



401-441 VALLEY BROOK AVE.
 LYNDHURST, NEW JERSEY
 LYNDHURST TOWN CENTER

3,680 SF FOR LEASE

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JEFFERY REALTY
 Retail Specialist

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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.





Unit	Tenant	Sq. Ft
Existing 1 story building		
401	Columbia Bank	2,800
403	SportsMed Physical Therapy (SMH Operations LLC)	1,953
407	My Salon Suite (Salon Suites USA 2, LLC)	3,047
409		3,000
409A	Tandy Leather Factory	1,875
411	AVAILABLE	3,680
413	Jeweler	904
415	My Salad	1,788
417	GameStop	1,880
419	Liquor Store	3,706
421	Dollar Tree Stores Inc	11,017
423	TJ Maxx (The TJX Companies Inc)	28,560
425	AT&T (Prime Communications Holdings, Inc)	2,000
427	Great Wall (New Hometown Restaurant, Inc)	2,000
429	Turning Point Salon Inc	1,840
435	UPS Store	1,992
437	Dunkin Donuts (Lyndhurst Fancy Inc)	2,000
439	Mr. Bruno's Pizzeria (DDSM Valley Brook, LLC)	3,509
441	Walgreen's Co	14,560
	Charitable Clothing Collection Services	N/A
Total		92,111

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SITE INFORMATION

GLA: 92,111 SF
RENT: CALL FOR QUOTE
NNN: \$10.80 PSF

AVAILABLE: 3,680 SF
PARKING: PER CODE
TRAFFIC: 5,399 VPD VALLEY BROOK AVE.

NOTES:

- Prime Retail space in the heart of Lyndhurst
- 192,000 – 3 miles population
- Easily accessible to Route 3



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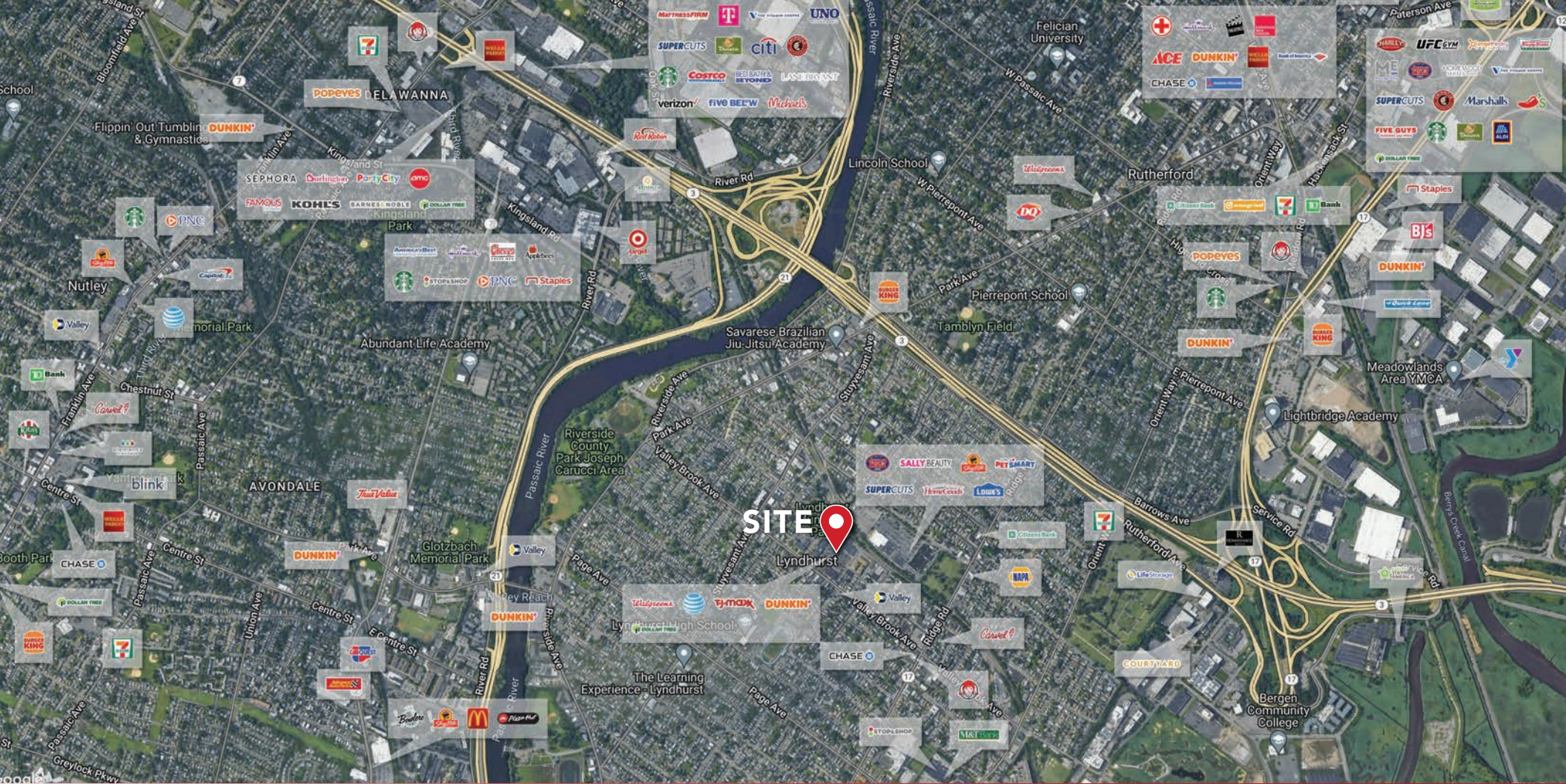
SITE PHOTOS



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MARKET AERIAL



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	27,736	191,040	604,766
Average HHI	\$123,657	\$112,243	\$101,930
Households	10,988	72,546	222,111



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