



RETAIL FOR LEASE

435

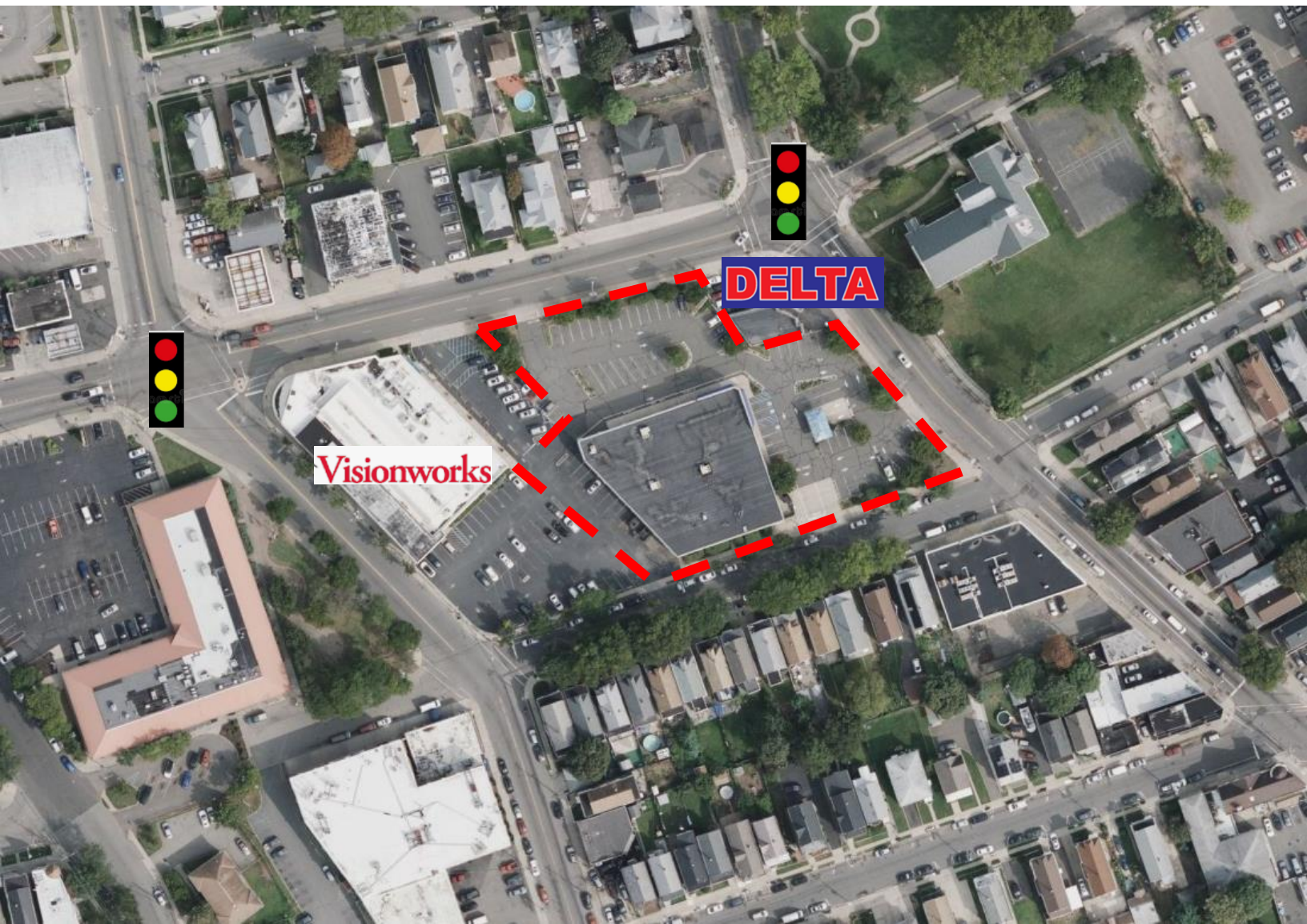
**LEXINGTON
AVENUE**

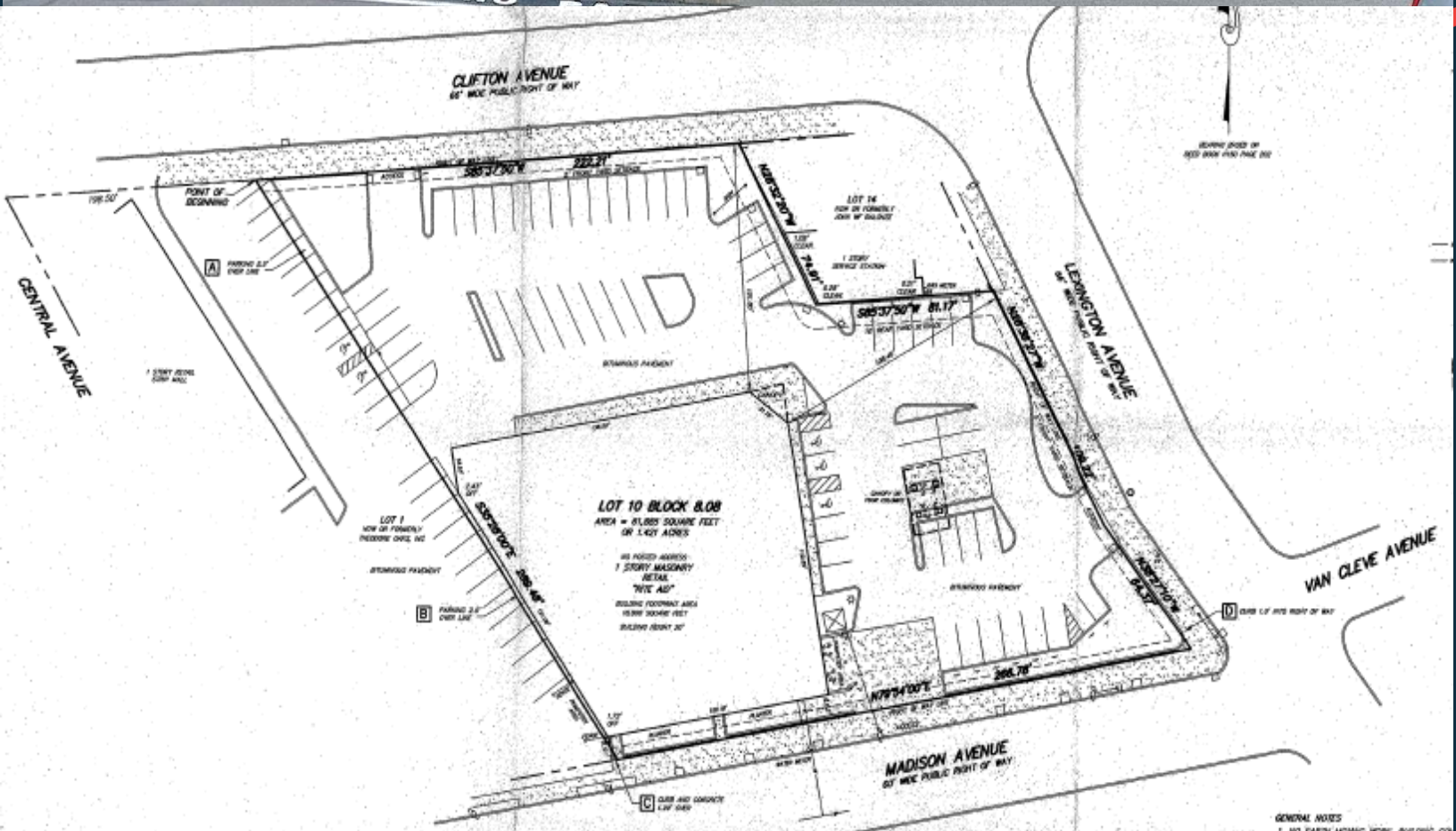
CLIFTON • NEW JERSEY

CBRE

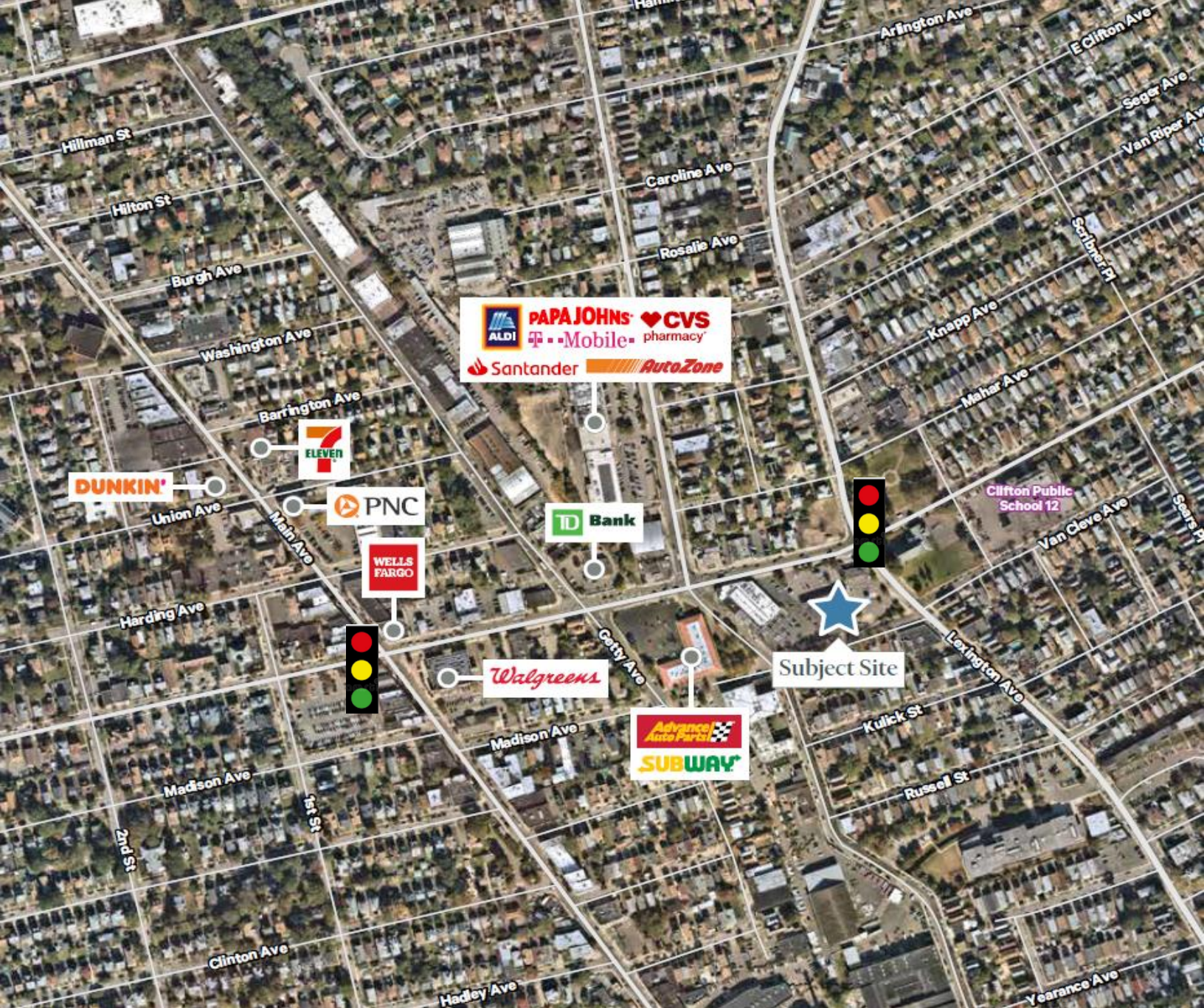
PROPERTY OVERVIEW

- Free standing former Rite Aid available for direct lease. Pharmacy had drive thru and massive pylon sign.
- Access from both Lexington and Clifton Avenues.
- Adjacent to BP Gas Station, with area co-tenants of Buck N Up and Vision Works.
- Building Size: 16,887 SF
- Availability: Summer 2022
- Asking Rent: Upon request
- RE Taxes: \$7.29/SF
- NNN: \$8.00/SF
- Traffic counts: Lexington Ave. 13,246 vpd





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