

**UNDER NEW OWNERSHIP
AND MANAGEMENT**

**COMPLETE
REMODEL
BY STOP & SHOP
COMING SOON**



875 BLOOMFIELD AVE.
WEST CALDWELL, NEW JERSEY
ESSEX MALL

FOR LEASE 1,200 & 1,500 SF

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A01	Compassion First	45,000 SF
A02	Twisterz	15,675 SF
A03	Marshalls	39,557 SF
S01	Miglaccio Pizza	4,000 SF
S02	Dr. Patel	2,500 SF
S03	AVAILABLE	1,500 SF
S04	Beach Bum Tanning	3,200 SF
S05/S06	Chef V	3,200 SF
S07/S08	Orange Theory (IN LEASE)	3,200 SF
S09	Asian Delite	2,800 SF
S10	Bromilow Chocolate	1,200 SF
S11	West Essex Jeweler	1,600 SF
S12	Carvel	1,200 SF
S13	AVAILABLE	1,200 SF
S14	AT&T (IN LEASE)	1,600 SF
S15	Nail Salon	1,600 SF
A04	Stop & Shop	57,645 SF
P01	PNC Bank	3,096 SF

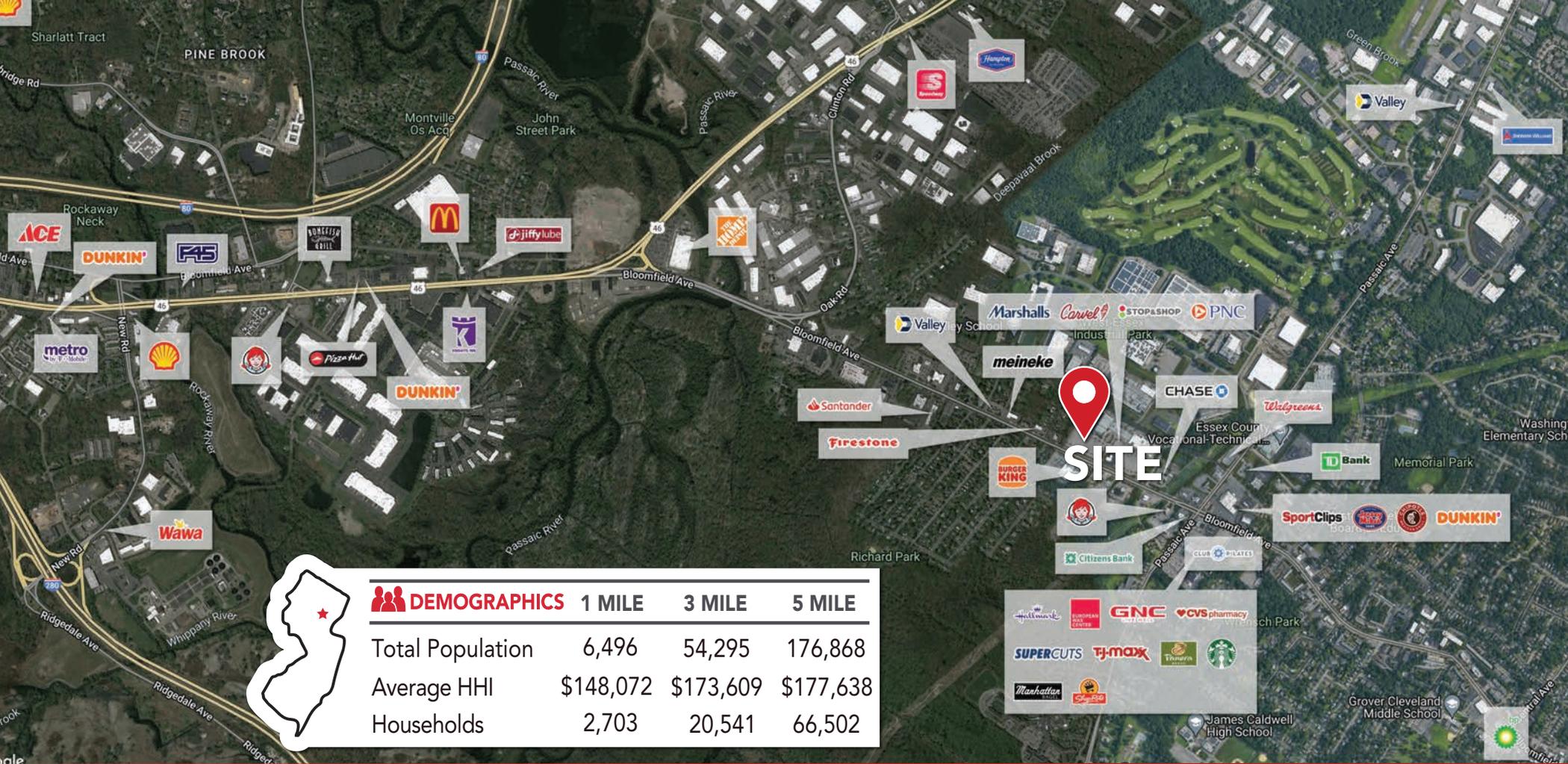


875 BLOOMFIELD AVE. WEST CALDWELL, NJ

SITE INFORMATION

GLA: 189,773 SF **RENT:** CALL FOR QUOTE
AVAILABLE: 1,200 - 1,500 SF **TRAFFIC:** 21,114 VPD ON BLOOMFIELD
RENT: \$29.00 PSF **FRONTAGE:** 1,197' ON BLOOMFIELD
NNN: \$8.69 PSF **PARKING:** 977 SPACES
RE TAX: \$5.44 | **CAM:** \$2.93 | **INS:** \$0.32

NOTES: 6 entrances, including signaled along Bloomfield Ave.
 Clinton Rd. and Kirkpatrick Ln. provide access to residential neighborhoods.



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	6,496	54,295	176,868
Average HHI	\$148,072	\$173,609	\$177,638
Households	2,703	20,541	66,502

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MARKET AERIAL