

REV BY VERMELLA

1,024 SF - 5,915 SF AVAILABLE

630 WASHINGTON AVE.
BELLEVILLE, NJ

LIQUOR LICENSE
AVAILABLE

18,938 SF OF GROUND LEVEL RETAIL

JUST SIGNED
JAG-ONE
PHYSICAL THERAPY

REV
BY VERMELLA

DEVELOPED BY
R
RUSSO

CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

WILLIAM FARKAS bf@catalystrenj.com C: 973.223.6600

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com

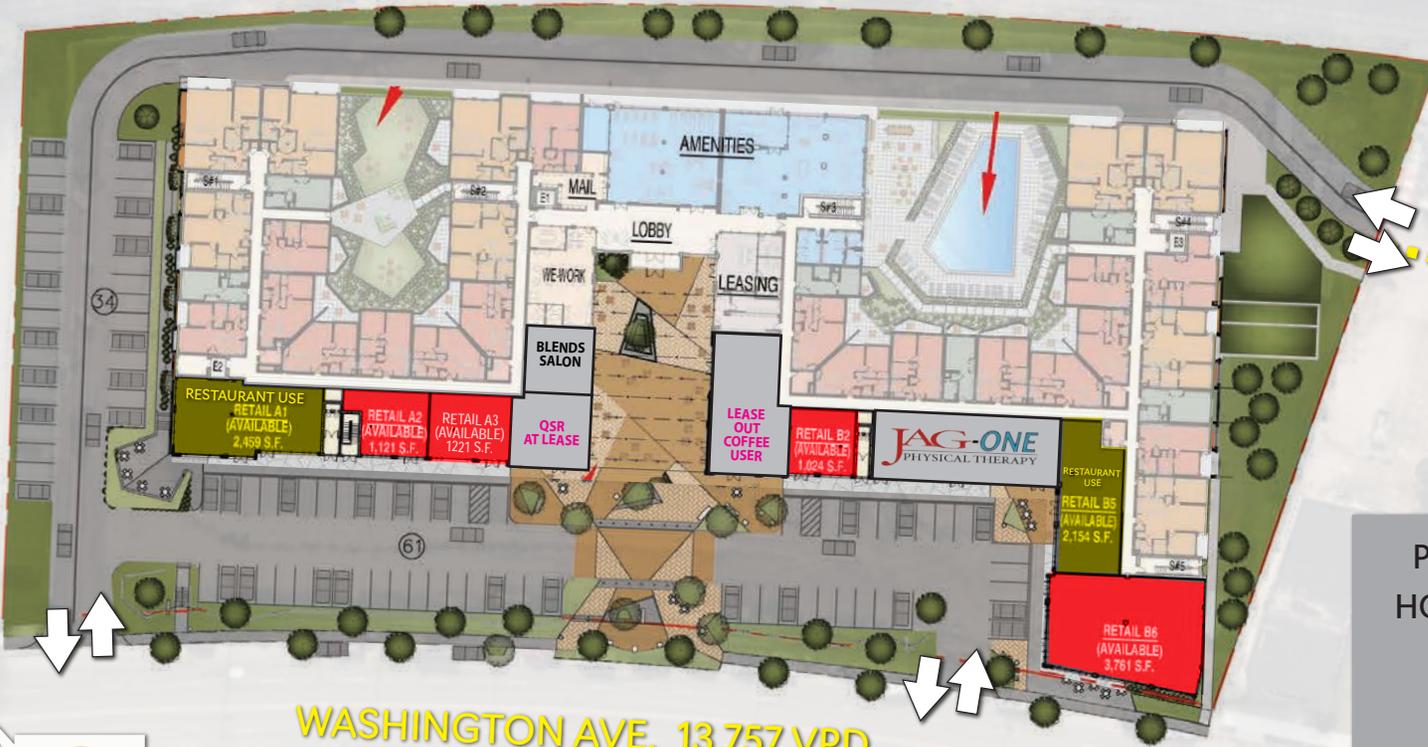


AVAILABLE: 1,024 - 5,915 SF
ASKING RENT: CALL FOR QUOTE
NNN: EST. \$5.50 PSF
PARKING: 93 SPACES SURFACE LEVEL
GLA: 18,938 SF OF RETAIL
FRONTAGE: 570' ON WASHINGTON
TRAFFIC: 13,757 VPD ON WASHINGTON

- NEW DEVELOPMENT : 268 UNITS
- SITUATED IN HEART OF BELLEVILLE MARKET ON BUSY WASHINGTON AVE.
- 1 OF 3 CORNER UNITS DESIGNATED RESTAURANT USE (MARKED YELLOW)
- OUTDOOR DINING AREAS AVAILABLE
- HIGHLY VISIBLE PYLON SIGNAGE



	1 MILE	3 MILE	5 MILE
POPULATION	35,303	245,741	669,280
AVG. HOUSEHOLD INCOME	\$129,547	\$129,279	\$124,612
HOUSEHOLDS	13,926	95,557	254,542
DAYTIME POPULATION	15,830	144,863	452,804
NUMBER OF EMPLOYEES	6,969	78,735	268,994
AVERAGE HOUSEHOLD SIZE	2.5	2.6	2.6



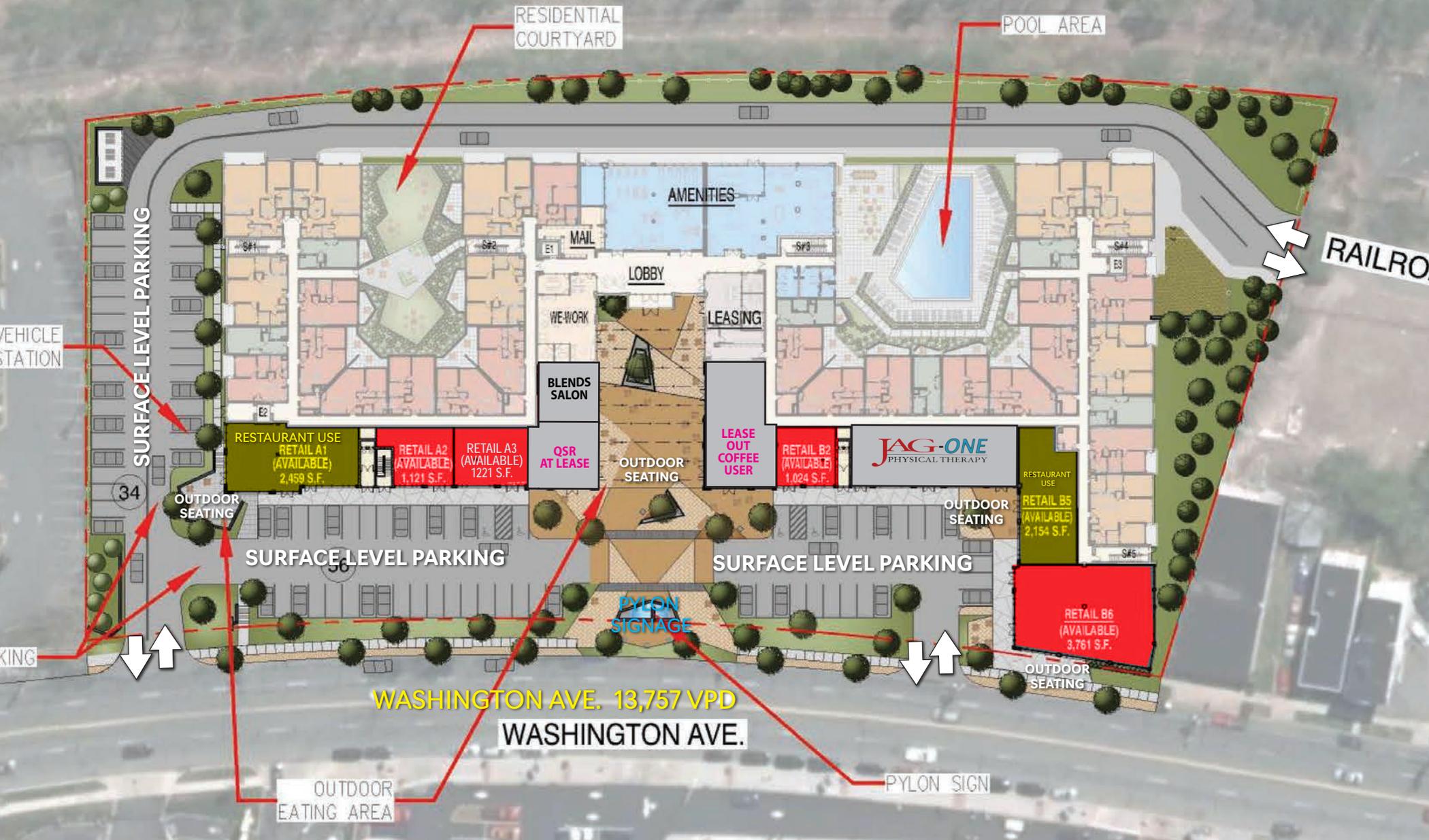
WASHINGTON AVE. 13,757 VPD

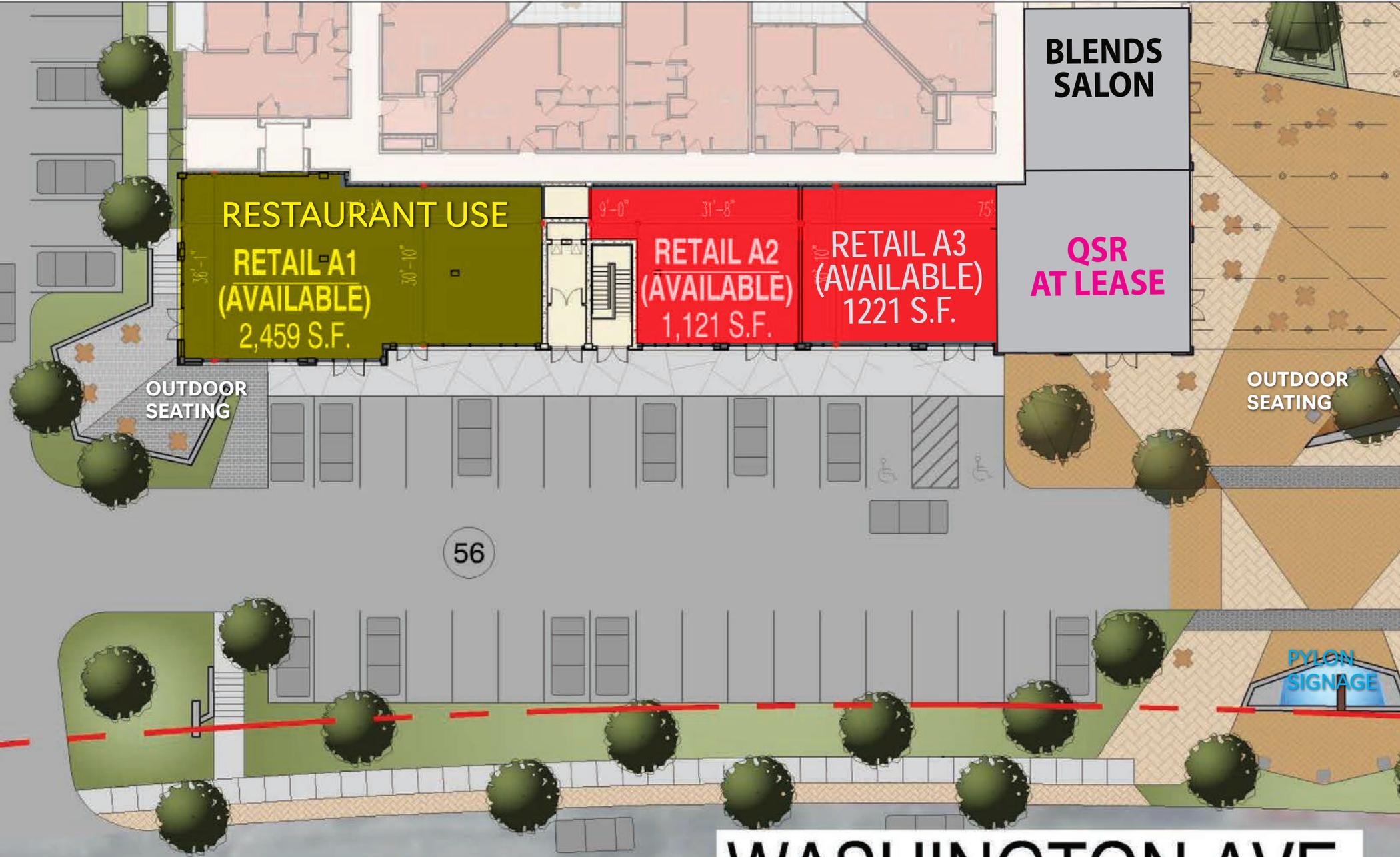
RAILROAD AVE.

GREYLOCK AVE.

POPULATION: 7,934
 HOUSEHOLDS: 3,145
 AVG. HHI: \$110,140
 BUSINESSES: 344
 EMPLOYEES 2,216
 DAYTIME DEMO: 4,365
WITHIN .5 MILE





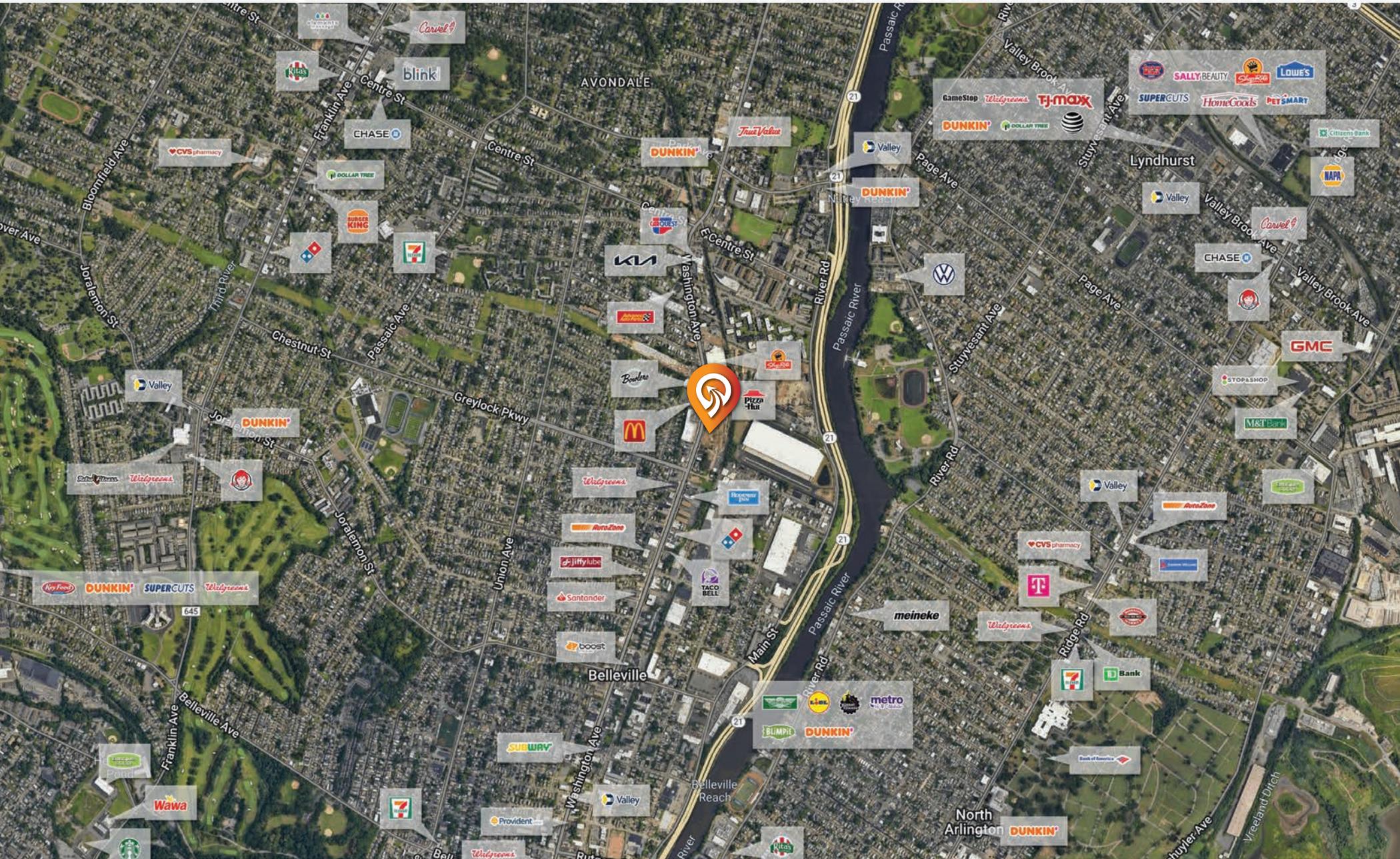




REV BY VERMELLA

630 WASHINGTON AVE.
BELLEVILLE, NJ

MARKET AERIAL



CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

WILLIAM FARKAS

bf@catalystrenj.com C: 973.223.6600

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com