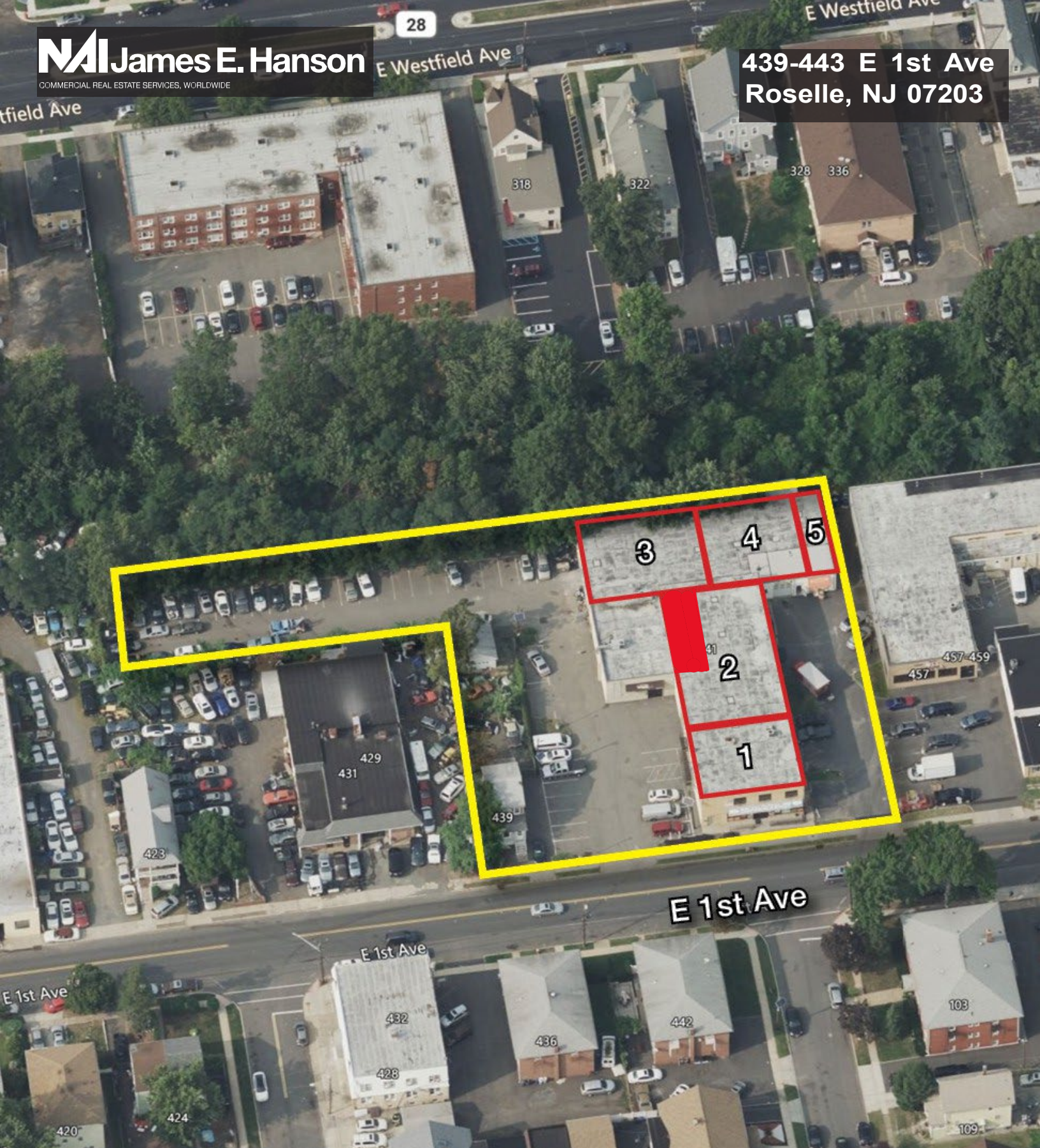




RETAIL/OFFICE SPACE(S) FOR LEASE

FOR MORE INFORMATION

Sheneeza Ali | Associate Vice President

P: 973.463.1011 x288 | C: 201.988.1949 | sali@naihanson.com

439-443 E 1ST AVE ROSELLE, NJ 07203

PROPERTY SUMMARY



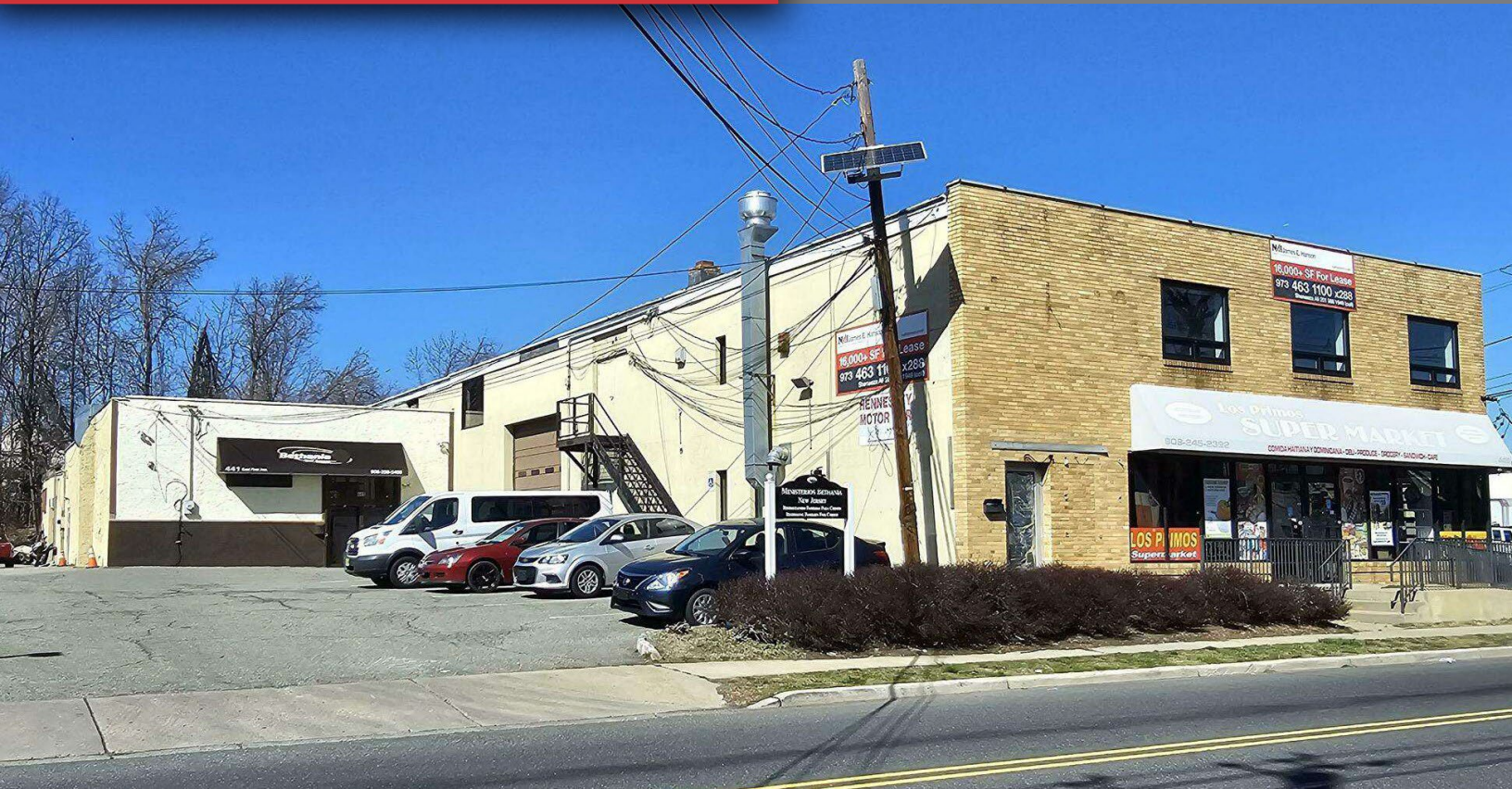
PROPERTY HIGHLIGHTS

- Total 15,845 SF available for lease
 - 1st Floor: 10,624 SF
 - 2nd Floor: 5,221 SF
- Over 30 available on-site parking spots
- Stove hood and 6-burner stove in storefront unit (Space 1)
Most 1st floor spaces have drive-in doors
- Tax Class 4A
- Business/Commercial (Retail/Office)
- Permitted uses include: Retail (selling goods/merchandise to the general public), medical/health services, business/professional offices, personal services, studios (e.g. dance, art, music, aerobics), child-care centers, restaurants, etc.
- Main Residential section (across the street), Roselle's 1st Avenue (Commercial) Redevelopment Area (.03 mi), Elizabeth (Elmora section) & Warinanco Park (.07 mi)
- Routes 1&9 (1.4 mi), Garden State Parkway (1.8 mi), Route 278 (2.9 mi), NJ Turnpike (3.0 mi)
- Call Sheneeza directly on cell (201-988-1949) for more details

SPACE/FLOOR	TOTAL SF	CEILING HEIGHT	DRIVE-IN
Ground Flr-Space 1	2,352	9' & 6'	No
Ground Flr-Space 2	3,398	17' & 9.5'	Yes, oversized rollup
Ground Flr-Space 3	2,396	10'	Yes
Ground Flr-Space 4	2,478	10'	Yes
2nd Flr-Space 1	2,297	8'	No
2nd Flr-Space 2	2,924	8'	No

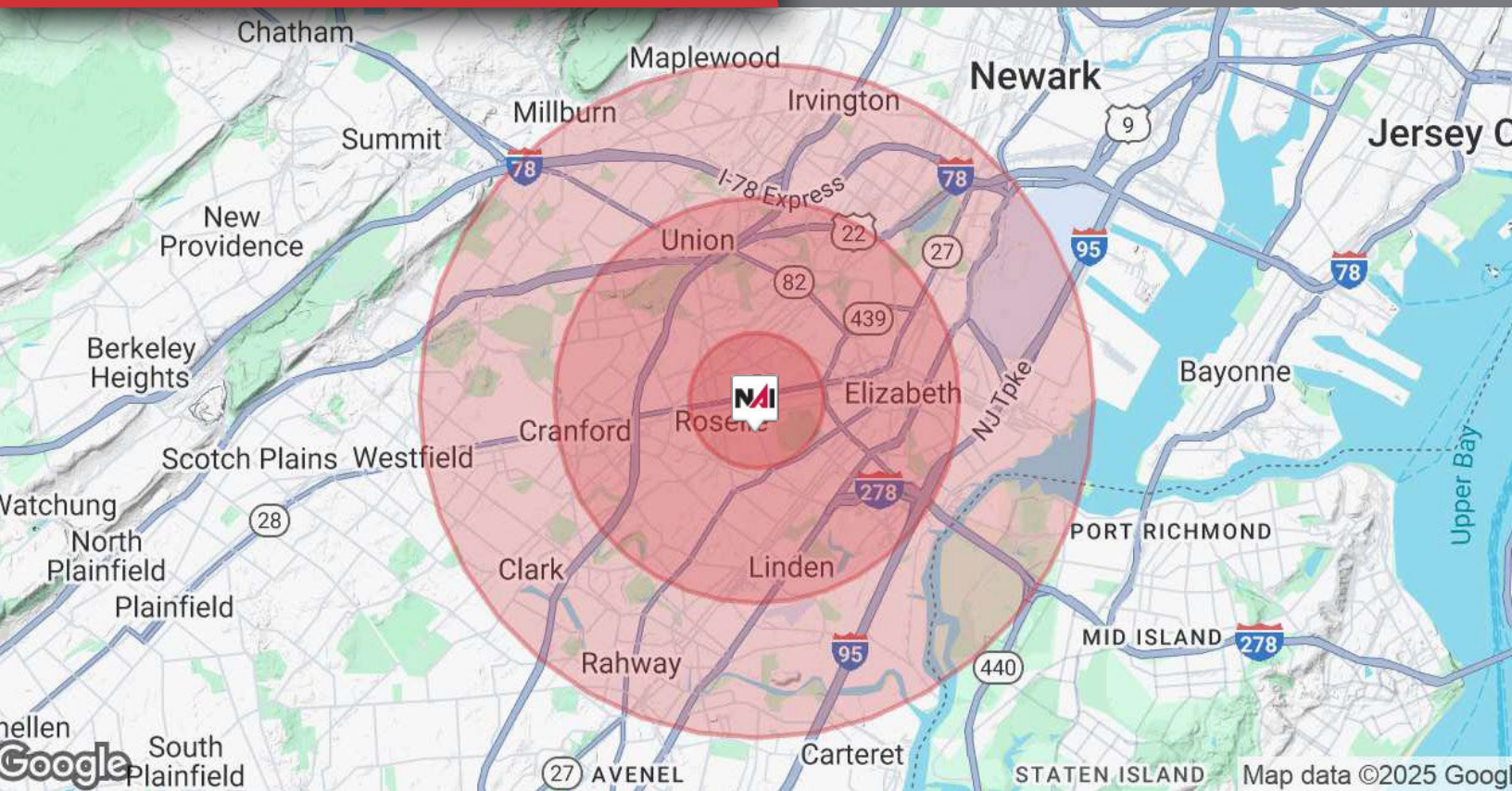
439-443 E 1ST AVE
ROSELLE, NJ 07203

ADDITIONAL
PHOTOS



439-443 E 1ST AVE ROSELLE, NJ 07203

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,740	257,719	509,721
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,352	90,454	179,787
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$118,043	\$109,599	\$115,604
Average House Value	\$406,115	\$455,299	\$474,641

Demographics data derived from AlphaMap

439-443 E 1ST AVE
ROSELLE, NJ 07203

RETAIL MAP

