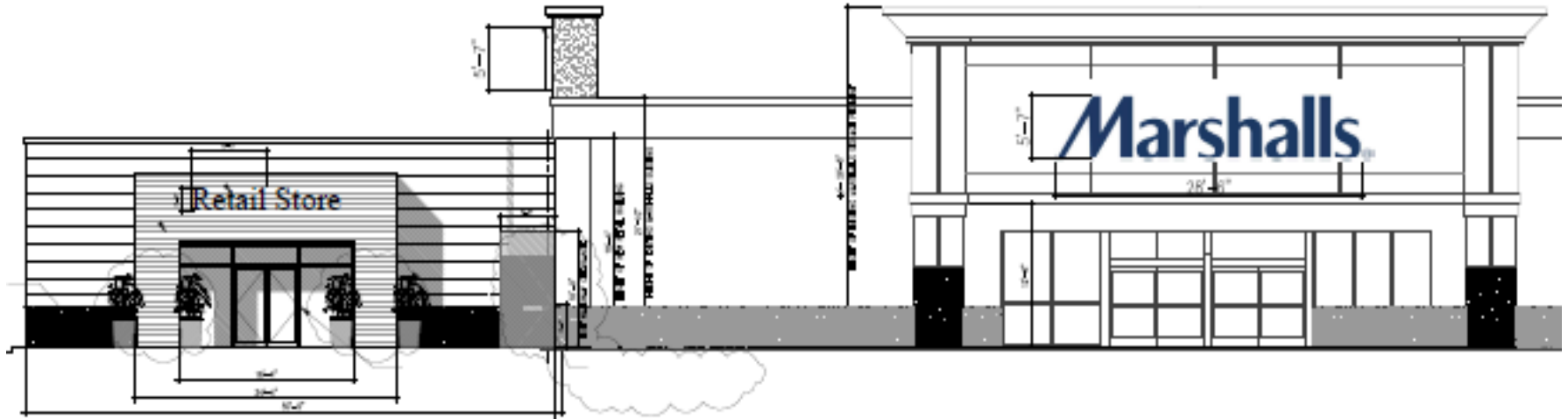


FOR LEASE

77 Central Avenue

RETAIL

NOW AVAILABLE



PROPERTY HIGHLIGHTS

- + **Availability:**
 - 3,500 sq. ft. endcap - New Construction (Q2 2021)
 - 2,727 sq. ft. inline
- + **Parking:** 817 Surface Spaces
- + **Traffic Count:** 24,400 VPD
- + **Lease Rate:** Call for Quote
- + **Taxes & CAM:** \$7.00 PSF
- + **Notes:**
 - + Premier retail corridor, directly off Garden State Parkway, Exit 135
 - + Located across from ShopRite and nearby Clark Commons anchored by Whole Foods, HomeGoods & LA Fitness
 - + Large pylon on Central Avenue

2020 Estimated Demographics

	1 Mile	3 Mile	5 Mile
Population	12,837	156,358	393,909
Households	4,712	58,111	139,771
Median Household Income	\$109,015	\$97,623	\$62,483
Daytime Population	8,772	61,061	165,285

FOR LEASE

77 Central Avenue

RETAIL

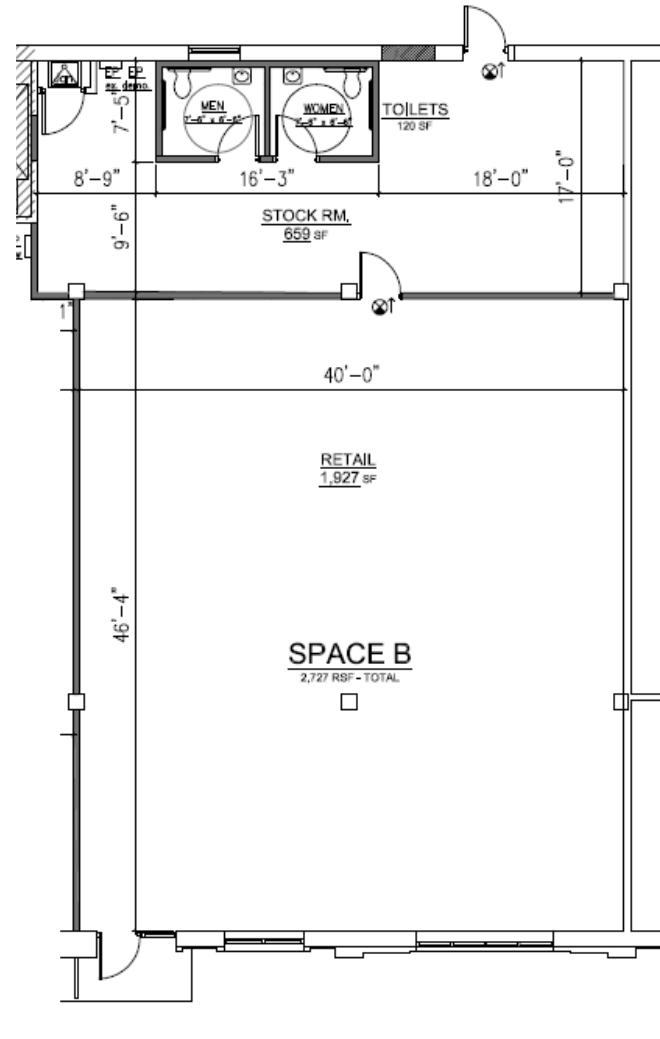
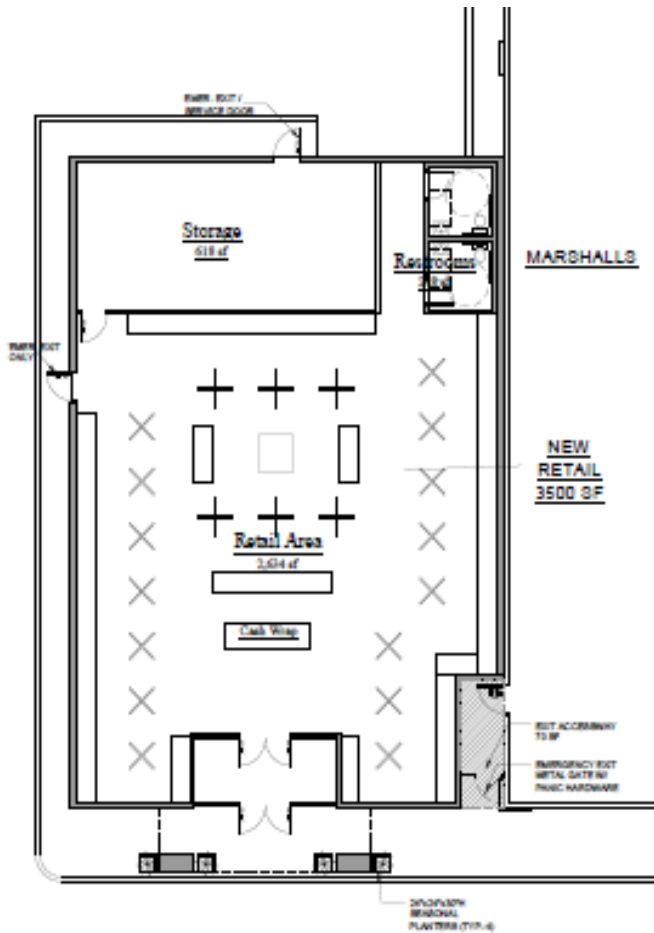


FOR LEASE

77 Central Avenue

RETAIL

Floor Plans



FOR LEASE

77 Central Avenue

RETAIL



CONTACT US

SAMUEL BERNHAUT

First Vice President
+1 201 712 5884
samuel.bernhaut@cbre.com

NICOLE NANNOLA

Senior Associate
+1 201 712 5821
nicole.nannola@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.