

REV BY VERMELLA

1,121 SF - 3,761 SF AVAILABLE

630 WASHINGTON AVE.
BELLEVILLE, NJ

LIQUOR LICENSE
AVAILABLE

18,938 SF OF GROUND LEVEL RETAIL

NOW OPEN
JAG-ONE
PHYSICAL THERAPY

REV
BY VERMELLA

DEVELOPED BY



CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

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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](tel:732.333.8571) | www.CatalystRENJ.com

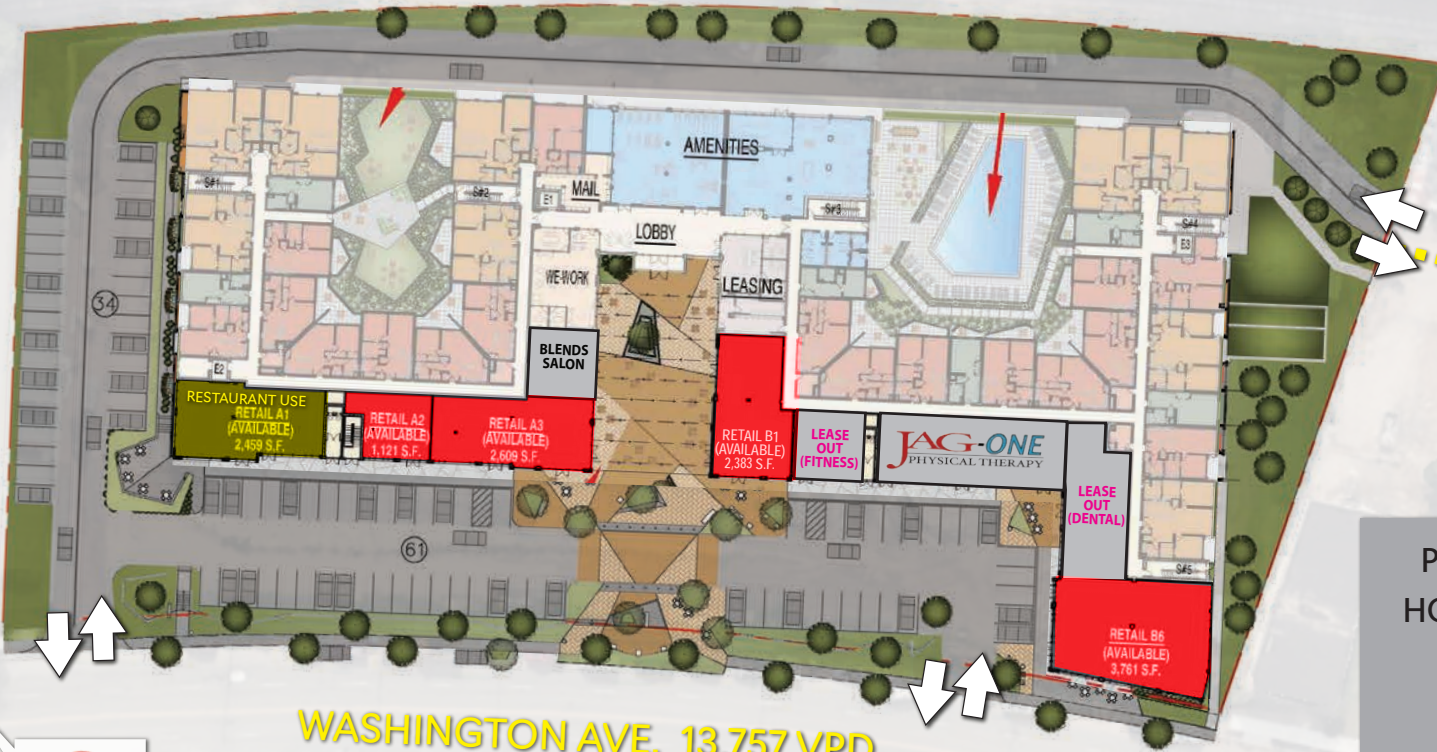


AVAILABLE: 1,121 - 5,915 SF
ASKING RENT: CALL FOR QUOTE
NNN: EST. \$5.50 PSF
PARKING: 93 SPACES SURFACE LEVEL
GLA: 18,938 SF OF RETAIL
FRONTAGE: 570' ON WASHINGTON
TRAFFIC: 13,757 VPD ON WASHINGTON

- New development : 268 units
- Situated in heart of Belleville market on busy Washington Ave.
- Outdoor dining areas available
- Highly visible pylon signage
- Liquor license available
- Additional on site parking garage



	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

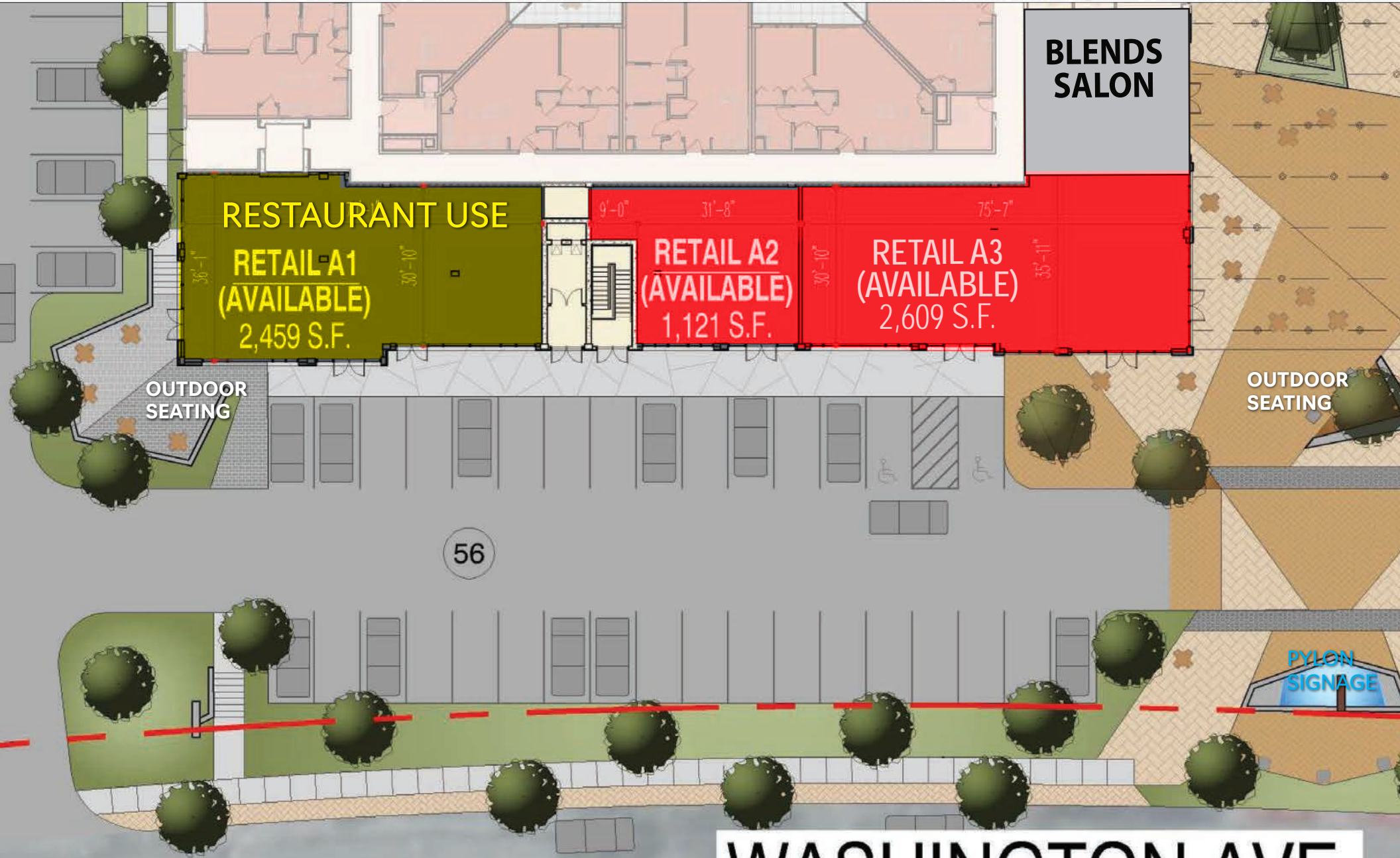
RAILROAD AVE.

GREYLOCK AVE.

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





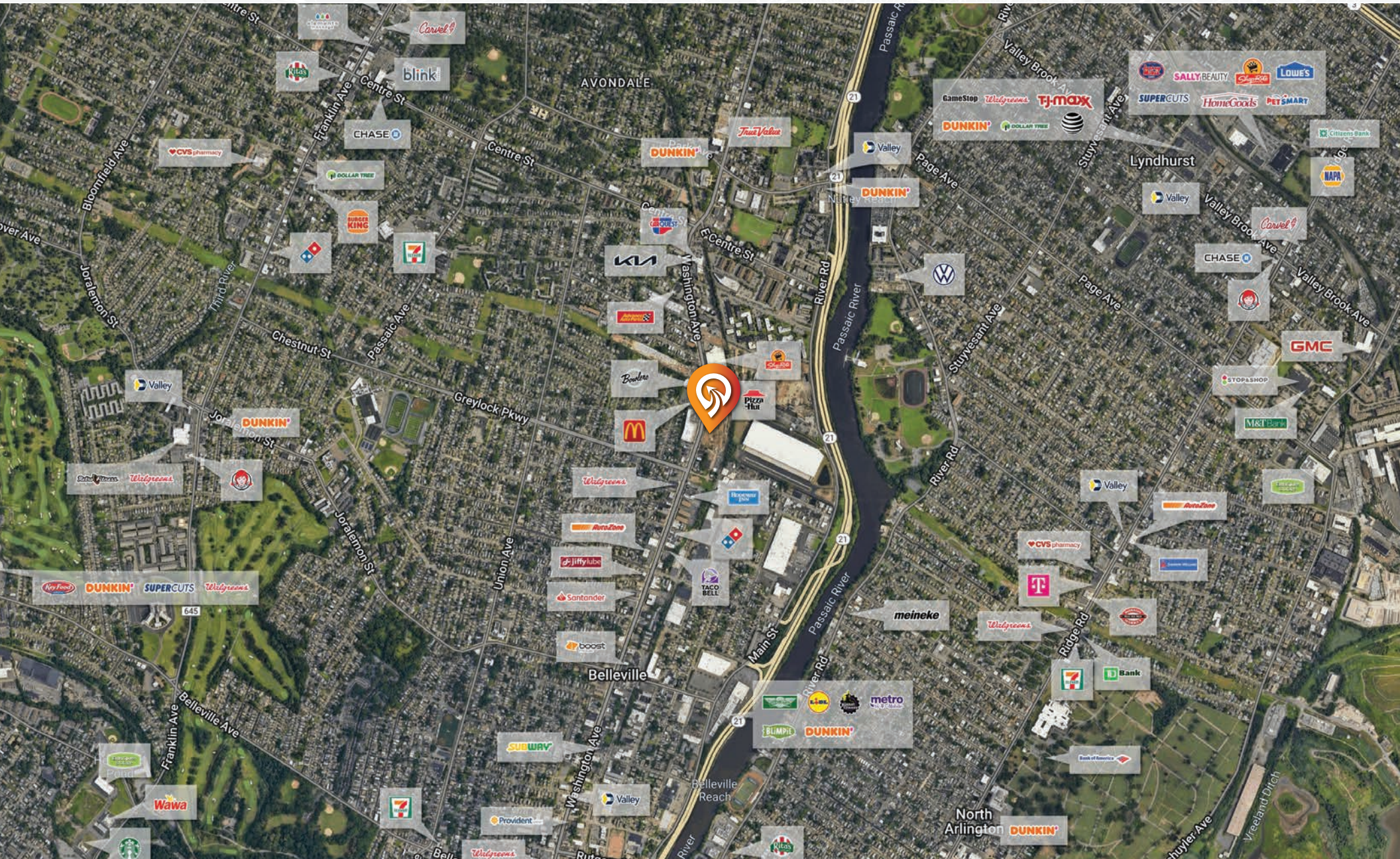




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MARKET AERIAL



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