

RETAIL SPACE FOR LEASE

546 Bloomfield Ave, Verona, NJ



UNIT	SIZE	FRONTAGE	CEILING HEIGHT	NOTES
3	3,600 SF	—	7'8"	Lower level; Rear Entrance
4	1,300 SF	—	8'2"	Two Stories; Rear Entrance

RENT: Upon Request

LEASE TYPE: Modified Gross

TRAFFIC : 21,000 cars per day

NEIGHBORING TENANTS:



HIGHLIGHTS:

- Prime location in the heart of **Downtown Verona** across from **Verona Park**, a 54 acre picturesque park with a lake
- Great visibility with **21,000** cars located at a signalized intersection along the town's primary retail corridor
- Easy parking with an adjacent **municipal parking lot**
- Excellent demographics with **130,000** residents and **\$180,000** avg. household income within a 3-mile radius

FOR LEASING INFORMATION:

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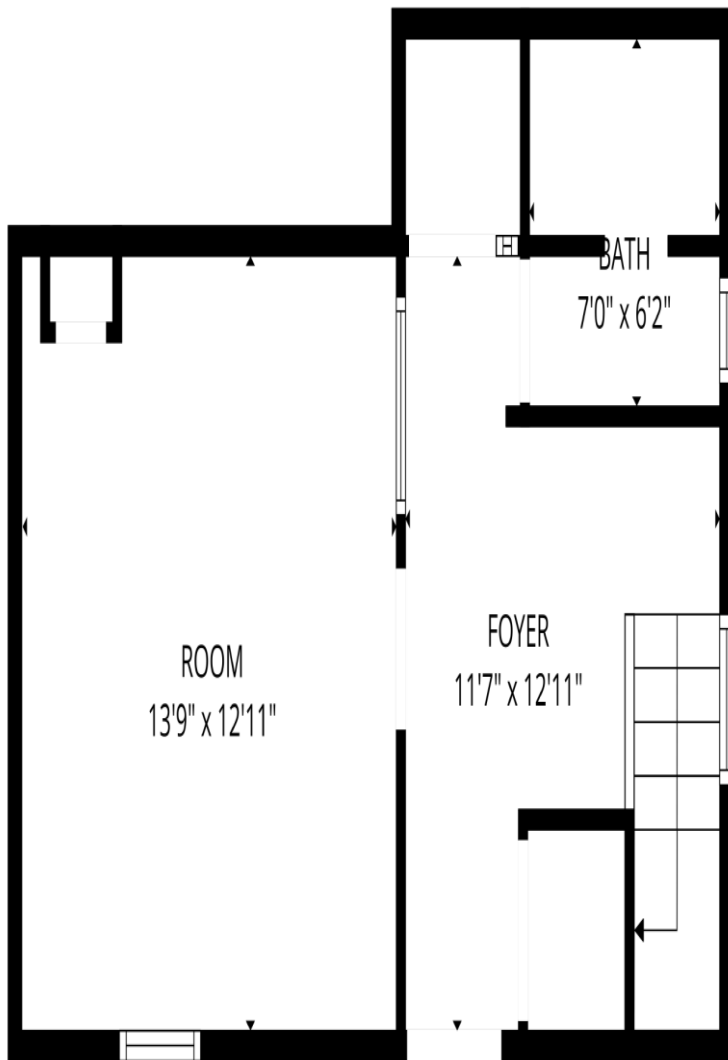
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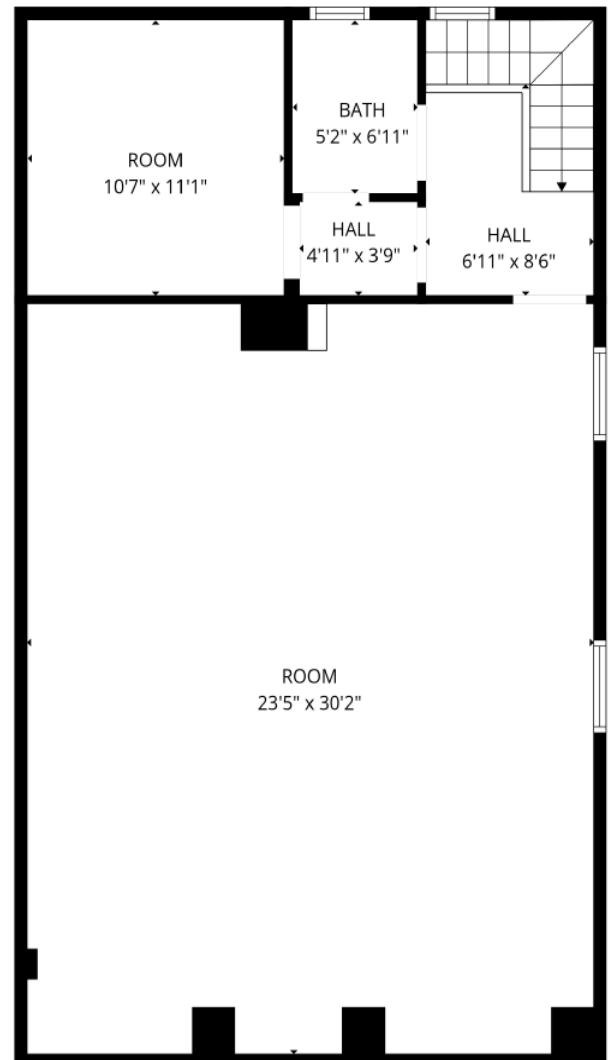


KW Commercial | 237 Lorraine Ave, Montclair, NJ 07043 | 973.783.7400 | Licensed Real Estate Broker This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer or Tenant must verify the information and bears all risk for any inaccuracies.

FLOOR PLANS – UNIT 4



Unit 4 – 1st Floor



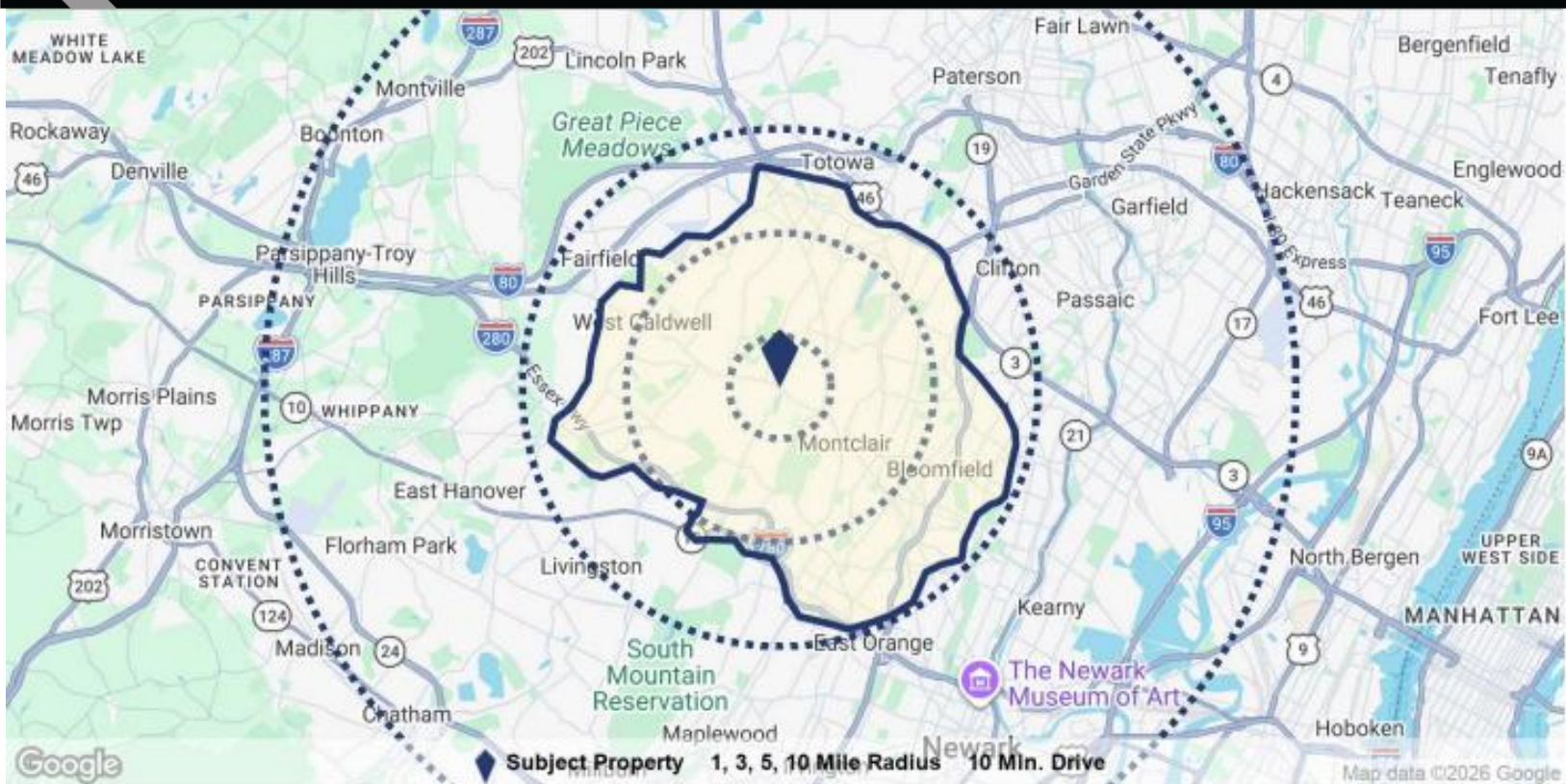
Unit 4 – 2nd Floor

INTERIOR PHOTOS

EXCEDO
COMMERCIAL REAL ESTATE



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	17,244	130,217	414,047	1,818,517	287,124
5 Yr Growth	5.6%	5.2%	4.9%	3.0%	4.8%
Median Age	44	43	42	39	41
5 Yr Forecast	45	43	43	41	42
White / Black / Hispanic	79% / 2% / 11%	66% / 12% / 13%	48% / 21% / 20%	37% / 23% / 31%	50% / 21% / 20%
5 Yr Forecast	79% / 2% / 11%	65% / 12% / 13%	48% / 21% / 21%	37% / 23% / 31%	50% / 21% / 20%
Employment	41,141	48,238	178,770	814,320	155,074
Buying Power	\$1.1B	\$8B	\$17.9B	\$58.7B	\$12.8B
5 Yr Growth	5.4%	6.2%	5.2%	3.9%	5.4%
College Graduates	63.4%	59.9%	46.1%	34.6%	55.1%
Household					
Households	6,735	48,771	156,933	653,752	109,468
5 Yr Growth	5.8%	5.4%	5.0%	3.2%	4.9%
Median Household Income	\$167,457	\$163,015	\$114,349	\$89,838	\$116,664
5 Yr Forecast	\$166,916	\$164,229	\$114,585	\$90,522	\$117,152
Average Household Income	\$183,579	\$182,764	\$147,119	\$122,067	\$150,766
5 Yr Forecast	\$182,522	\$182,973	\$147,514	\$123,033	\$151,445
% High Income (>\$75K)	79%	76%	66%	57%	67%
Housing					
Median Home Value	\$679,752	\$691,146	\$580,534	\$517,005	\$590,983
Median Year Built	1955	1954	1956	1957	1955