

**DOWNTOWN LOCATION
WITH DEDICATED PARKING**



183 EAGLE ROCK AVE.
ROSELAND, NEW JERSEY

3,000 SF FOR LEASE
POTENTIAL 4,000 SF IF NEEDED

SHANE WIERKS

swierks@jefferyrealty.com

C: 908.581.7781

O: 908.668.9600



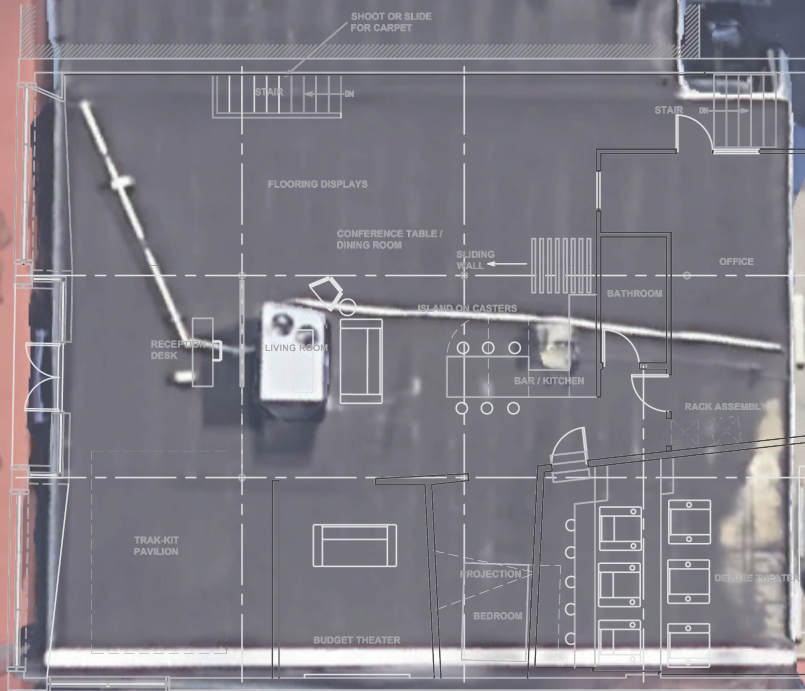
JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

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



EAGLE ROCK AVE. 13,891 VPD



DEDICATED
ON SITE
PARKING

ROSELAND PLACE

183 EAGLE ROCK AVE. ROSELAND, NEW JERSEY

SITE INFORMATION

AVAILABLE: 3,000 SF

(CAN ADD 1,000 SF)

PARKING: DEDICATED LOT

TRAFFIC: 13,891 VPD

NOTES: • RARE DOWNTOWN LOCATION WITH
DEDICATED PARKING

RENT: CALL FOR QUOTE

ON EAGLE ROCK AVE.

TAXES: \$12,635.00/\$4.21 PSF



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

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





183 EAGLE ROCK AVE. ROSELAND, NEW JERSEY

INTERIOR PHOTOS

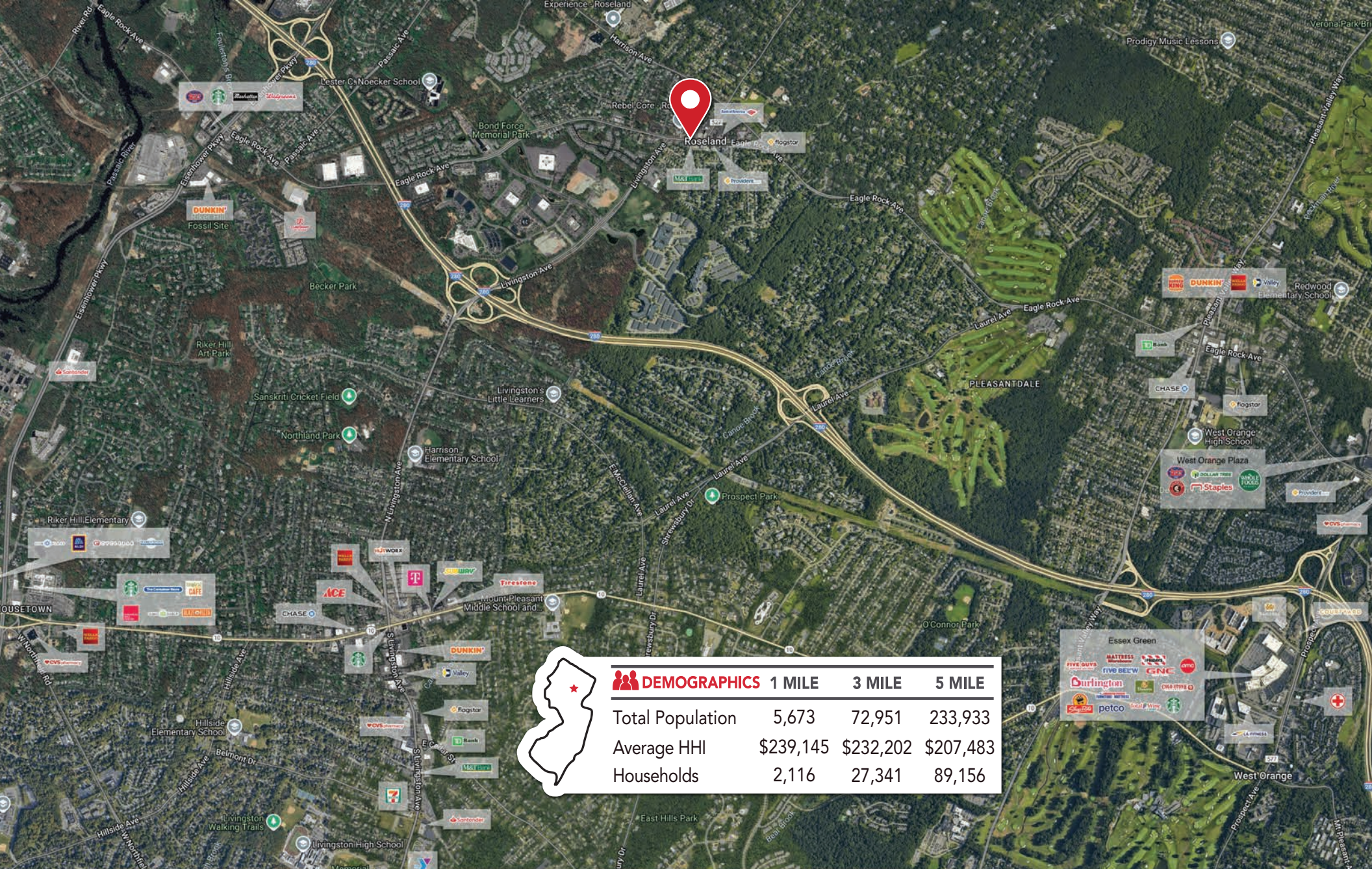


JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

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





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,673	72,951	233,933
Average HHI	\$239,145	\$232,202	\$207,483
Households	2,116	27,341	89,156

183 EAGLE ROCK AVE. ROSELAND, NEW JERSEY

MARKET AERIAL



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

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

