FOR LEASE SEYMOUR REDEVELOPMENT MONTCLAIR, NJ





DEVELOPMENT PARTNERS

Brookfield IRONSTATE

BRIAN KATZ

AMY STAATS

Vice President amystaats@dkatz.com (201) 731-8494

CEO briankatz@dkatz.com (212) 257-4995

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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, familycentered 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

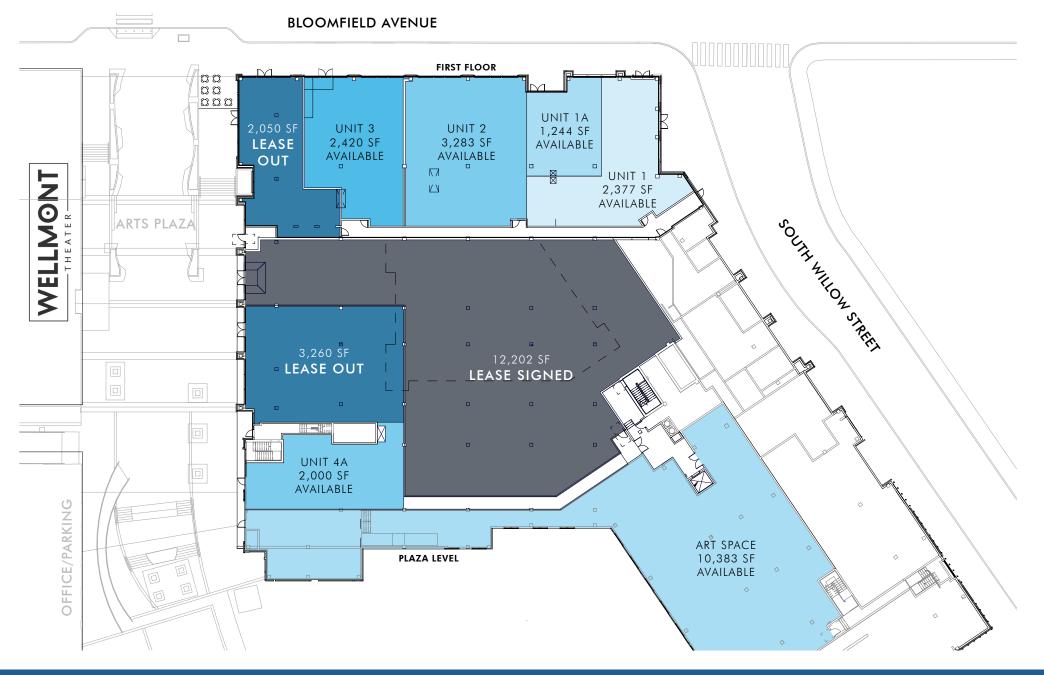
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| POPULATION | 23,869 | 202,954 | 604,232 |
| HOUSEHOLDS | 10,748 | 82,952 | 232,756 |
| DAYTIME EMPLOYEES | 13,098 | 71,253 | 191,933 |
| AVERAGE HH INCOME | \$135,858 | \$117,424 | \$102,115 |

HIGHLIGHTS | PROPERTY

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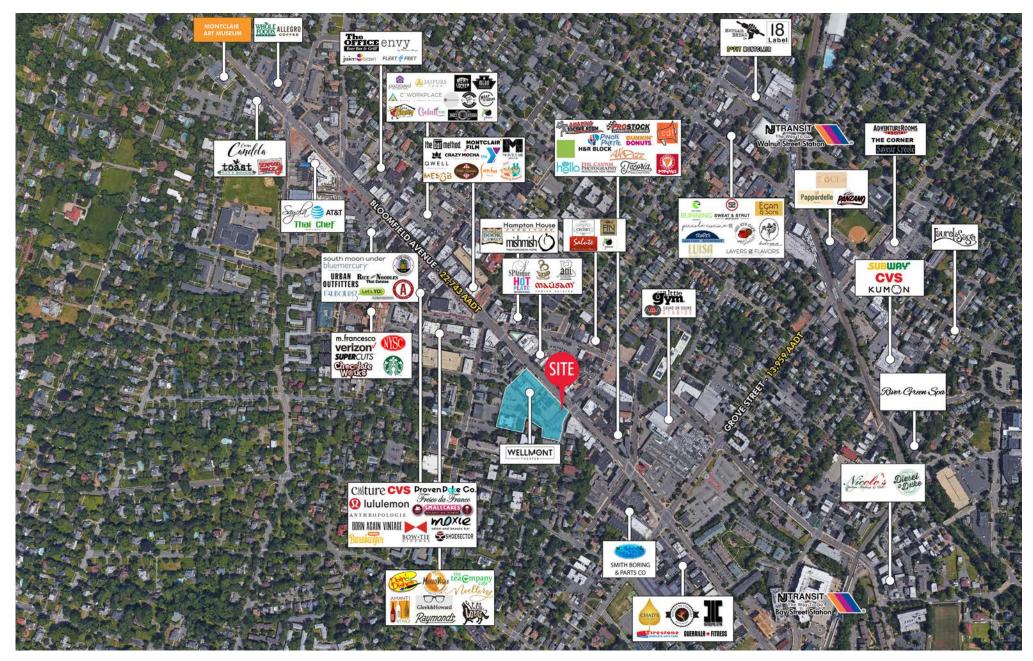


PLAN | SITE

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AERIAL | TRADE

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