

NEIGHBORING RETAILERS:



1,900 SQFT AVAILABLE
FIRST FLOOR RETAIL SPACE

6-8 GATES AVENUE

MONTCLAIR, NJ 07042



Vanilla Box Delivery

HIGHLIGHTS:

- Located in the main retail artery of Montclair steps off Bloomfield Ave.
- Surrounded by hundreds of new residential units with hundreds more under construction in the immediate area.
- Less than 2 blocks from the Bay St Train Station.
- Perfect for any fitness, restaurant (vented), daycare, medical uses.

RETAIL HIGHLIGHTS:

- Ideal for Restaurant Use, Daycare or General Retail

CEILING HEIGHT:

- 11 - 15 FT throughout

FRONTAGE:

- 60' on Gates Avenue

LOCATION:

- Located between Bloomfield Ave and Washington St.

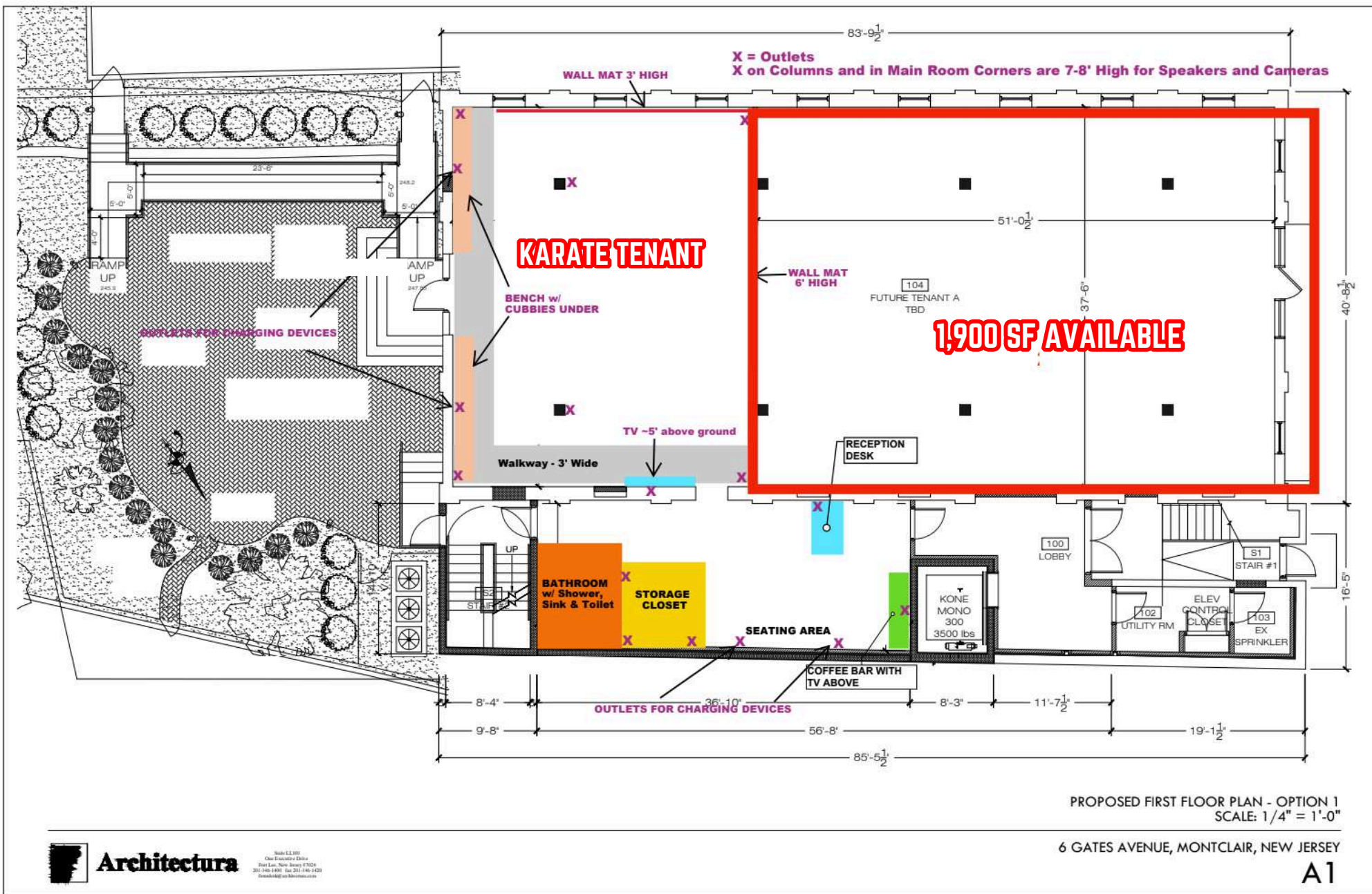
ZONING:

- C-1 Zoning - permits restaurants, office, recreation, retail, service retail, educational, general business uses

ASKING RENT:

- Upon Request

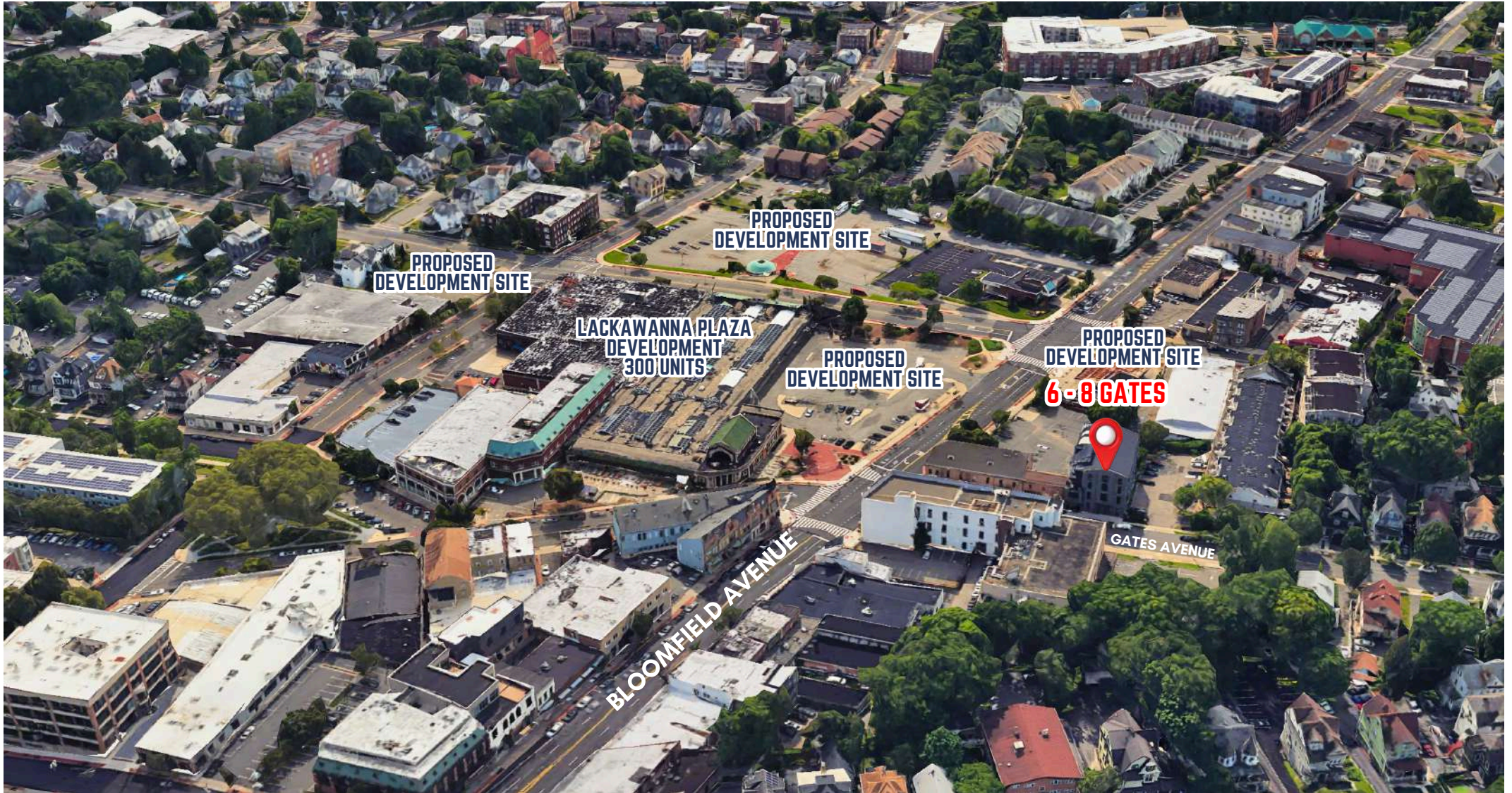


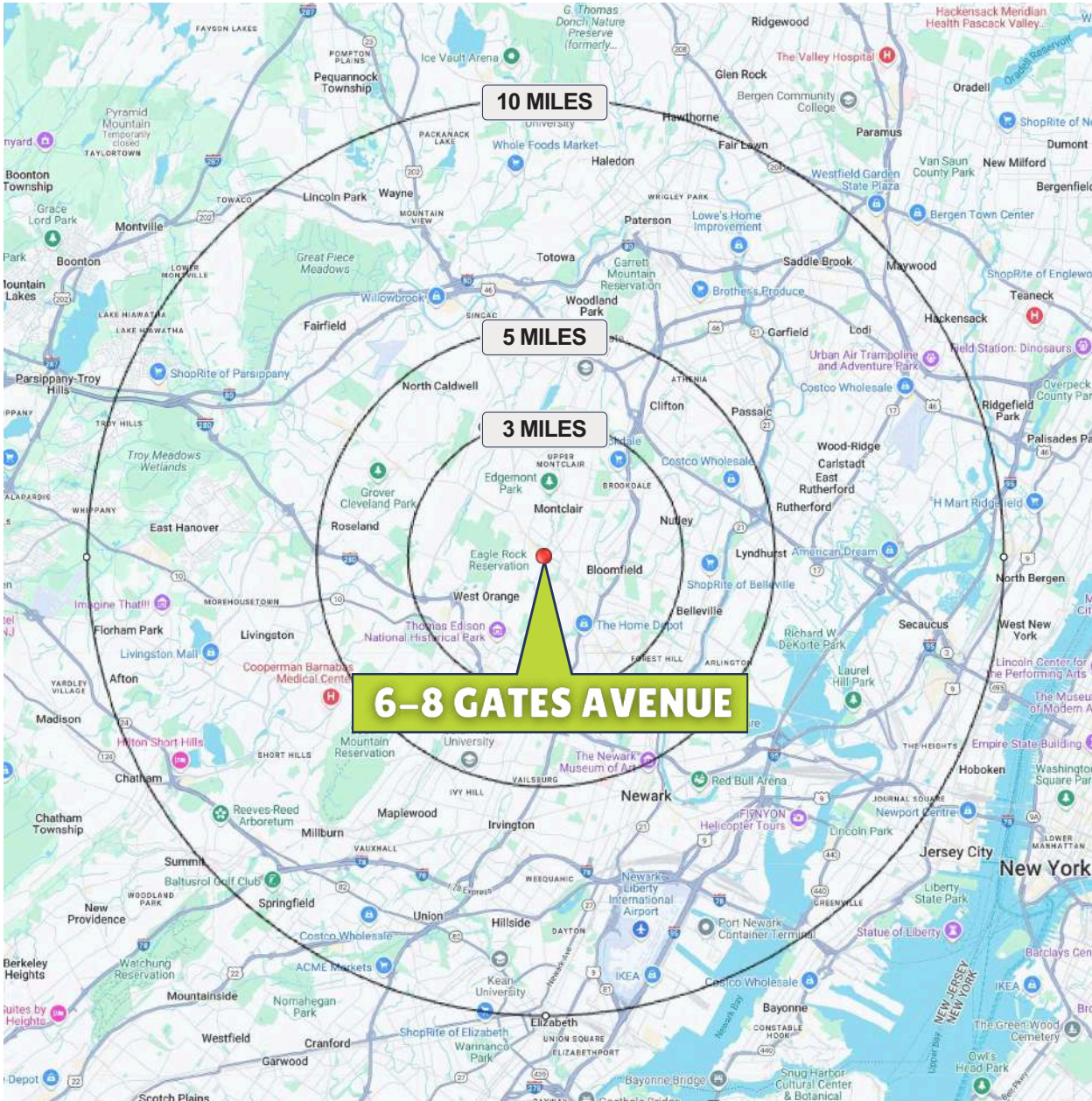


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	1 MILE	3 MILE	5 MILE
DEMOGRAPHICS			
Total Population	22,246	189,114	589,084
Average HHI	\$160,891	\$137,268	\$112,467
Households	9,549	72,642	218,887





3 MILE RADIUS

POPULATION

167,948

HOUSEHOLDS

64,304

MEDIAN AGE

40.4

COLLEGE GRADUATES (Bachelor's +)

49%

TOTAL BUSINESSES

5,181

TOTAL EMPLOYEES

61,040

DAYTIME POPULATION (w/ 16 yr +)

144,487

AVERAGE HOUSEHOLD INCOME

\$149,681

5 MILE RADIUS

POPULATION

574,099

HOUSEHOLDS

213,965

MEDIAN AGE

38.7

COLLEGE GRADUATES (Bachelor's +)

44%

TOTAL BUSINESSES

14,673

TOTAL EMPLOYEES

181,520

DAYTIME POPULATION (w/ 16 yr +)

479,163

AVERAGE HOUSEHOLD INCOME

\$133,953

10 MILE RADIUS

POPULATION

1,793,955

HOUSEHOLDS

1647,367

MEDIAN AGE

38.4

COLLEGE GRADUATES (Bachelor's +)

44%

TOTAL BUSINESSES

60,874

TOTAL EMPLOYEES

868,474

DAYTIME POPULATION (w/ 16 yr +)

1,785,714

AVERAGE HOUSEHOLD INCOME

\$127,107