

FOR LEASE

S



REV by Vermella, Belleville, NJ

1,121 - 6,189 SF AVAILABLE | FOR LEASE

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SABRE

FOR LEASE

REV by Vermella
630 Washington Avenue
Belleville, NJ



DAILY TRAFFIC. SELECT RETAIL & RESTAURANT OPPORTUNITIES REMAIN | **FOR LEASE**

ADDRESS: 630 Washington Ave, Belleville, NJ

SPACE AVAILABLE: 1,121 - 6,189 SF

ASKING RENT: Upon Request

EXTRAS: 30 year PILOT (Payment in Lieu of Taxes) agreement with the municipality for taxes (10% of Annual Gross Revenue) + responsibility for repair maintenance and insurance. Estimated to be \$5.50-7.00 PSF.

PARKING: 93 spaces (surface level)

AREA RETAIL:

ShopRite, Motorcycle Mall, Bowlero, McDonald's, Walgreens, Taco Bell, Planet Fitness, Lidl and many more

Demographics

1 mile

3 miles

5 miles

Population

14,020

65,018

207,936

Median HHI

\$122,296

\$115,354

\$107,476

Average HHI

\$159,647

\$156,330

\$147,411

Daytime Population

11,711

60,144

196,871

CO-TENANTS: JAG Physical Therapy, Blends Salon

COMMENTS:

- Highly visible retail space and pylon signage
- Liquor License and outdoor seating available
- Surrounded by daily needs and destination traffic generators
- Strong population density

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SITE PLAN



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PROPERTY PHOTOS



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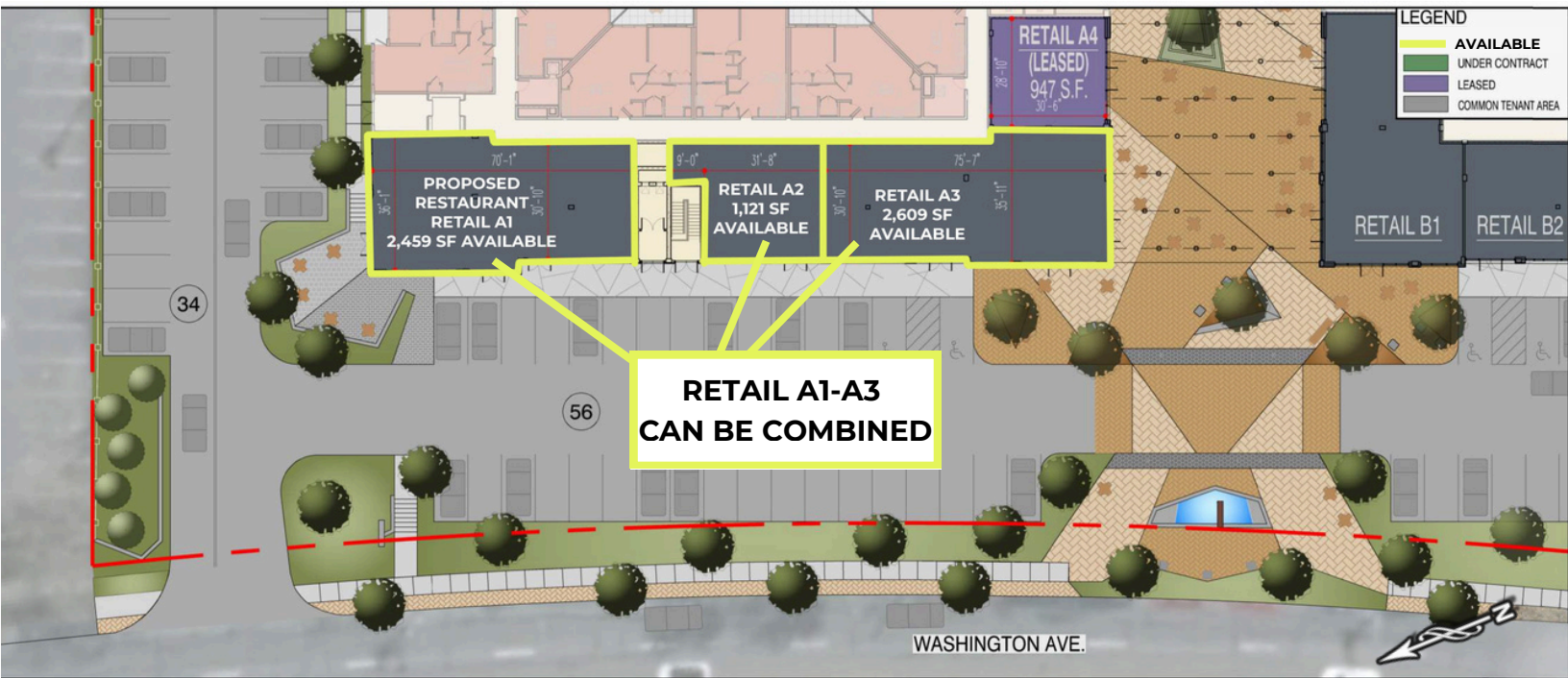
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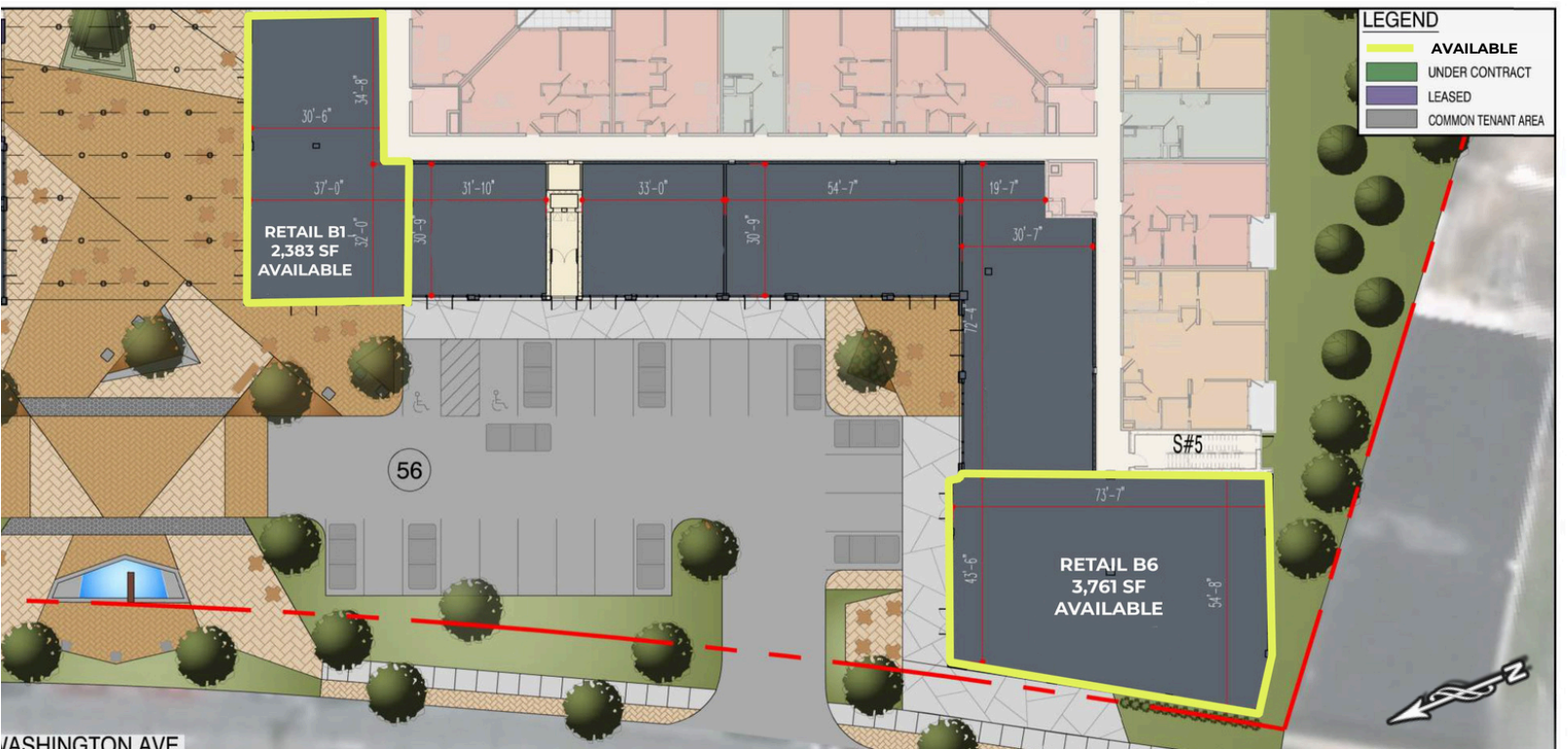
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NORTH & SOUTH LEASE PLANS

NORTH



SOUTH



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AERIAL



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