



DEVELOPMENT PARTNERS

Brookfield
IRONSTATE

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OVERVIEW

Montclair is a vibrant downtown market with an array of boutiques, national retailers and eateries. The town is strategically located just 14 miles west of New York City, 40 minutes by train from Penn Station to the Bay Street or Walnut Street Stations, making it ideal for commuters. Montclair State University, home to 21,115 students, and Caldwell University, home to 2,241, are both less than 4 miles from the project. Montclair is a growing, family-centered town rich with classic charm architecture and a storied history in arts and culture.

HIGHLIGHTS

Downtown redevelopment opportunity in the heart of Montclair, adjacent to The Wellmont Theater, a Live Nation venue that hosts over 100 events a year

The project combines 31,000 square feet (sf) of retail space, anchored by a 12,000 sf outdoor plaza, with 200 apartments and 40,000 sf of office space

Montclair is home to over 200 restaurants and retailers including Whole Foods, Anthropologie, Blue Mercury, Lululemon, South Moon Under and Urban Outfitters

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,869	202,954	604,232
HOUSEHOLDS	10,748	82,952	232,756
DAYTIME EMPLOYEES	13,098	71,253	191,933
AVERAGE HH INCOME	\$135,858	\$117,424	\$102,115

BLOOMFIELD AVENUE



