

OUTDOOR SEATING OPPORTUNITIES



Vermella at Garwood Station

South Avenue and Center Street, Garwood, New Jersey

Availabilities

- +/-1,268-3,555 SF
- +/-1,529-3,172 SF
- +/-1,601 SF
- +/-3,847 SF

Anticipated Delivery

- Immediate

Site Description

- New mixed-use project in the heart of Garwood with 296 residential units and 19,500 square feet of retail at the intersection of South Avenue and Center Street. An additional 73 residential units are across the street, with construction complete and currently leasing.
- PILOT program that will reduce each tenant's taxes, also providing a fixed figure for decades.
- Dedicated on-site parking for retail customers.
- High trafficked retail corridor for the Westfield, Cranford and Garwood communities, along with additional surrounding municipalities.
- Captured audience with residents in the building as well as being adjacent to the Garwood Train Station, within steps of the project. The building is currently 99% leased with an average rent of over \$3,000 per month.
- Extremely dense market with a population of approximately 129,000 within 3 miles and surrounded by national and regional retailers.
- Very strong median income levels to coincide with a daytime population of approximately 137,000 within 3 miles.
- Outdoor seating opportunities available.

Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	20,203	18,839	\$120,291
3 Mile	129,567	137,272	\$113,052
5 Mile	389,656	395,487	\$92,927

Retail for Lease - Contact

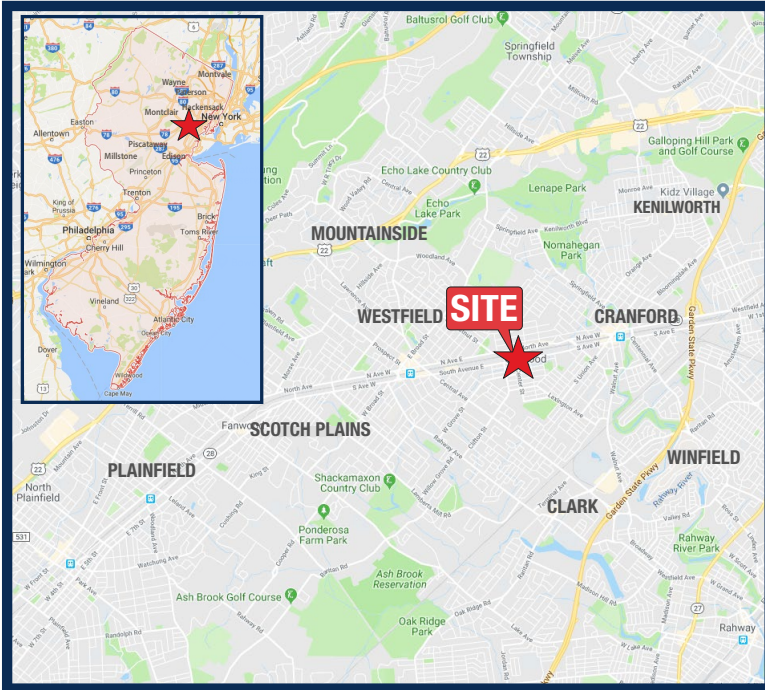
Jason Pierson
Ph. 732-707-6902
jason@piersonre.com

Gregg Medvin
Ph. 732-724-3962
gregg@piersonre.com



Vermella at Garwood Station

South Avenue and Center Street, Garwood, New Jersey



Retail for Lease - Contact

Jason Pierson
Ph. 732-707-6902
jason@piersonre.com

Gregg Medvin
Ph. 732-724-3962
gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Vermella at Garwood Station

South Avenue and Center Street, Garwood, New Jersey



Retail for Lease - Contact

Jason Pierson
Ph. 732-707-6902
jason@piersonre.com

Gregg Medvin
Ph. 732-724-3962
gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE.®