

**FUTURE MIXED-USE DEVELOPMENT  
UNDER CONSTRUCTION**



# Vermella at Garwood Station

South Avenue and Center Street, Garwood, New Jersey

## Availabilities

- +/- 1,437-6,853 SF
- +/- 1,465-12,633 SF

## Site Description

- New mixed-use project in the heart of Garwood with approximately 298 residential units and approximately 19,486 square feet of retail at the intersection of South Avenue and Center Street, allowing for easy accessibility to the site. The developer also has future plans for an additional 73 residential units to be built on an adjacent lot.
- PILOT program that will significantly reduce each tenant's taxes, also providing a fixed figure for decades.
- Dedicated on-site parking for retail customers, benefiting residents of Westfield, Cranford and Garwood that visit the retail corridor.
- Convenience opportunity for the travelers visiting the Garwood Train Station that is within steps of the subject site. The Garden State Parkway is also less than 3 miles from the site.
- Extremely dense market with a population of approximately 129,000 within 3 miles and surrounded by national and regional retailers attracting consumers from a multitude of towns.
- Very strong median income levels to coincide with a daytime population of approximately 137,000 within 3 miles.

## 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

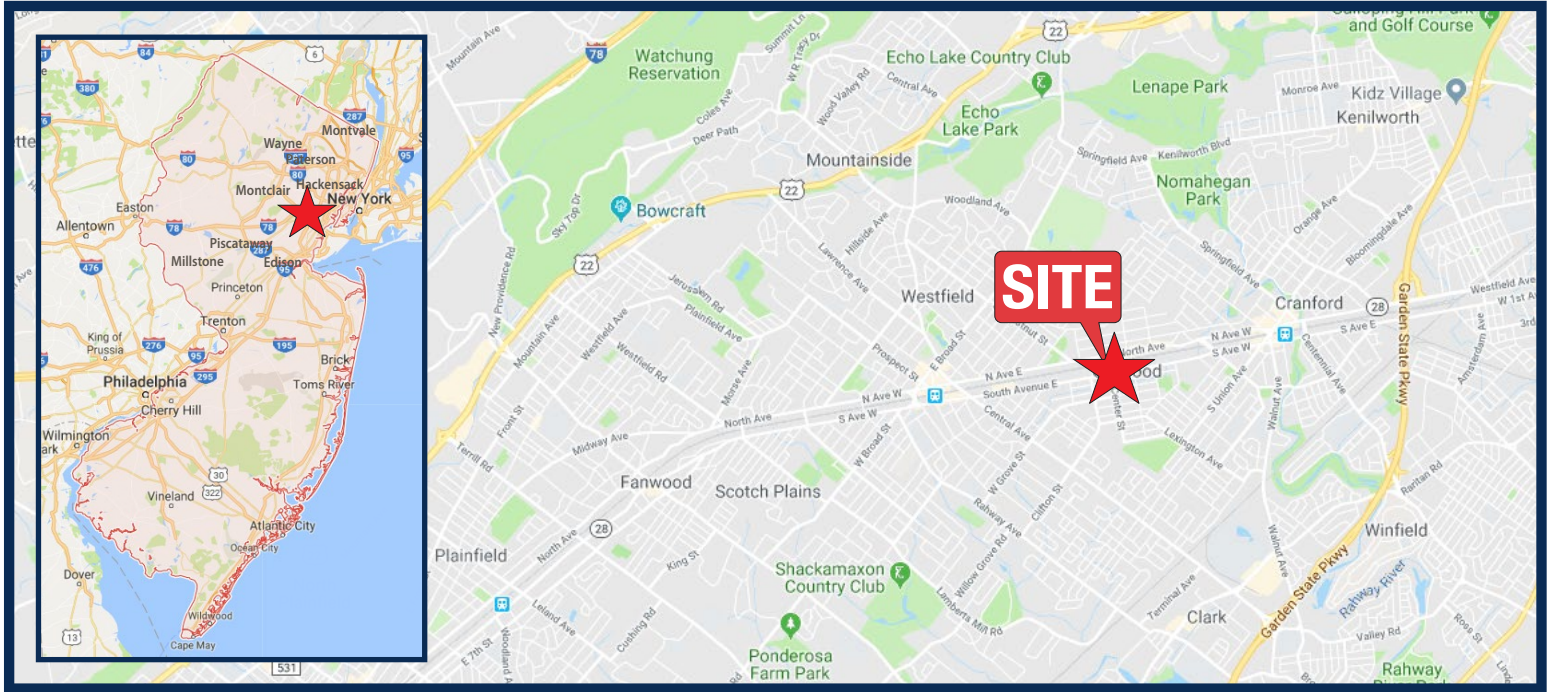
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