

EXISTING



RENDERING - PROPOSED RETAIL STOREFRONT REDEVELOPMENT



**NEWLY RENOVATED STOREFRONT
HIGH-VISIBILITY RETAIL**

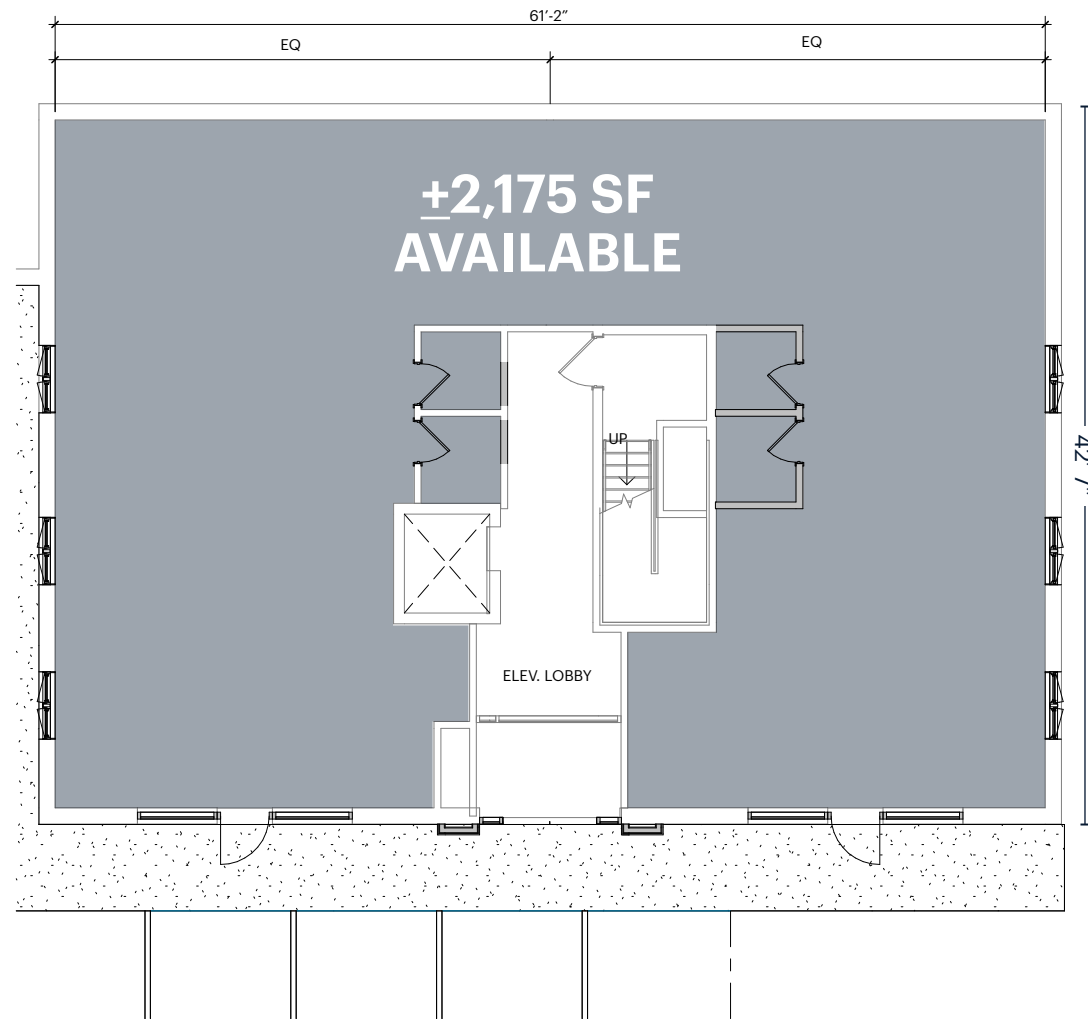
WESTFIELD SQUARE

**324 SOUTH AVENUE EAST
WESTFIELD | NEW JERSEY**

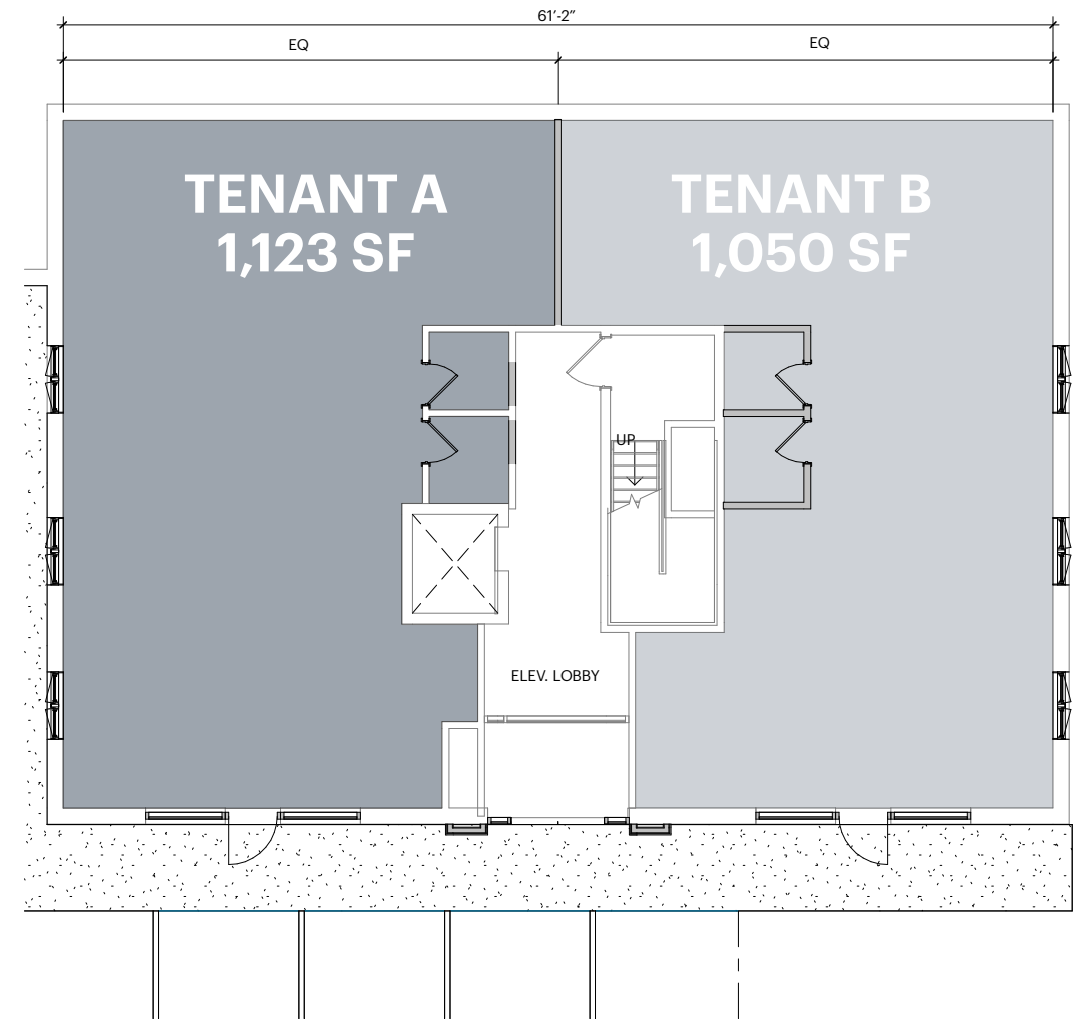
**2,175 SF
& 2,800 SF**
or
**Complete
Building**
Available
for Lease

SPACE DETAILS - POTENTIAL FIRST FLOOR PLANS

SINGLE RETAIL TENANT



TWO RETAIL TENANTS



SIZE

Ground Floor	+2,175 SF
Second Floor	+2,800 SF
Total	+4,975 SF

POSSESSION

Ground Floor	8/1/24
Second Floor	Immediate

TERM

5-10 Years

ASKING RENT

Call for Details

CAM

\$9.00 psf (est.)

NEIGHBORS

Acu-Vision, Acupuncture Health Associates, The Jennifer Day Spa, Vanitas Beauty

COMMENTS

Two open floor plans, can be subdivided or can be leased entirely in one transaction

Newly renovated, open floor plans

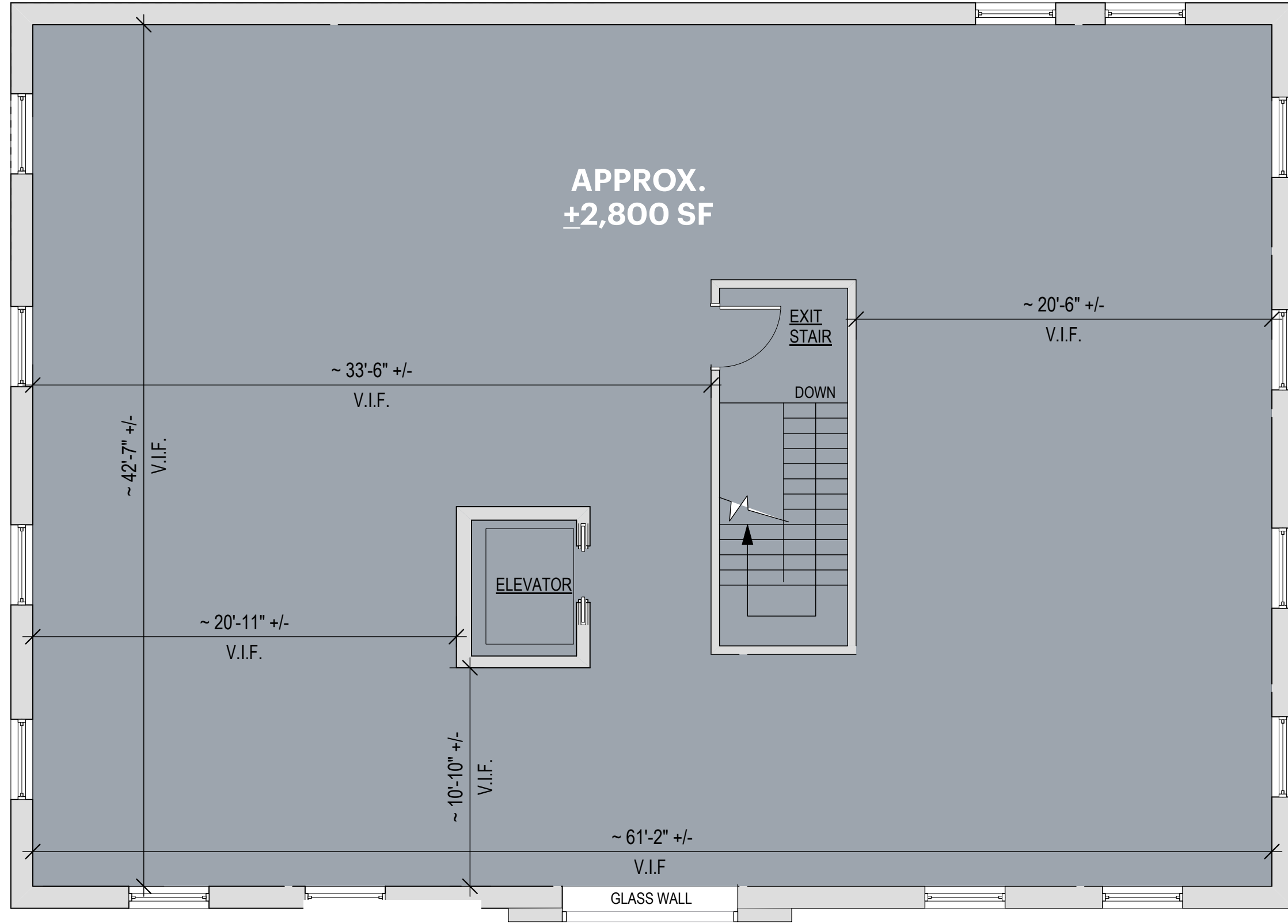
Pylon and building signature available

Elevator and on-site parking

Public transportation in close proximity

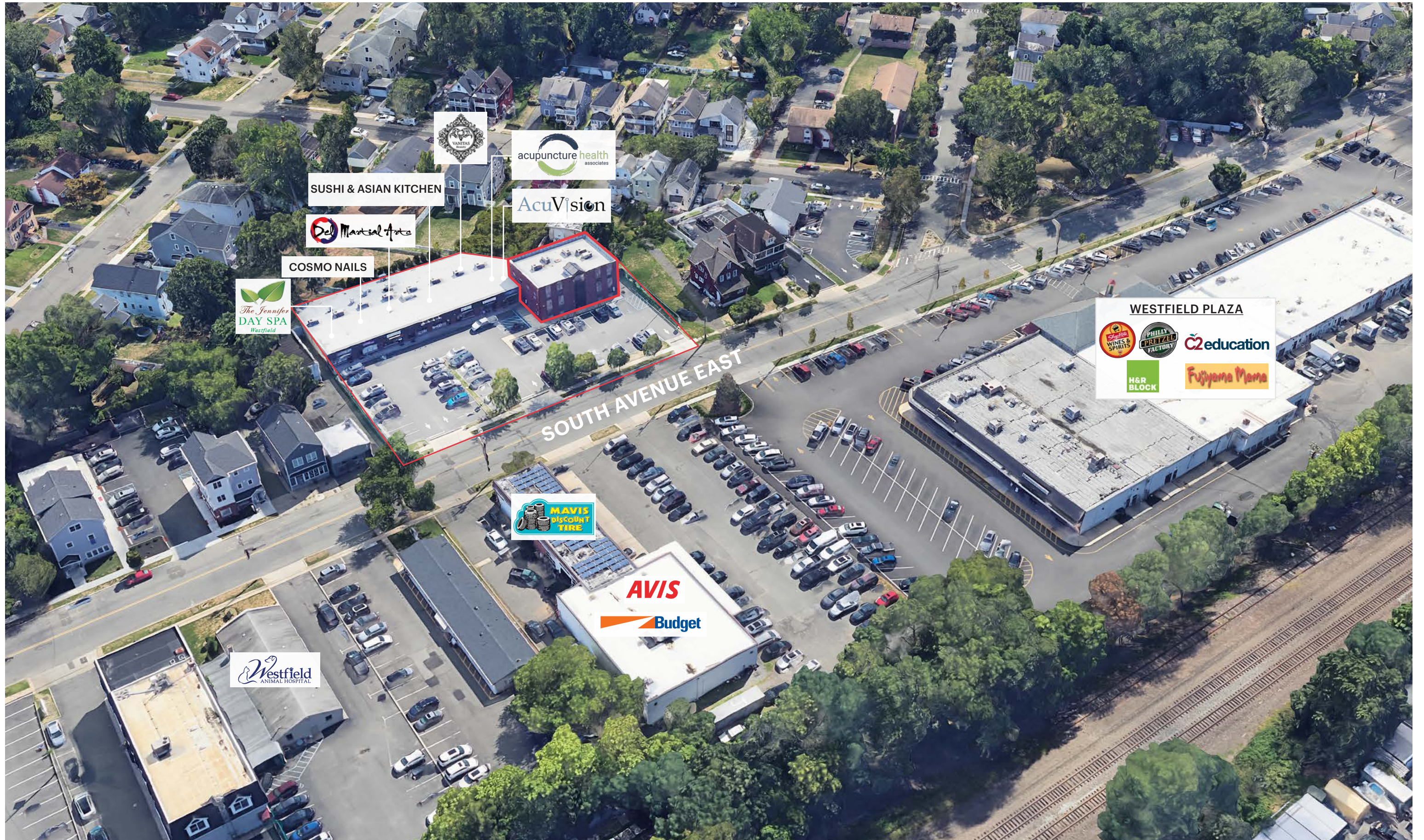
±12' ceiling heights

SECOND FLOOR - MEDICAL/RETAIL/PERSONAL CARE



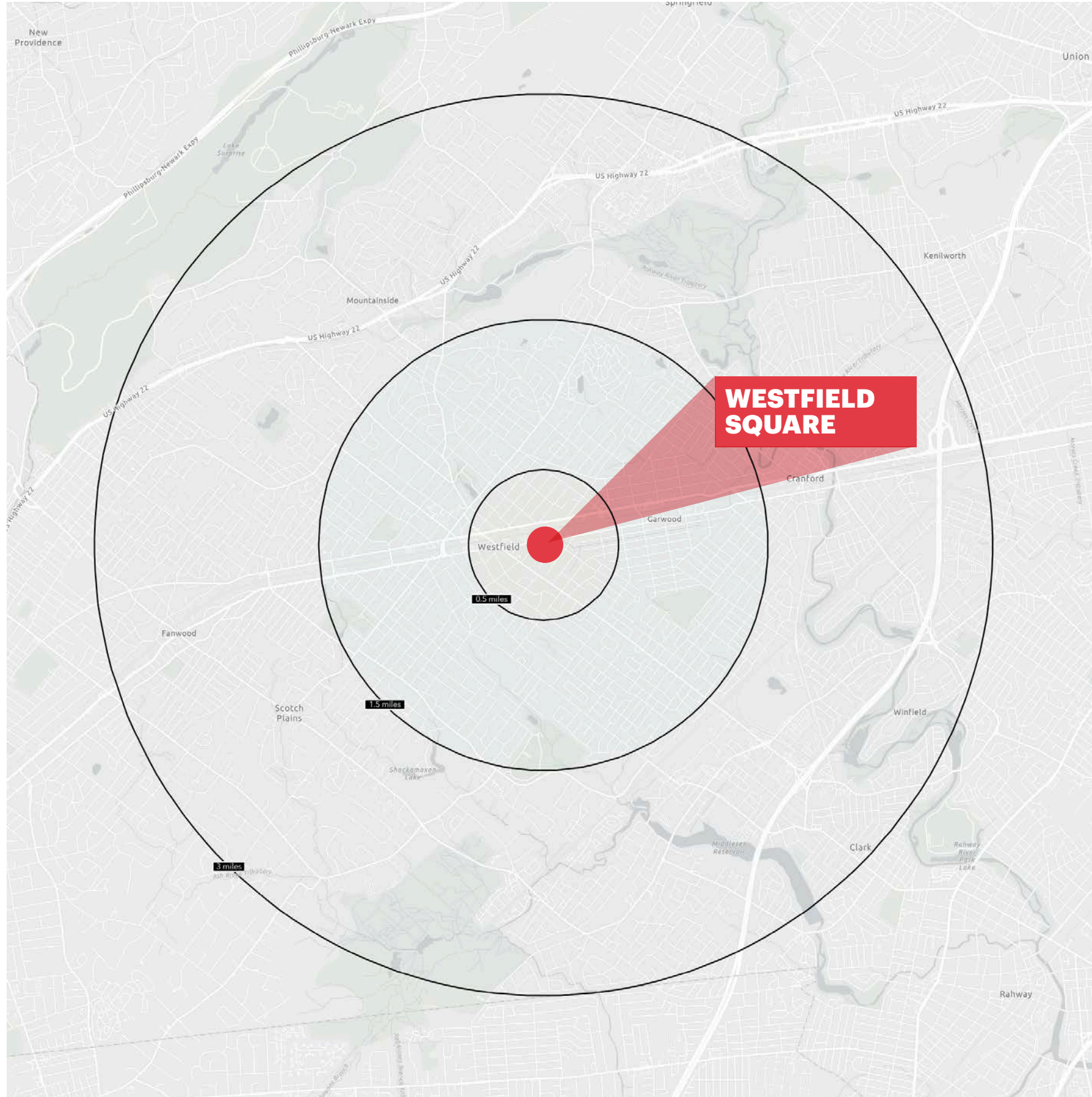
FRONT OF BUILDING

LOW-LEVEL AERIAL





DEMOGRAPHICS



0.5 MILE RADIUS

POPULATION

4,722

HOUSEHOLDS

1,815

MEDIAN AGE

40.2

COLLEGE GRADUATES (Bachelor's +)

2,149 - 65.5%

TOTAL BUSINESSES

481

TOTAL EMPLOYEES

5,052

AVERAGE HOUSEHOLD INCOME

\$194,709

1.5 MILE RADIUS

POPULATION

38,105

HOUSEHOLDS

13,640

MEDIAN AGE

43.1

COLLEGE GRADUATES (Bachelor's +)

18,266 - 70.8%

TOTAL BUSINESSES

1,442

TOTAL EMPLOYEES

20,706

AVERAGE HOUSEHOLD INCOME

\$235,497

3 MILE RADIUS

POPULATION

114,282

HOUSEHOLDS

41,691

MEDIAN AGE

44.0

COLLEGE GRADUATES (Bachelor's +)

51,378 - 64.3%

TOTAL BUSINESSES

4,793

TOTAL EMPLOYEES

67,214

AVERAGE HOUSEHOLD INCOME

\$205,831

*2023 estimates

CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.