

50 Washington Ave.
Belleville, NJ

Available for Lease
3,825 SF (45' x 85') & 7,500 SF (storage space
can't be leased separately)



- Prime space available in downtown Belleville in the center anchored by Family Dollar with 55 parking spaces and prominent Pylon Signage.
- 3,825 SF (45' x 85') is available on the first floor (can be leased separately).
- 7,500 SF is available on the lower level, including 2 trailer loading docks and 7-step van bays (Zoning Requirement: storage space cannot be leased separately).
- 160 new apartments almost complete in an adjacent property and 80 new residential units planned directly across the street.
- Taxes, CAM, and Insurance are estimated to be \$7.50/SF.
- Seeking flooring store; cabinet or kitchen design store; medical supplies, furniture, veterinarian, urgent care, restaurant/ghost kitchen; bakery, fitness, and pharmacy.
- Landlord is making cosmetic improvements soon, including painting the façade.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

DEMOGRAPHICS 2021

MILES	1	3	5
POPULATION	43,358	304,132	679,396
HH INCOME	\$83,535	\$86,591	\$89,679
DAYTIME POP	35,897	265,045	666,667
TOTAL GLA	10,825 SF		
PARKING	55 SPACES		
TRAFFIC COUNT	WASHINGTON AVE - 8,841 CARS PER DAY		
	MILL ST - 5,649 CARS PER DAY		
	RT 21 - 24,468 CARS PER DAY		

Danielle Brunelli /President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com

Chelsea Reizner / Sales Associates
Cell: 201-724-4931
creizner@rjbrunelli.com

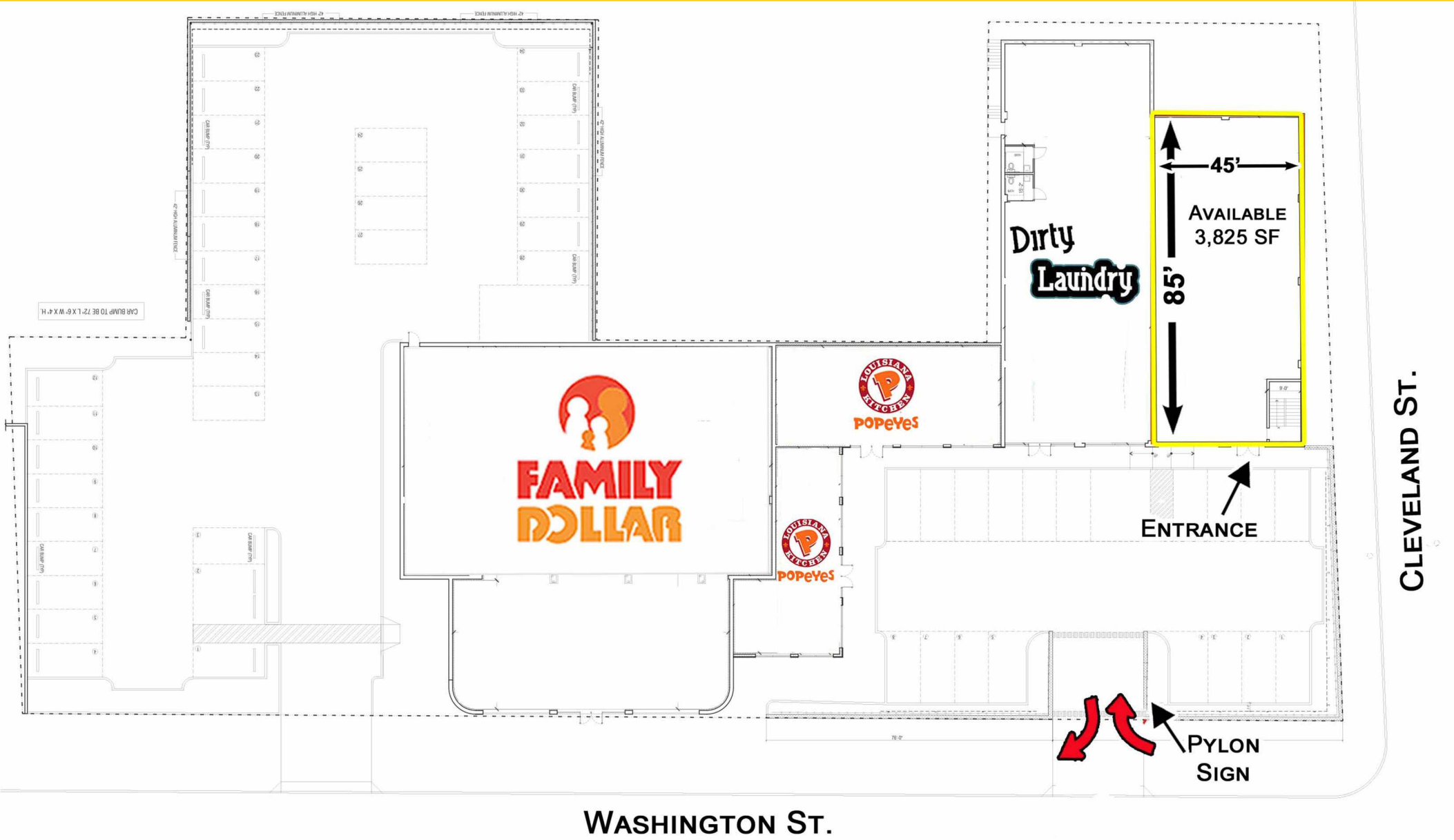


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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Google Earth

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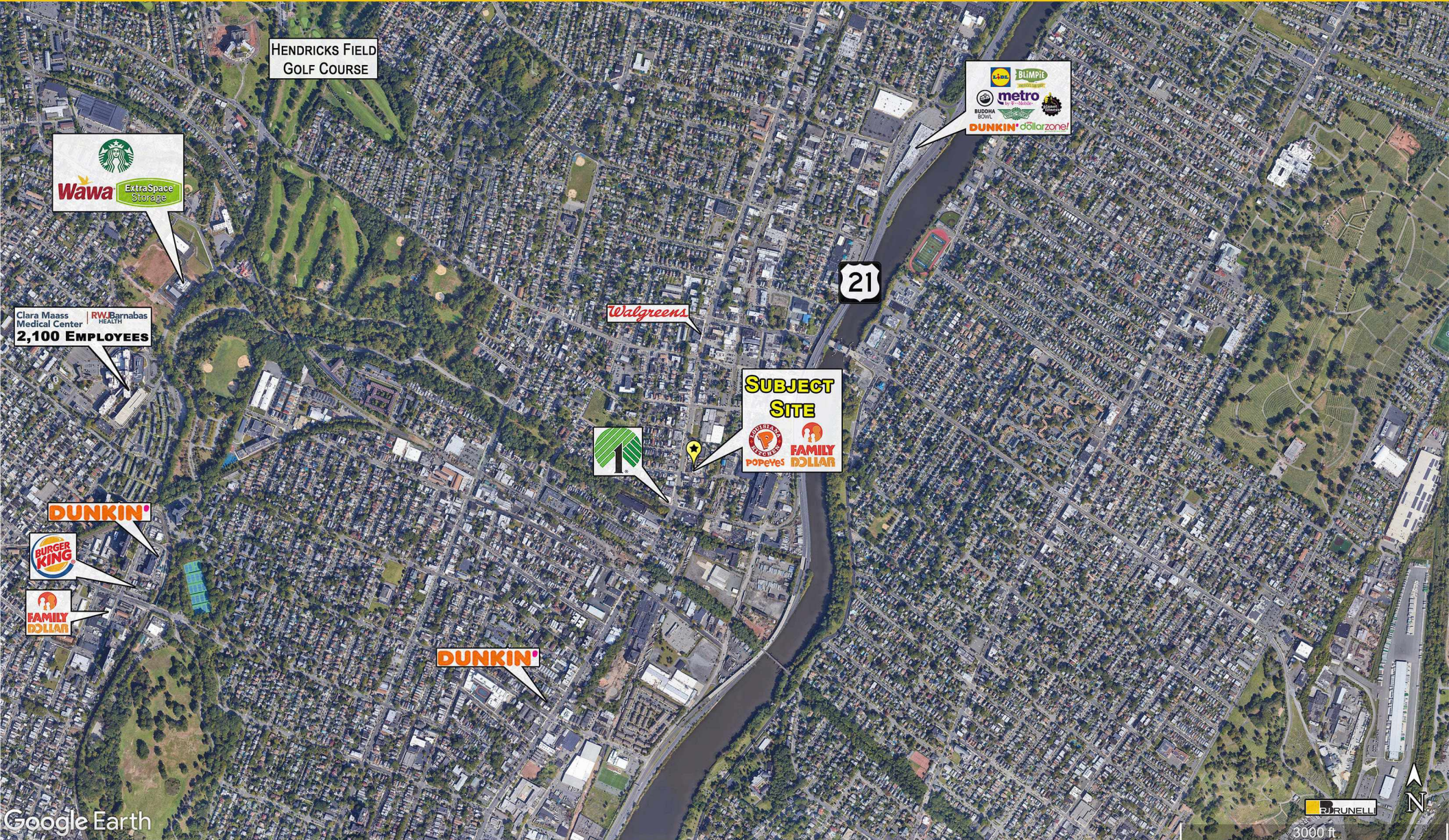


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