

# 475 Bloomfield Avenue

Montclair, New Jersey

#### **Availability**

• +/- 6,082 SF (Ground Floor)

• +/- 7,500 SF (Divisible Basement)

# Traffic Count

• 22,743 VPD

### **Site Description**

- Recently renovated mixed-use building, which consists of +/- 18,471 SF of office and +/- 6,082 SF of retail space
- Retail space can be accessed from both Bloomfield & N Fullerton Avenues
- Formerly occupied by Chase Bank, the retail space offers a tenant rare characteristics including high ceilings, expansive natural light and an iconic branding opportunity with visibility from the Five Corners intersection
- Montclair is ideally suited for commuters being located just 14 miles west of New York City or a 40-minute train ride to New York Penn Station
- This vibrant downtown is home to over 200 restaurants as well as prominent national retailers including Whole Foods, Urban Outfitters, Anthropologie and Blue Mercury

### Demographics

Radius	Population	<b>Total Daytime Population</b>	Median HH Income
1 Mile	23,823	25,883	\$124,477
3 Mile	199,041	166,430	\$98,041
5 Mile	608,414	507,571	\$81,184

## **Retail for Lease - Contact**

Neil Ruppert Ph. 732-743-9938 neil@piersonre.com



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