

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

## % LEASED

84%

## YEAR BUILT/RENOVATED

1957 / 1987-1991 / 2021-2022

## PARKING

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

## LOT SIZE

Main Lot: 28.54 Acres  
Land Parcel: 4.86 Acres  
Total: 33.40 Acres

## ZONING

P-C: Planned  
Commercial Zone

## GROSS LEASABLE AREA

336,160 SF

## ANCHOR TENANTS

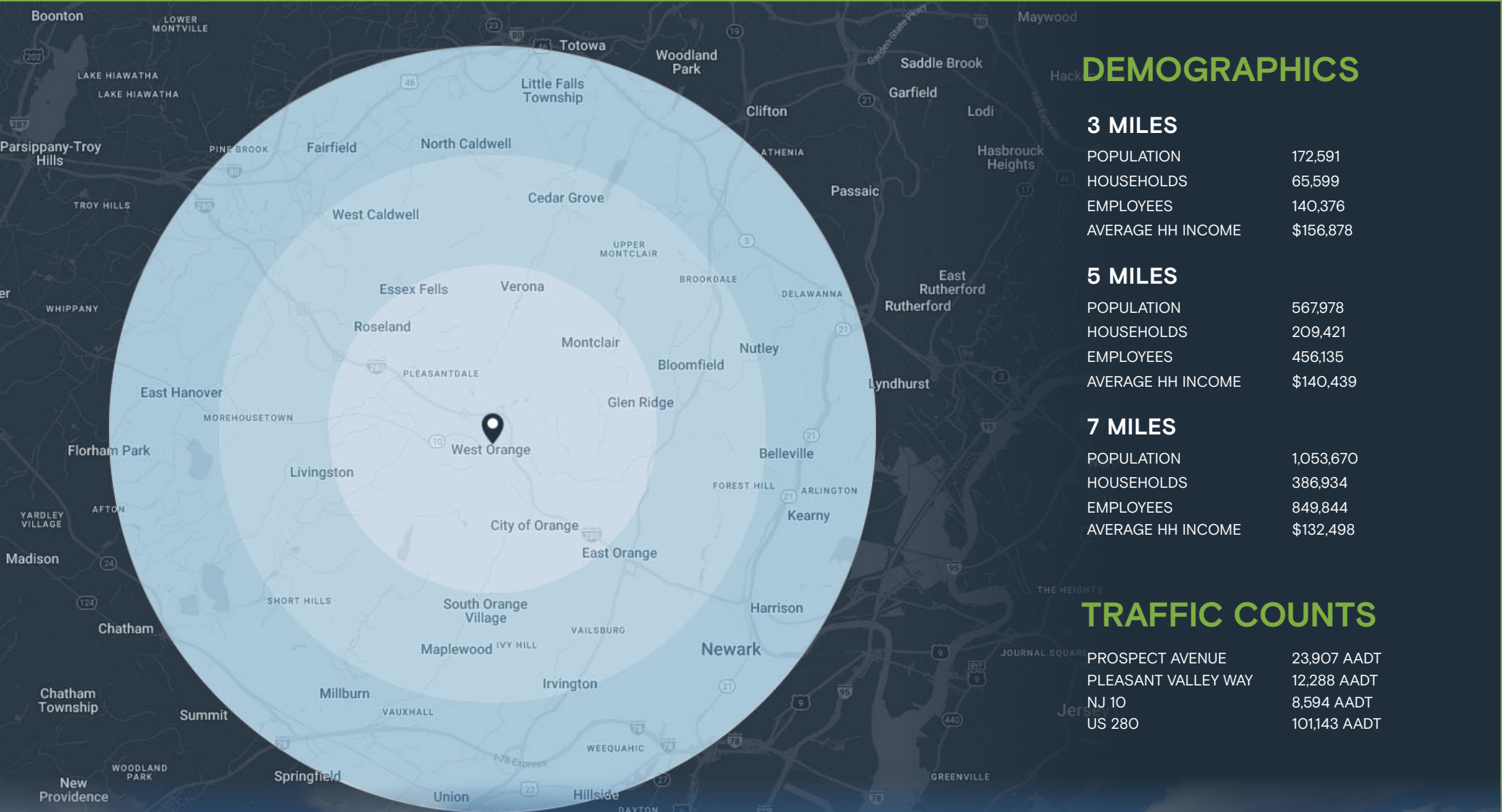


## PAD TENANTS



## MARKET RETAILERS





## 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

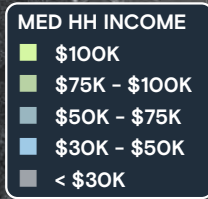
POPULATION	1,053,670
HOUSEHOLDS	386,934
EMPLOYEES	849,844
AVERAGE HH INCOME	\$132,498

## 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 <i>(Coming Soon)</i>	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	Vision Works	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) <i>as of January 2026</i>	38,230
19	AMC Theater	43,500
32	Shop Rite	67,000
33	TGI Fridays	6,830
34A	Available <i>as of January 2026</i>	2,328
34B	Available - 2nd Floor	2,732
40	Starbucks	2,200

# ESSEX GREEN TOWN CENTER SITE MAP UPPER LEVEL

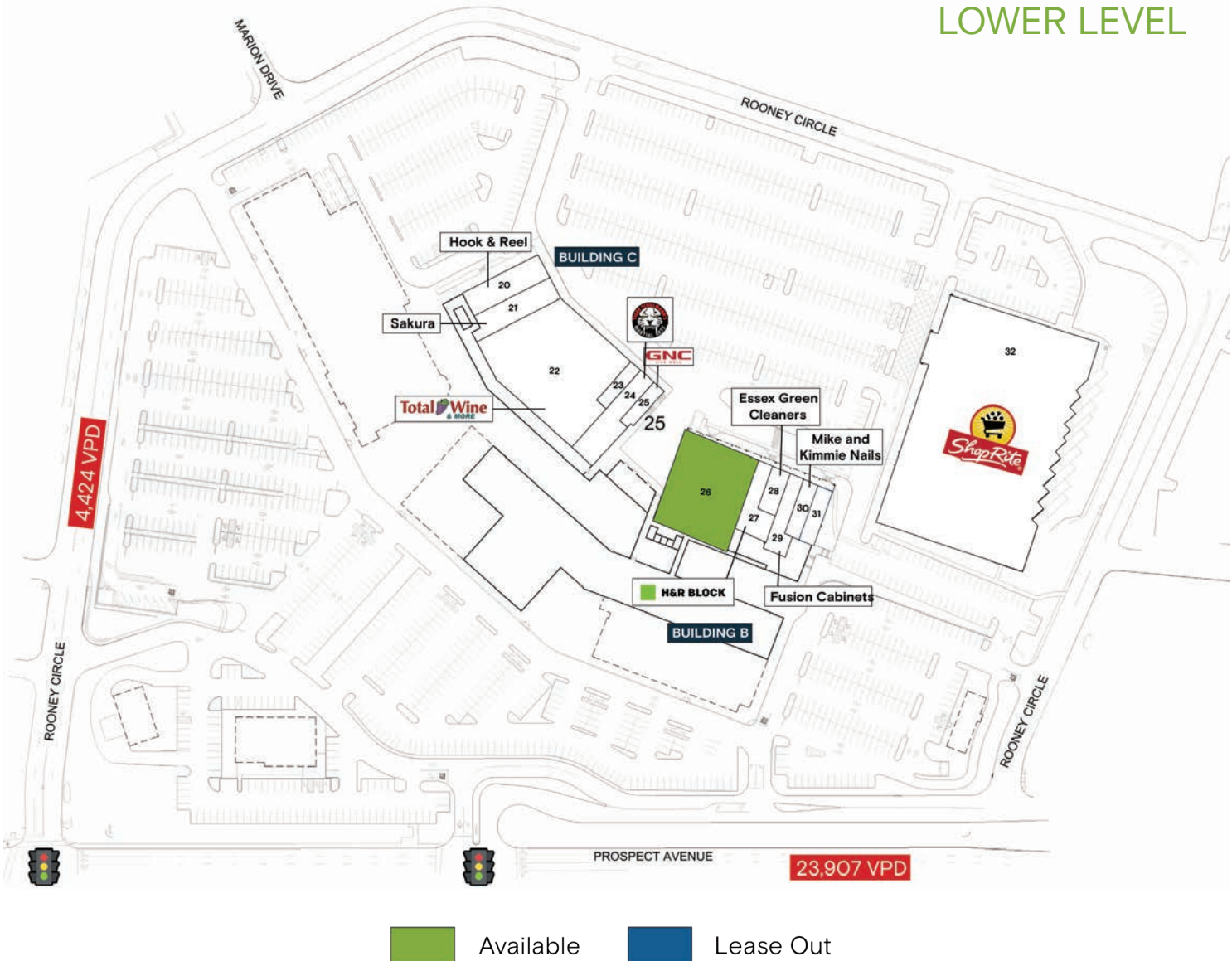


# SITE MAP

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





**LIVINGSTON SHOPPING CENTER**  
NORDSTROM  
**rack REKBOX**  
fortunoff backyard store  
**TJ-maxx** DSW  
ULTA Staples  
COST PLUS  
WORLD MARKET

**SHOPPES AT THE LIVINGSTON CIRCLE**  
ALDI  
CLUB PILATES

Starbucks  
EUROPEAN BAKERY CENTER  
SHAKE SHACK  
The Container Store

SAFAVIEH HOME FURNISHINGS

ShopRite  
**DUNKIN'**  
pure barre  
CBPET MARKET

ESSEX FELS COUNTRY CLUB

CRESTMONT COUNTRY CLUB

STONEHILL AT WEST ORANGE  
425 UNITS

plant & flower

KESSLER INSTITUTE FOR REHABILITATION  
152 BEDS

FRANCIS A. BYRNE GOLF COURSE

ESSEX COUNTY COUNTRY CLUB

10

ACE Hardware

Benjamin Moore

Walgreens

MONTCLAIR GOLF CLUB

BURGER KING

TD

DUNKIN'

CVS pharmacy

CHIT CHAT

VILLAS AT EAGLE RIDGE

LA FITNESS

**WEST ORANGE PLAZA**  
TARGET WHOLE FOODS MARKET  
dogtopia verizon

**ESSEX GREEN TOWN CENTER**  
ShopRite macys backstage AMC five BELOW  
Burlington MINVA RAMEN Total Wine & MORE  
petco Panera BREAD HOOK & REEL FRIDAYS  
Starbucks BUBBAKOO'S BURRITOS COLD STONE GNC LIVE WELL

AutoZone  
DOLLAR TREE

98,799 AADT

280

101,143 AADT

280

PROSPECT AVENUE - 23,907 AADT

280



Route 280 - 101,143 AADT

PROSPECT AVENUE - 23,907 AADT

Route 10 - 8,594 AADT





## Contact Brokers

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

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