

FOR LEASE

Parc at Lyndhurst  
601 Riverside Ave.  
Lyndhurst, NJ

AVAILABLE:  
**Approx. 8,000 SF +/-**

Prime leasing opportunity in densely populated Lyndhurst, NJ, within mixed-use development, PARC at Lyndhurst.

Space was previously occupied by a Twp. school program, and it is in move-in ready condition with about 12 separate rooms, one large open space suitable for open play or gym area with high ceilings, and handicapped bathrooms.

Outdoor space connected to the subject space is available.

Pylon Signage is available.

Seeking daycare or medical use.

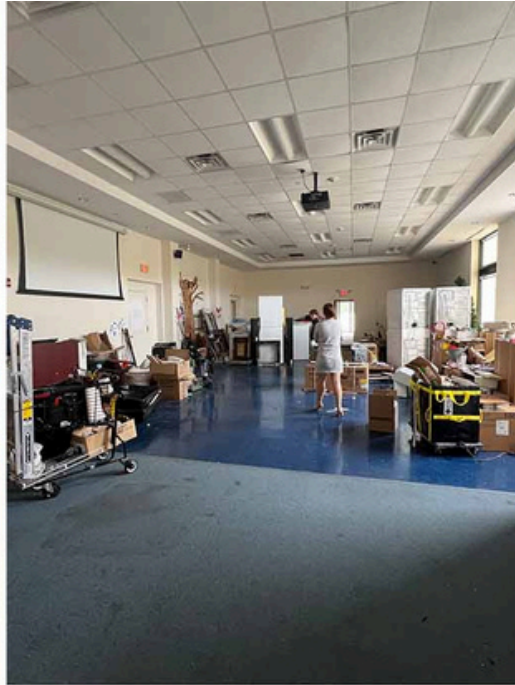
Demographics	1 Mile	3 Miles	5 Miles
Population:	29,539	228,615	654,686
HH Income:	\$146,281	\$132,741	\$123,964
Daytime Pop	21,399	181,290	563,192

**Total GLA**

139,392 SF

**Traffic Counts**

Riverside Ave	16,934 Cars Per Day
Kingsland Ave.	18,719 Cars Per Day
Route 21	66,995 Cars Per Day





Google Earth

OUTDOOR PLAY AREA

SUBJECT SPACE

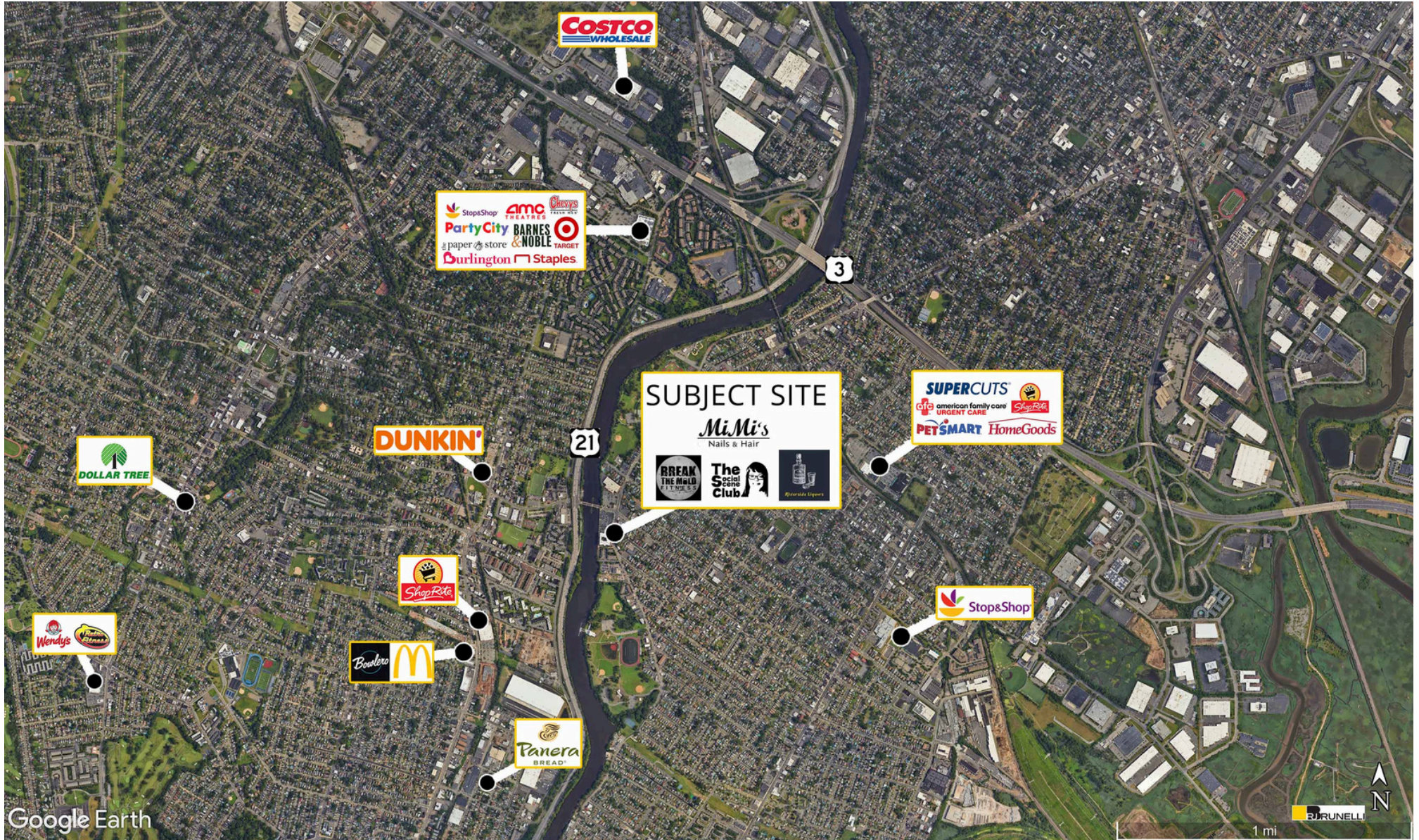
PYLON SIGNAGE AVAILABLE

18,719 AADT

16,934 AADT

BRUNELLI  
200 ft





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# CONNECT WITH US TODAY

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