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For Lease

## High Visibility Retail with Onsite Parking

# 484 Bloomfield Avenue

### CALDWELL, NJ

#### Available Space

- Approx. 4,900 SF
- 200 Feet of Frontage on Bloomfield Avenue
- Façade Signage
- Mix of Private Rooms and Open Space
- Kitchenette/Break Room with Plumbing
- Two Private Bathrooms
- Basement Included
- 93 Onsite Parking Spaces Plus Street Parking

Perfect for Fitness, Salons, Financial Services, Real Estate or Insurance Offices, Restaurants, and Other Personal Services

#### Call For Rental Rate

#### Location

- Direct Access on Bloomfield Avenue with Secondary Access on Academy Road
- Traffic Count: About 22,000 Vehicles Per Day on Bloomfield Avenue
- Walk to Restaurants, Shops, Personal Services, Local Schools, and Religious Facilities
- Neighbors include: ACE Hardware, Caldwell Car Wash, ShopRite Wines & Spirits, Grover Cleveland Middle School, and Congregation Agudath Israel
- Easy Access to Route 46

#### Demographics

- 1 Mile Average Household Income: \$143,343
- 3 Mile Average Household Income: \$157,824
- 5 Mile Average Household Income: \$155,044

Zoning: B-General Business District

Contact Our Exclusive Agent  
**Courtney Brooke Rosenkrantz**

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YEARS STRONG

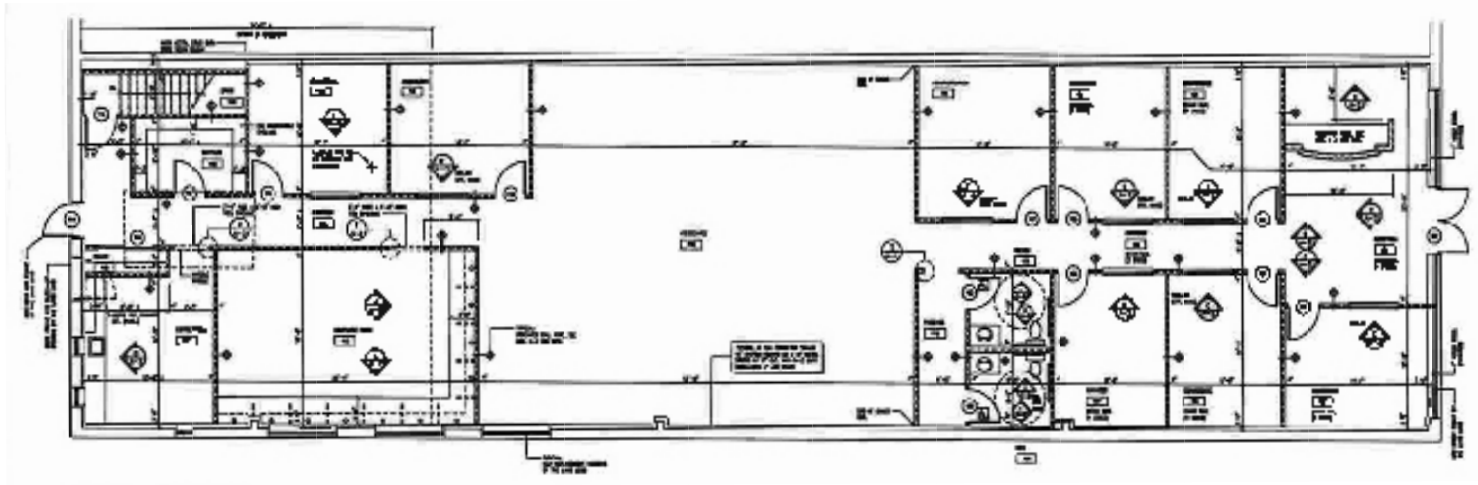
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### Floor Plan



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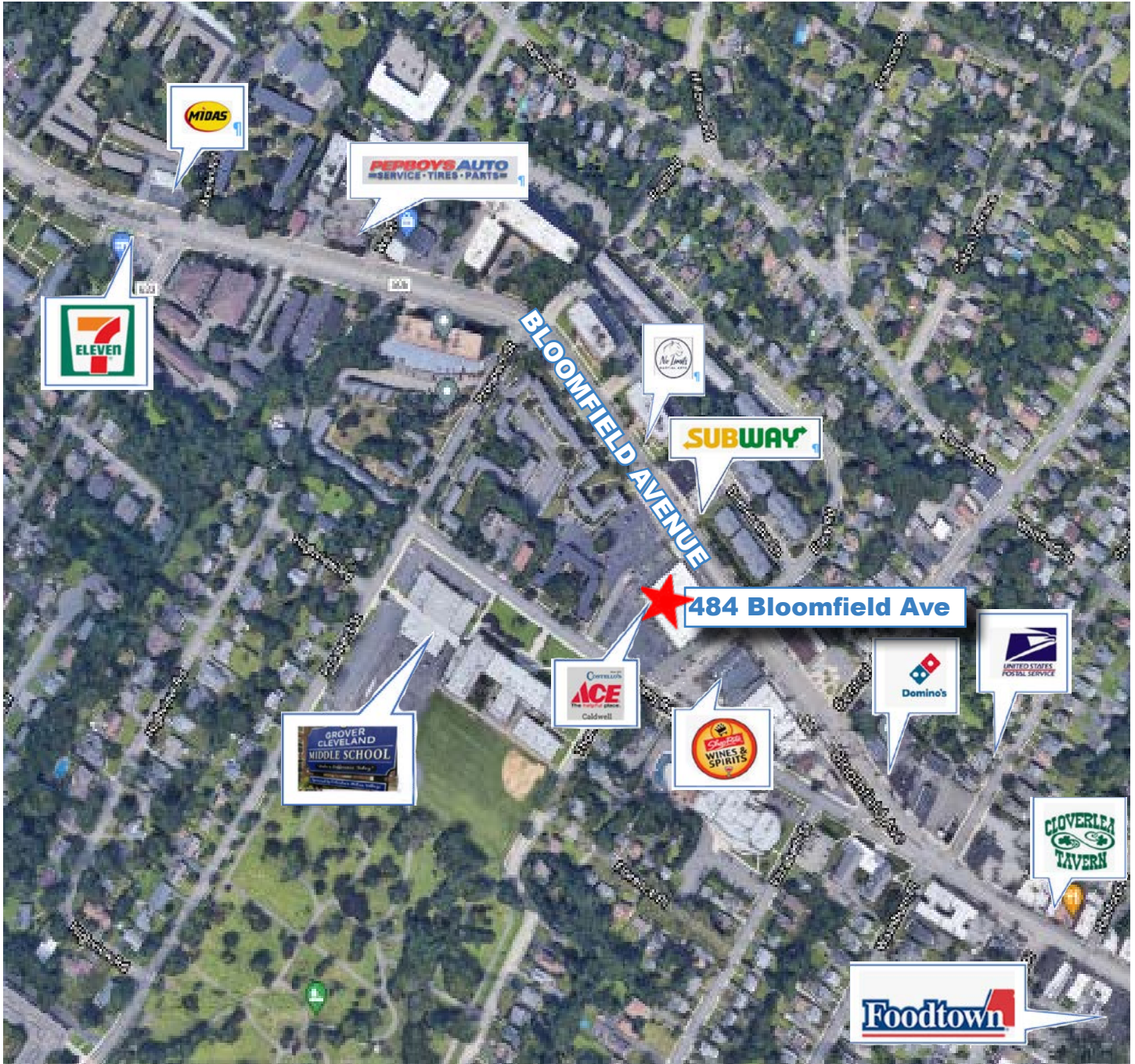
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### Area Map



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