

**439-443 E 1st Ave
Roselle, NJ 07203**



RETAIL/OFFICE SPACE(S) FOR LEASE

FOR MORE INFORMATION

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439-443 E 1ST AVE ROSELLE, NJ 07203

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 16,965 SF for lease (5,221 SF on the 2nd Floor)
- Subdivisions are possible
- Stove hood in storefront unit
- On-site parking available; Some units have drive-in doors
- 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
#1/1st	2,352	9' & 6'	No
#1/2nd	2,297*	8'	No
#2/1st	3,398**	17' & 9.5'	Yes, oversized rollup
#2/2nd	2,924*	8'	No
#3/1st	2,396	10'	Yes
#4/1st	2,478	10'	Yes
#5/1st	1,120	10'	Yes

**Can be subdivided*

***Potential to be subdivided*

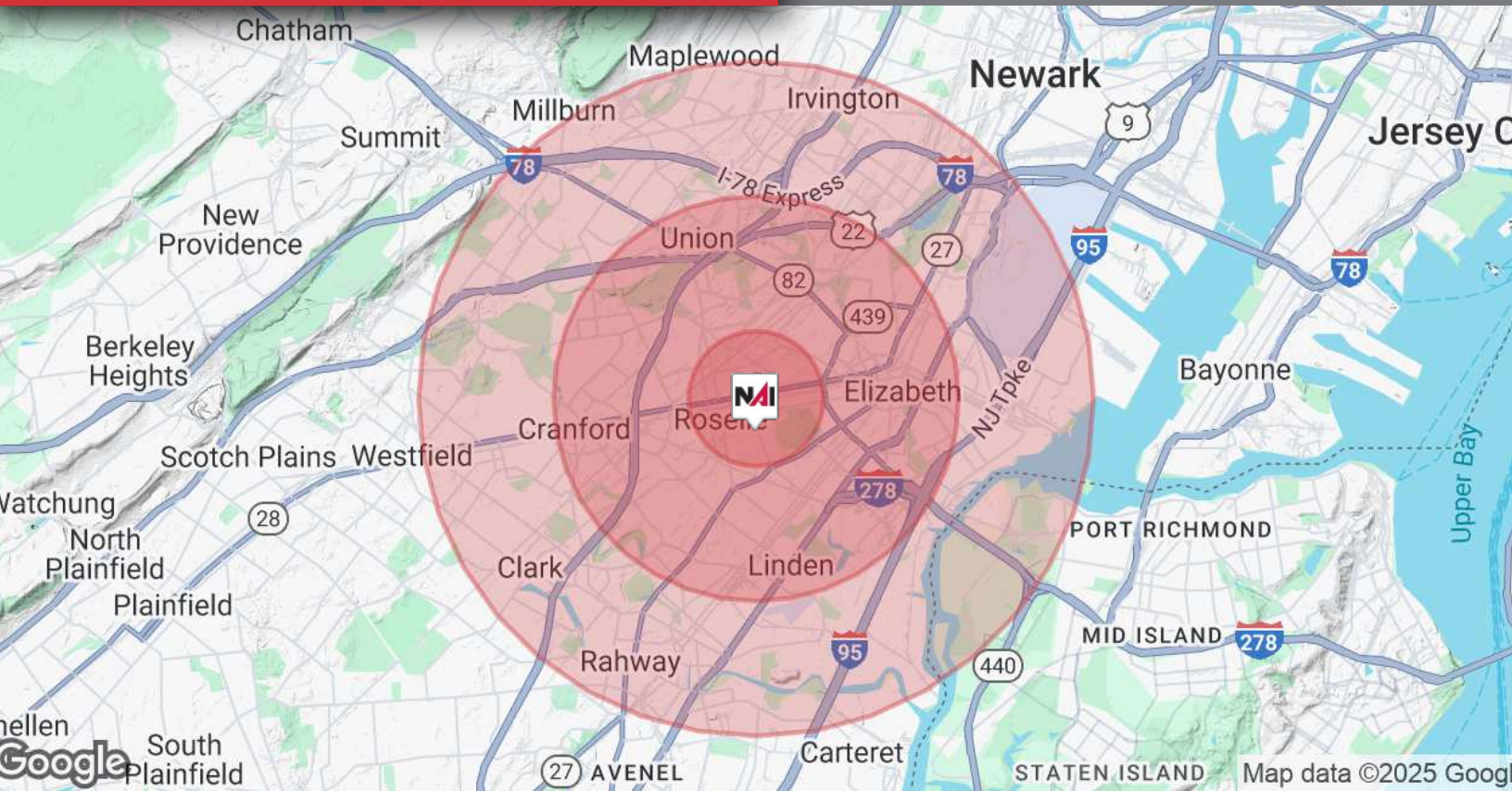
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ADDITIONAL
PHOTOS



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

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RETAIL MAP

