

## FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Daniel Lambert C: 646.773.2982 Daniel@ZoltekCRE.com Urszula Zoltek O: 973.798.6130 Urszula@ZoltekCRE.com





## **Irvington Shopping District**

- •Located in the Heart of Irvington's Shopping District
- •1,040 SF (1065) 1st Floor Retail Space
- •1,105 SF (1040) 1st Floor Retail Space
- •2,400 SF 2<sup>nd</sup> Floor Office/Retail Space
- •Traffic Count (Springfield Ave): 16,778 VPD
- •Parking lot for Drop Off/Pick Up in Rear of the Building off Nye Ave
- Excellent Visibility
- Heavy Foot Traffic
- Neighboring National & Regional Retailers and Restaurants
- •Just Two blocks from Union Ave with Many Residential Hi-Rise and Garden Style Apartments
- Easy Drive to GSP
- •Two blocks to Irvington Bus Terminal, One of the Regions Busiest Terminals with Over 12,500 Passengers Daily

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

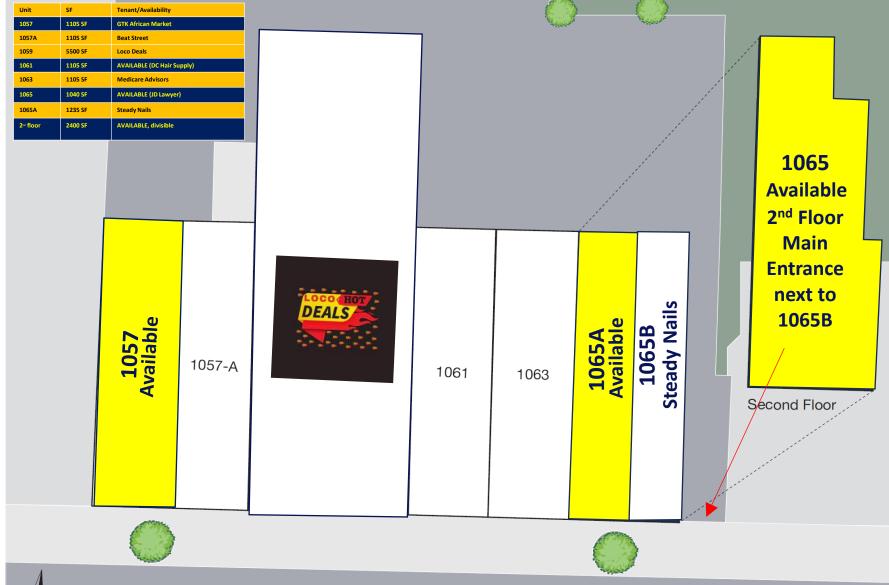
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SERVICES- Licensed Real Estate Broker- 15 Furler Steet, Totowa, NJ 07512 \* T: 973.798.6130

RENTAL OR FINANCING IS PROM SOURCES DEEMED RELIABLE, SUCH INOFRMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION



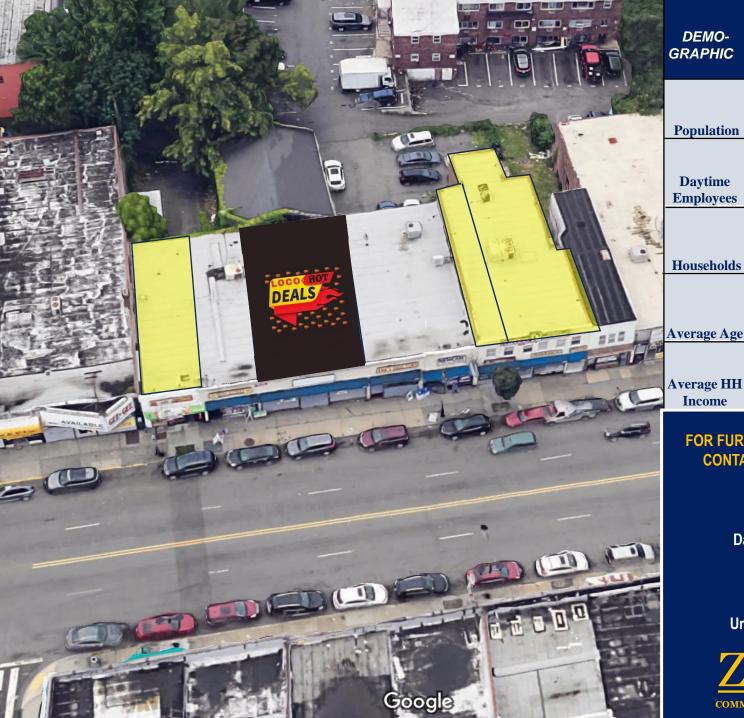












DEMO-**GRAPHIC** 1 Mile 3 Miles 5 Miles **Population** 66,998 843,931 381,447 **Daytime Employees** 811,043 45,396 338,806 Households 3.44 3.40 3.33 Average Age 36.2 36.0 36.5

## FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

\$55,411

\$53,946

\$60,107

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