



RETAIL / OFFICE / MEDICAL BUILDING

FOR LEASE

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081

For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com
973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com
973.379.6644 x143



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081



PROPERTY DESCRIPTION

±3,187 SF Available For Lease

LOCATION DESCRIPTION

±1.8 Miles to I-78 | ±4.1 Miles to GSP
 ±8.15 Miles to I-280 | ±9.2 Miles to I-95
 ±10.4 Miles to Newark Airport
 ±18 Miles to Holland Tunnel
 ±20.4 Miles to Lincoln Tunnel

OFFERING SUMMARY

Lease Rate:	Please Call
Available SF:	3,187 SF
Building Size:	14,088 SF

PROPERTY HIGHLIGHTS

- GLA: ±14,088 SF
- Available: ±1,287 - 3,187 SF
- NNN Charges: \$7.70 PSF
- Frontage: 175.9 Feet
- Parking: 54 On-Site Spaces
- Traffic: 6,243 VPD on Mountain Avenue (High Traffic Retail Site)
- Neighboring Retailers: Dunkin' Donuts, 7-Eleven, Rite Aid, Walgreen's, Bob's, Guitar Center, TD Bank, CVS, NY Sports Club, Bed, Bath & Beyond, AMC, Lowes, Outback Steakhouse

NOTES

- High School, Middle School, Synagogue and Catholic School all Within 1/8 Mile

For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com
 973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com
 973.379.6644 x143

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com
973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com
973.379.6644 x143

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com
973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com
973.379.6644 x143

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com
973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com
973.379.6644 x143

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

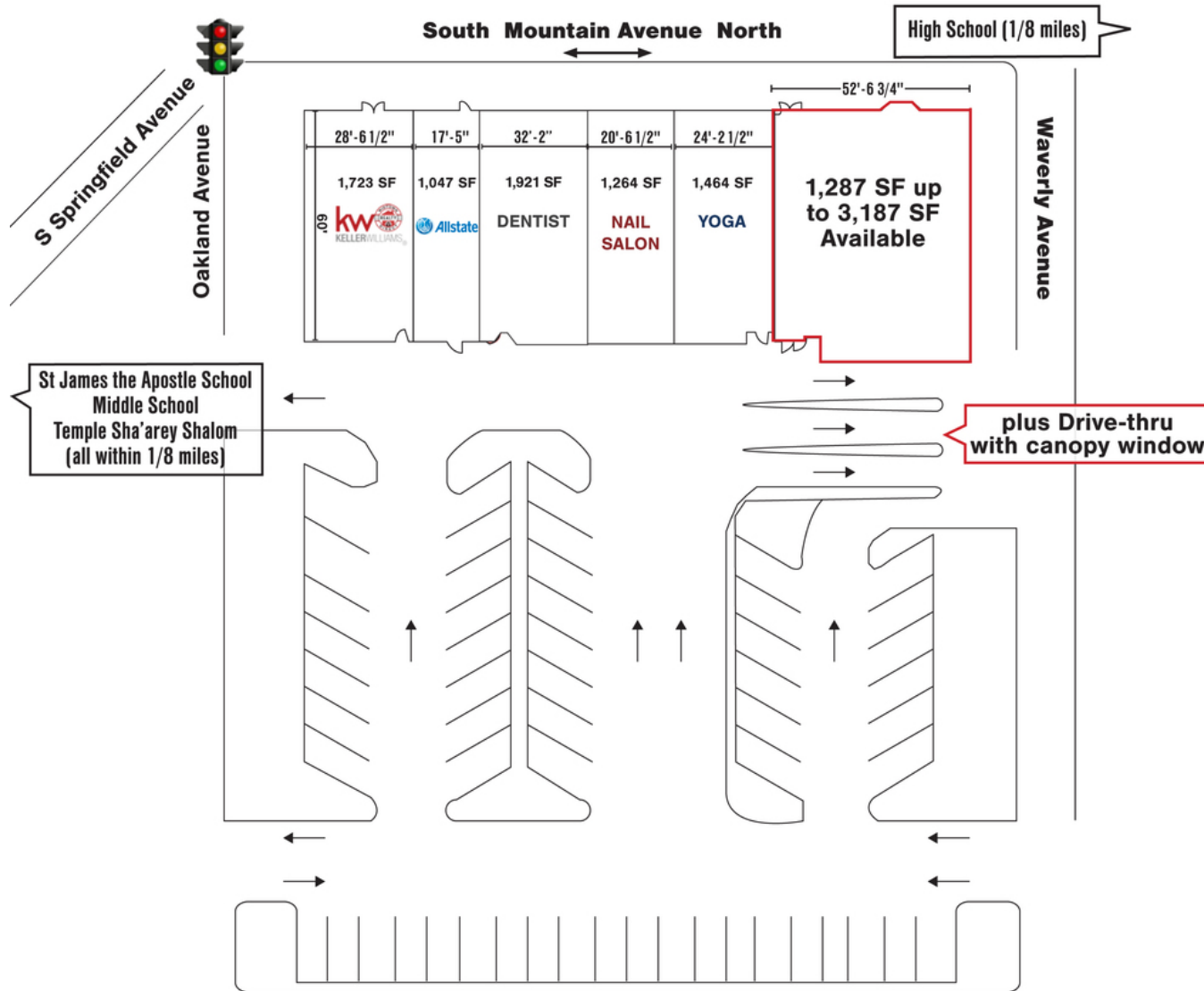
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com
973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com
973.379.6644 x143

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	17,254	130,554	402,414
2019 Estimate	16,386	125,473	393,062
2010 Census	13,024	108,162	372,850
Growth 2019-2024	5.30%	4.05%	2.38%
Growth 2010-2019	25.81%	16.00%	5.42%
2019 Population Hispanic Origin	2,468	16,695	59,538
2019 Population by Race:			
White	12,835	91,392	249,035
Black	1,609	17,645	102,575
Am. Indian & Alaskan	32	252	1,311
Asian	1,627	13,698	32,073
Hawaiian & Pacific Island	7	55	322
Other	276	2,431	7,746
U.S. Armed Forces:	9	35	155
Households:			
2024 Projection	7,247	47,030	144,755
2019 Estimate	6,884	45,192	141,416
2010 Census	5,478	38,876	134,174
Growth 2019 - 2024	5.27%	4.07%	2.36%
Growth 2010 - 2019	25.67%	16.25%	5.40%
Owner Occupied	4,263	33,899	94,481
Renter Occupied	2,621	11,293	46,935
2019 Avg Household Income	\$116,427	\$145,809	\$128,224
2019 Med Household Income	\$92,666	\$115,766	\$95,239
2019 Households by Household Inc:			
<\$25,000	1,144	4,369	18,506
\$25,000 - \$50,000	787	4,650	21,007
\$50,000 - \$75,000	835	5,804	18,975
\$75,000 - \$100,000	958	4,995	15,095
\$100,000 - \$125,000	758	4,404	12,824
\$125,000 - \$150,000	544	4,244	11,371
\$150,000 - \$200,000	840	5,216	14,319
\$200,000+	1,020	11,509	29,320

For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com

973.379.6644 x143

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

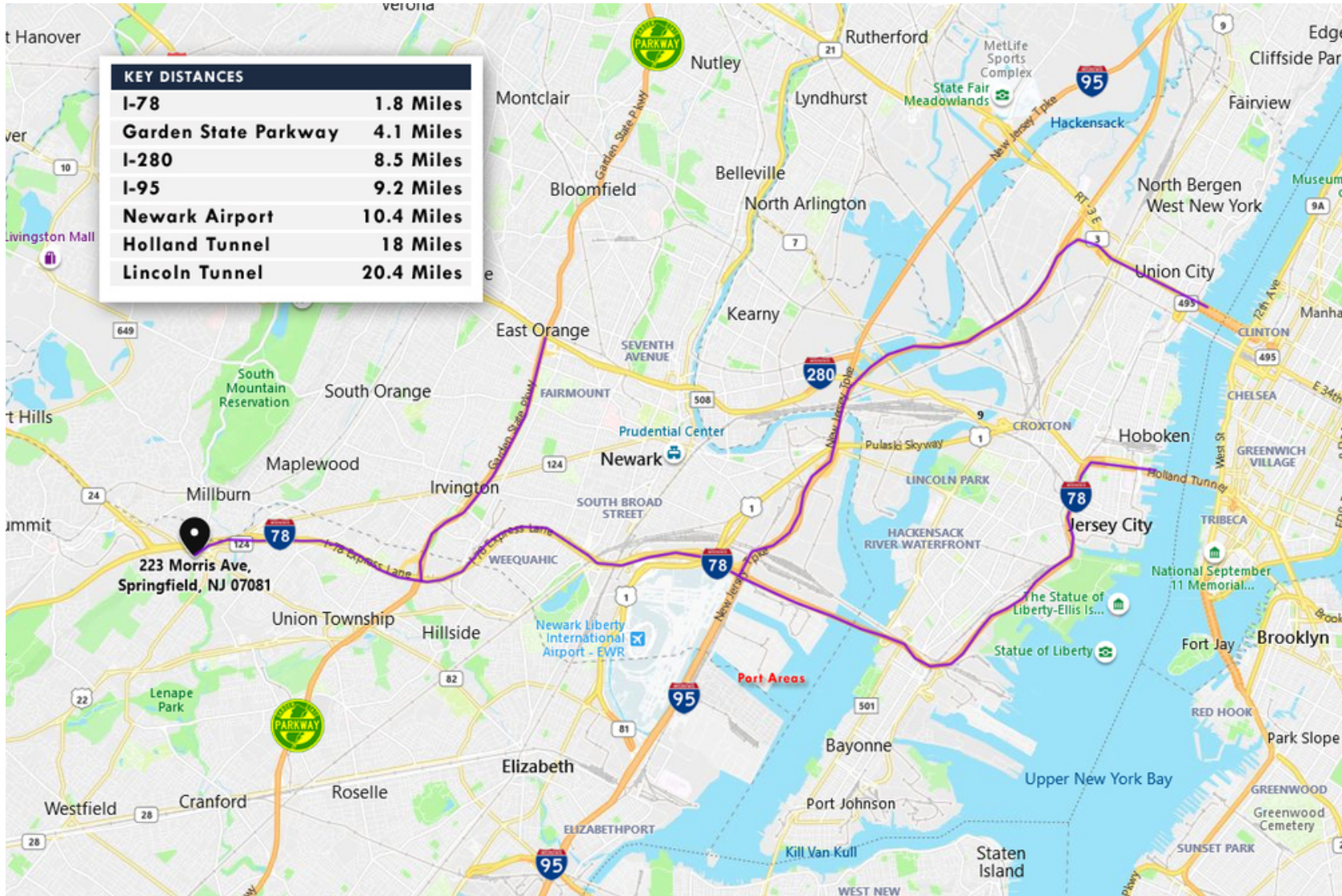
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081



For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com
973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com
973.379.6644 x143

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±3,187 SF AVAILABLE FOR LEASE

223 Mountain Avenue, Springfield, NJ 07081



TAMARA BLAU

Director

917.488.6846

tblau@blauberg.com



BRAD JACOBS

Director

732.997.9511

bjacobs@blauberg.com

For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com

973.379.6644 x148

BRAD JACOBS

Director

bjacobs@blauberg.com

973.379.6644 x143

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.