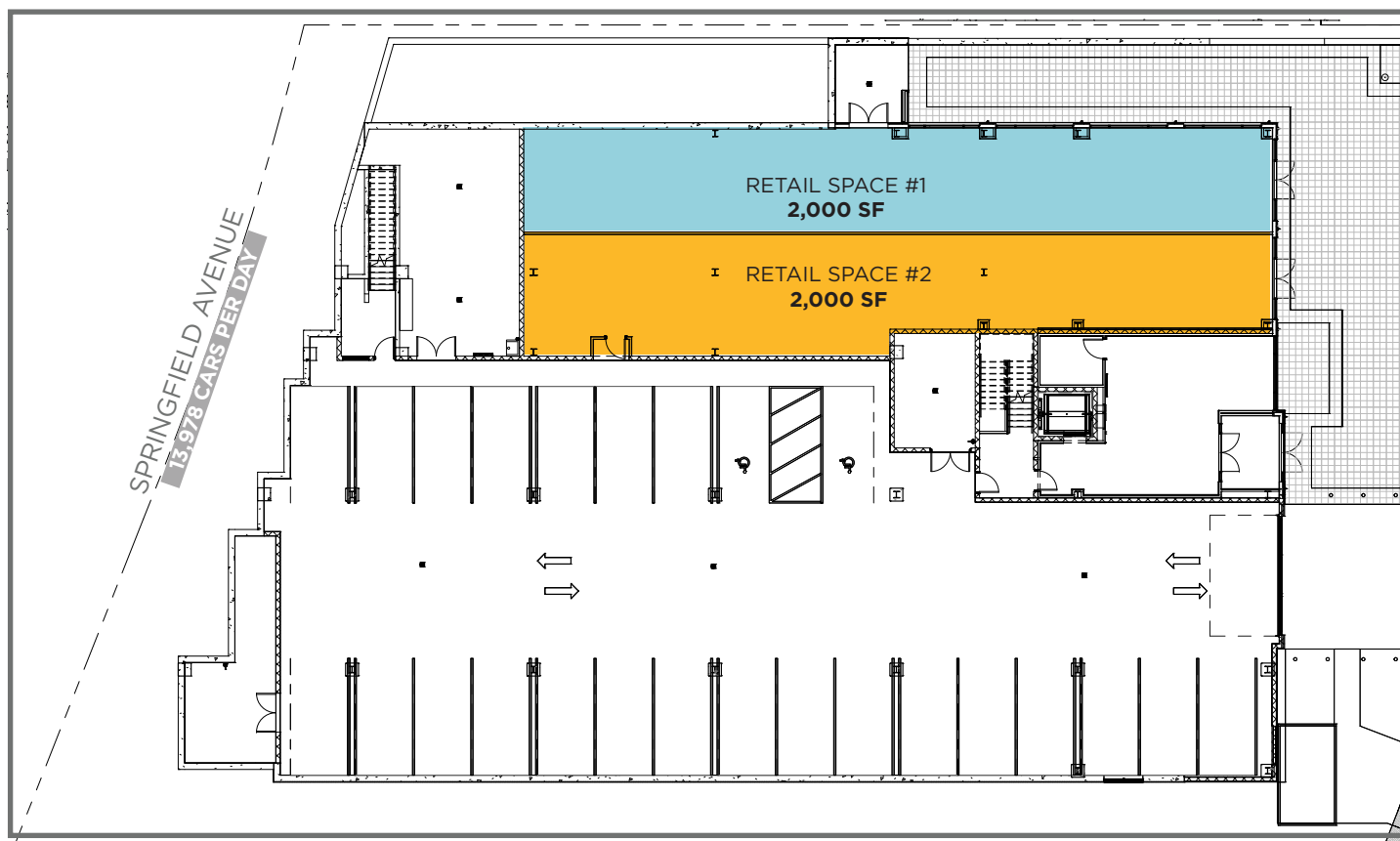
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Option 2 - Proposed Division of 2,000 SF & 2,000 SF Retail



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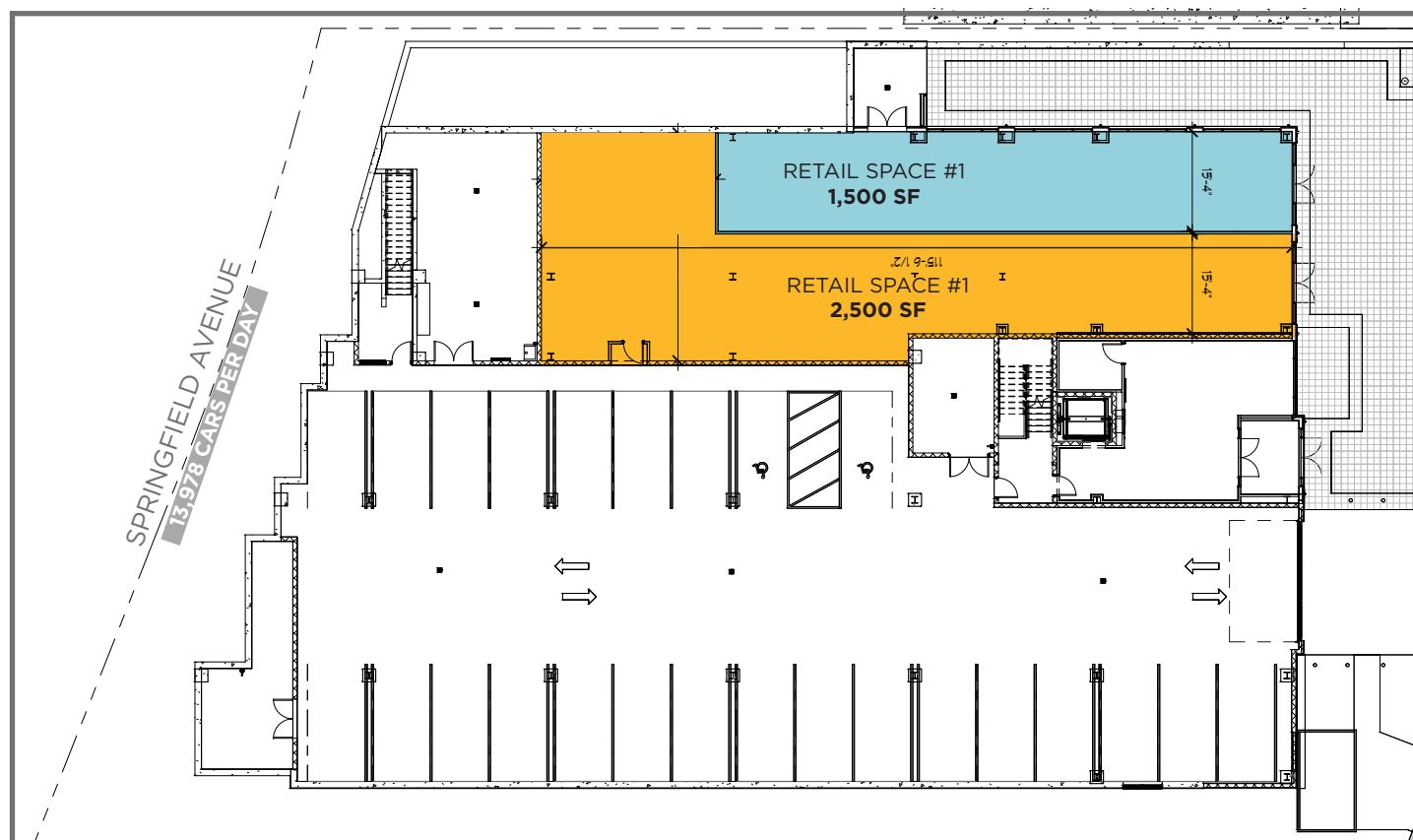
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Option 3 - Proposed Division of 1,500 SF & 2,500 SF Retail



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BERKELEY HEIGHTS TOWN CENTER

430 & 450 SPRINGFIELD AVENUE

Berkeley Heights, NJ

/ For Lease /

WITHIN 5 MILES:

168,811 TOTAL POPULATION
\$108,629 MED HOUSEHOLD INCOME



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