

50 Washington Ave.
Belleville, NJ

Available for Lease
3,825 SF (45' x 85') &
7,500 SF (Lower level Space)



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

- Prime space available in downtown Belleville in center anchored by Family Dollar with 55 parking spaces and prominent Pylon Signage.
- 3,825 SF (45' x 85') available on the first floor.
- 7,500 SF available on the lower level, including 2 trailer loading docks and 7 step van bays
- The 2 spaces can be leased together or separately.
- 160 new apartments almost complete in 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.

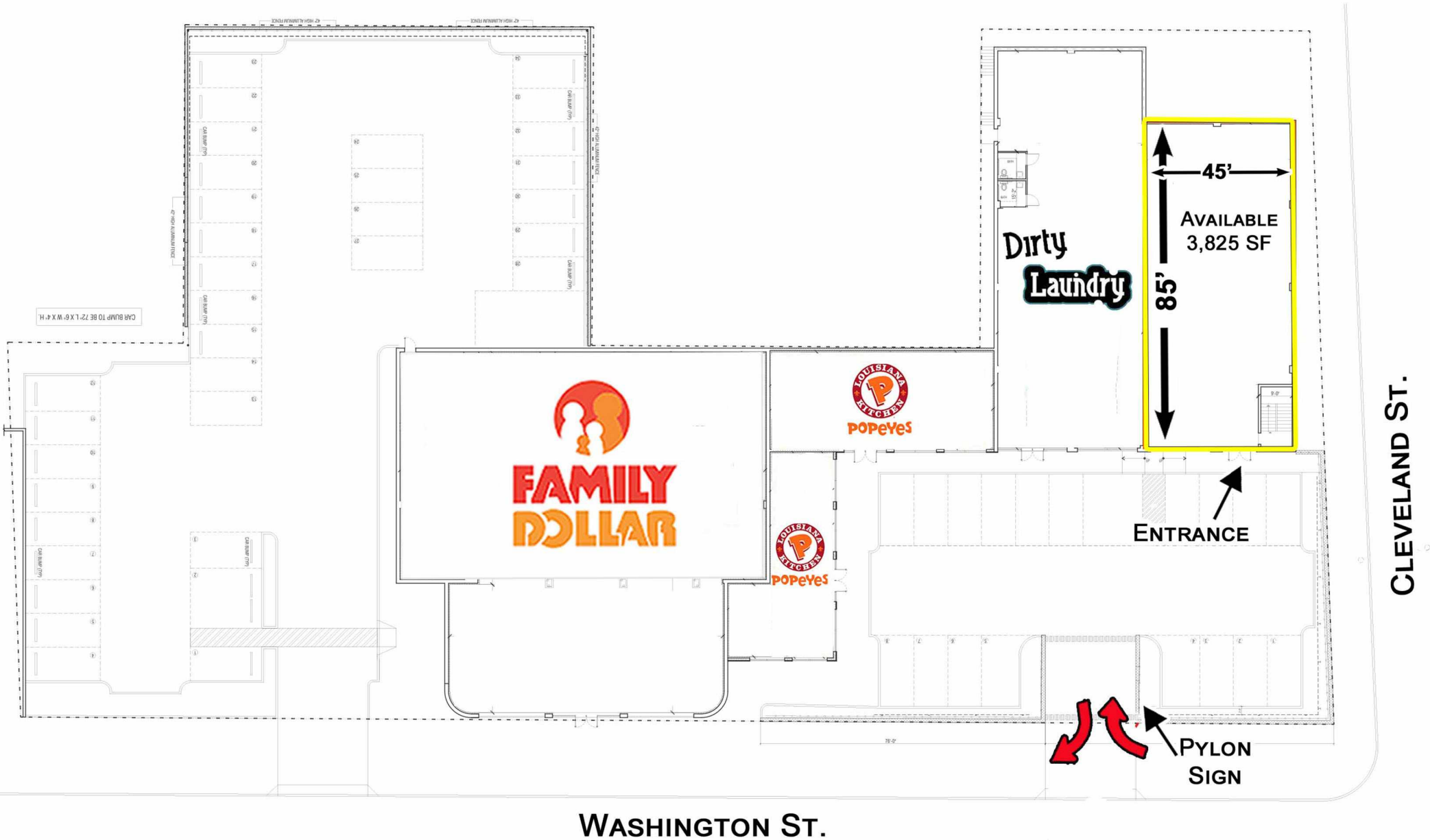
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Google Earth

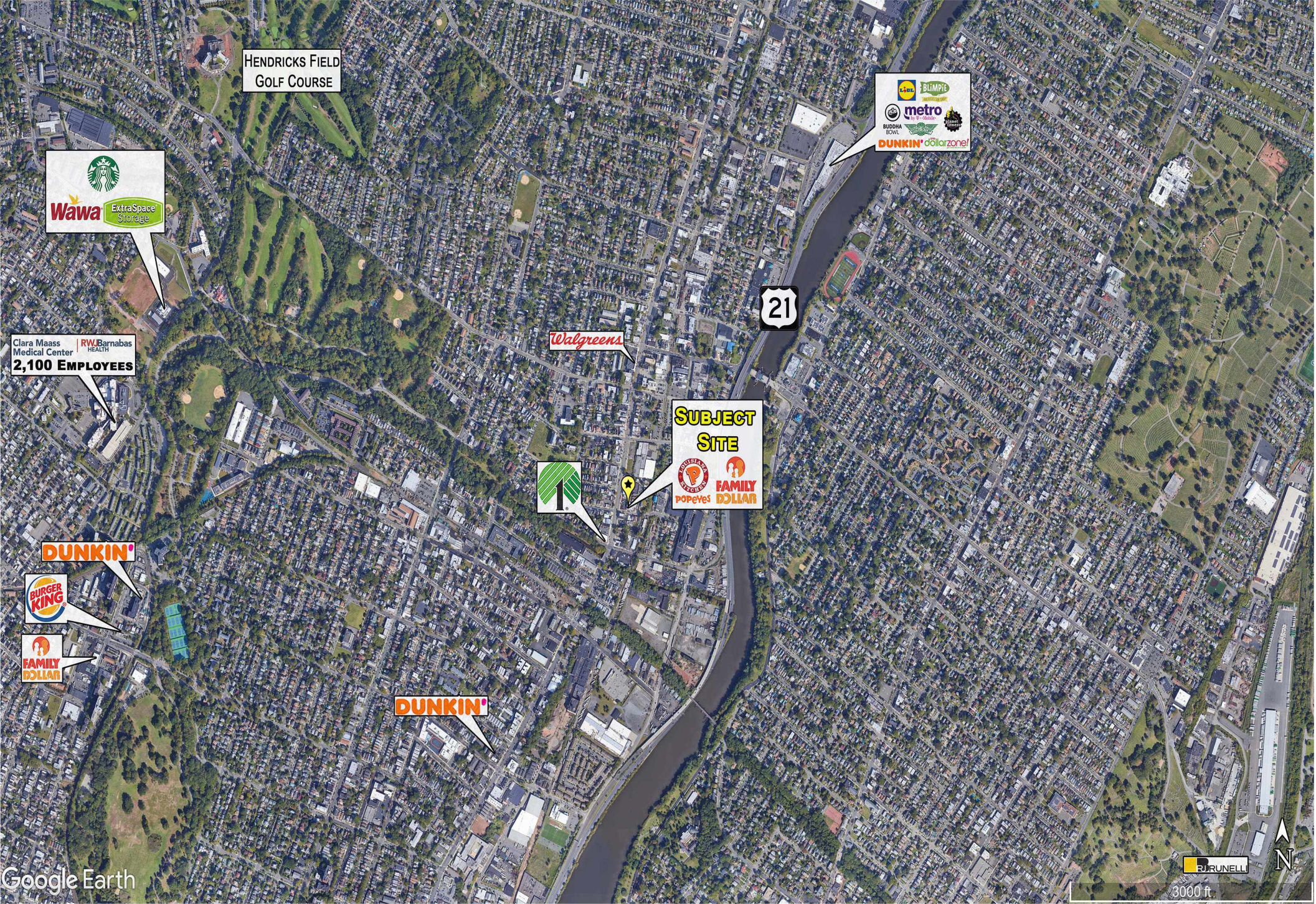
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