

HIGHLANDS AT HILLTOP
225 APARTMENTS

THE RESERVE AT HILLTOP
62 SINGLE FAMILY HOMES

FOUR SEASONS OF NORTH CALDWELL
108 CONDOMINIUMS

AVAILABLE
+/- 2,600 SF
WITH DRIVE-THRU

Exxon

VERONA
COMMUNITY CENTER
& FIELDS

ELM RD

WHITE ROCK RD

+/- 23,296 VPD

BLOOMFIELD AVE

YOUR SIGN HERE

DRIVE-THRU

YOUR SIGN HERE

Fells Commons

9 Bloomfield Avenue, North Caldwell

Availability

- +/- 2,600 SF with Drive-Thru

Traffic Count

- Bloomfield Avenue: +/- 23,296 VPD

Co-Tenants

- A Plus Rehab
- The MindfulNest Co.
- Paradise Nails Salon

Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	14,755	13,013	\$159,659
2 Mile	47,977	40,944	\$178,979
3 Mile	94,274	103,607	\$178,183

For Lease - Contact

Gregg Medvin
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Fells Commons

9 Bloomfield Avenue, North Caldwell

Site Description

- +/- 2,600 SF end cap space with prior bank drive-thru, providing for excellent visibility and frontage along Bloomfield Avenue, plus rear access via Elm Road
- Well positioned in a convenient neighborhood shopping center serving immediate local demand as a key commercial anchor for the community, while Caldwell University is situated across the way, with enrollment north of 2,000 students
- Median household incomes are significant at approximately \$178,000 within 3 miles
- Strategically functions as the main east-west artery linking North Caldwell to neighboring towns such as Caldwell, West Caldwell, and Montclair, making it a strategic retail location with strong commuter and local traffic flow

Market Aerial



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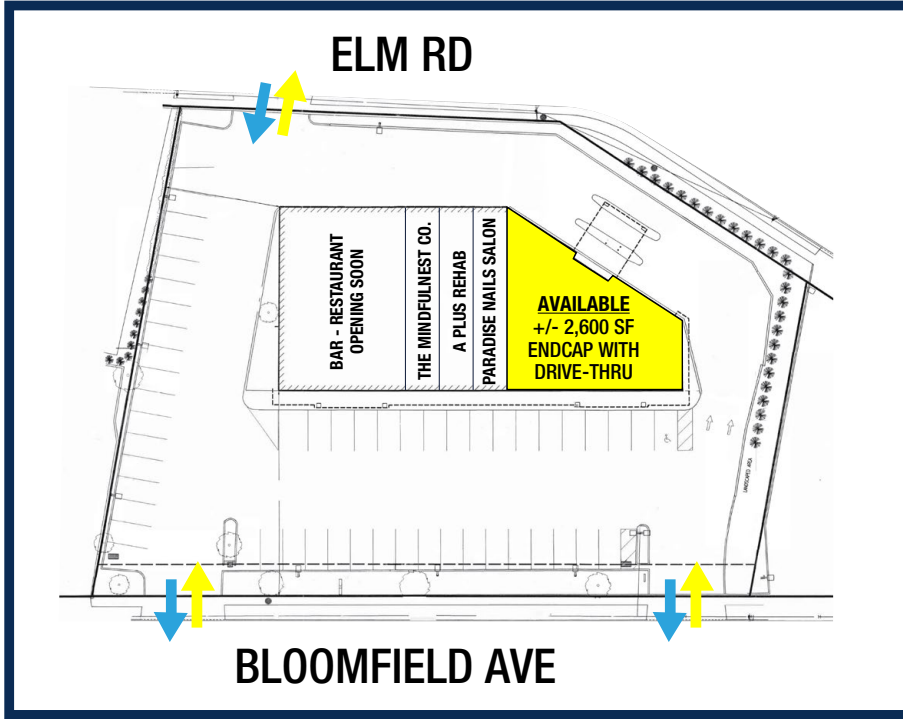
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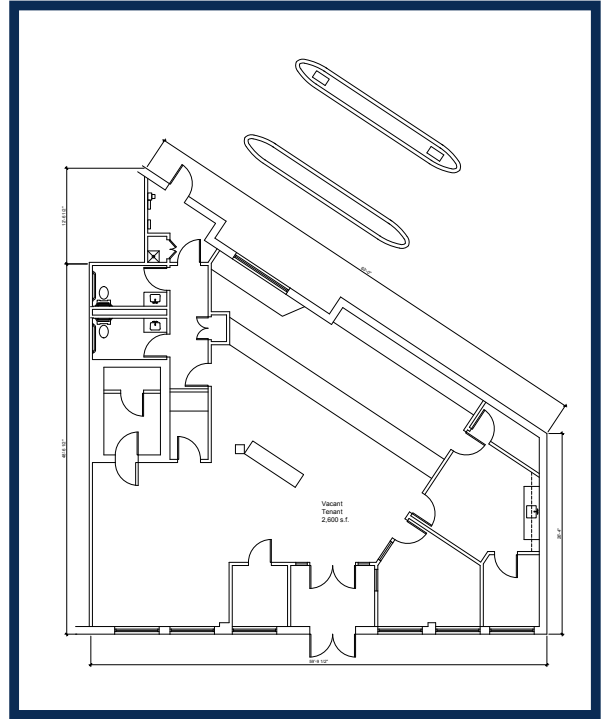
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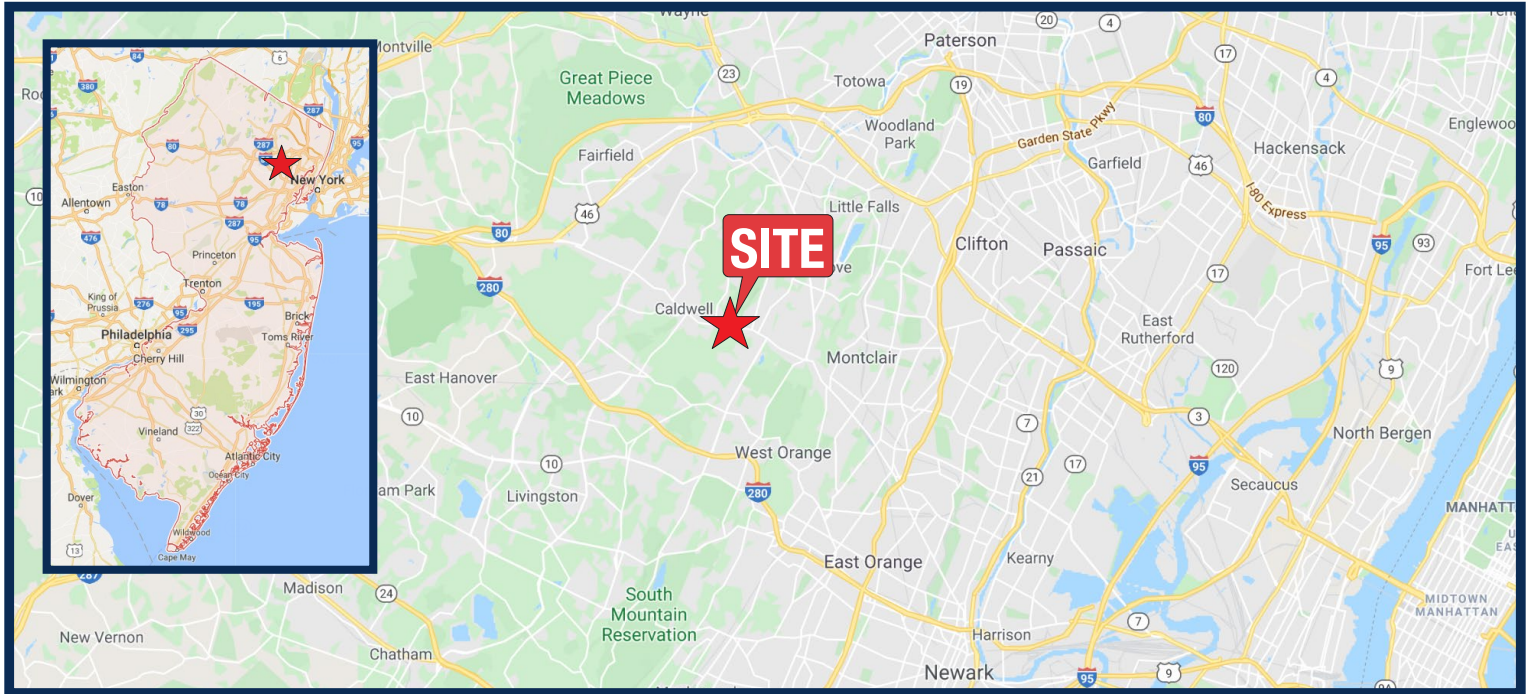
Site Plan



Floor Plan



State Map



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