246 MOUNTAIN AVENUE
SPRINGFIELD, NJ
1,505-3,015 SF | FOR LEASE

BRUCE JEFFERY
bmjeffery10@gmail.com
C: 908.625.8300

STEVE BATTISTA
sbattista@jefferyrealty.com
C: 908.963.4539

New Facade Pending



All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
ICSC
SITE SOURCE RETAIL BROKER NETWORK

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SITE INFORMATION



AVAILABLE
Unit 1: 1,505 SF
Unit 2: 1,510 SF
Total: 3,015 SF

FRONTAGE
25 FT - Unit 2
25 FT - Unit 3

BUILDING SIZE
7,607 SF

BUILDING FRONTAGE
209 FT on Mountain Ave

RENT
$28.50 PSF

NNN
Est. $10.13 PSF

PARKING
44 Spaces

NOTES
- Unit 1: Former deli with a kitchen, hood and Ansul fire suppression system installed
- Unit 2: Former restaurant with a hood installed
- Pending façade/mansard renovation – November 2026
- Walking distance to the high school, middle school, and places of worship

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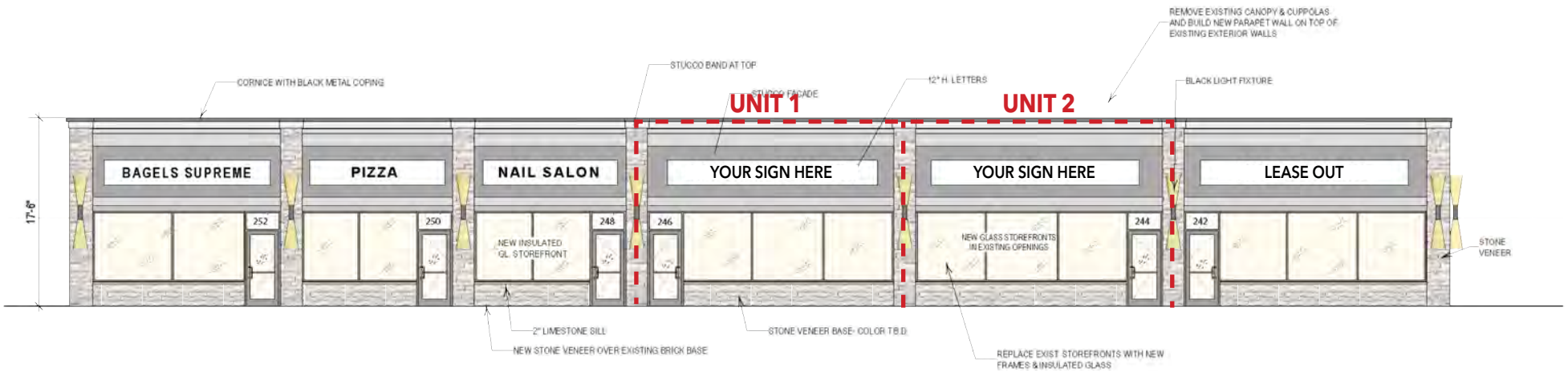
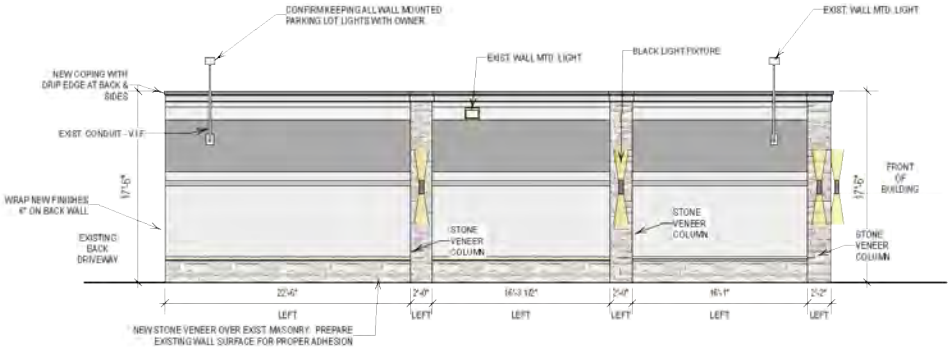
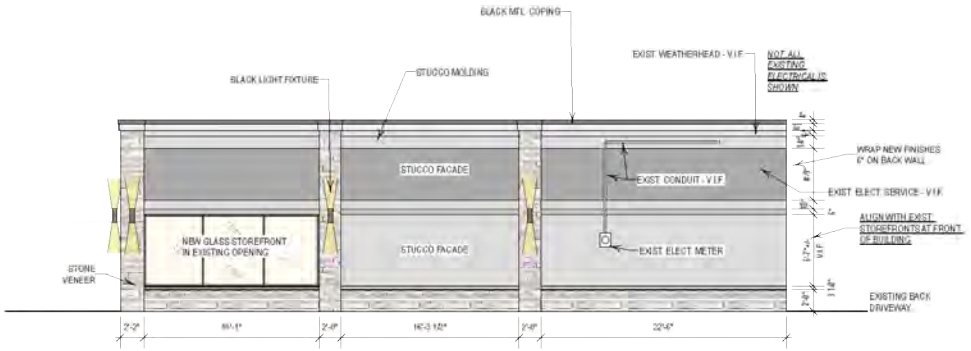
FACADE RENDERING



PROPOSED FRONT ELEVATION



PROPOSED LEFTSIDE ELEVATION (PARKING LOT SIDE)



PROPOSED HENSHAW STREET ELEVATION

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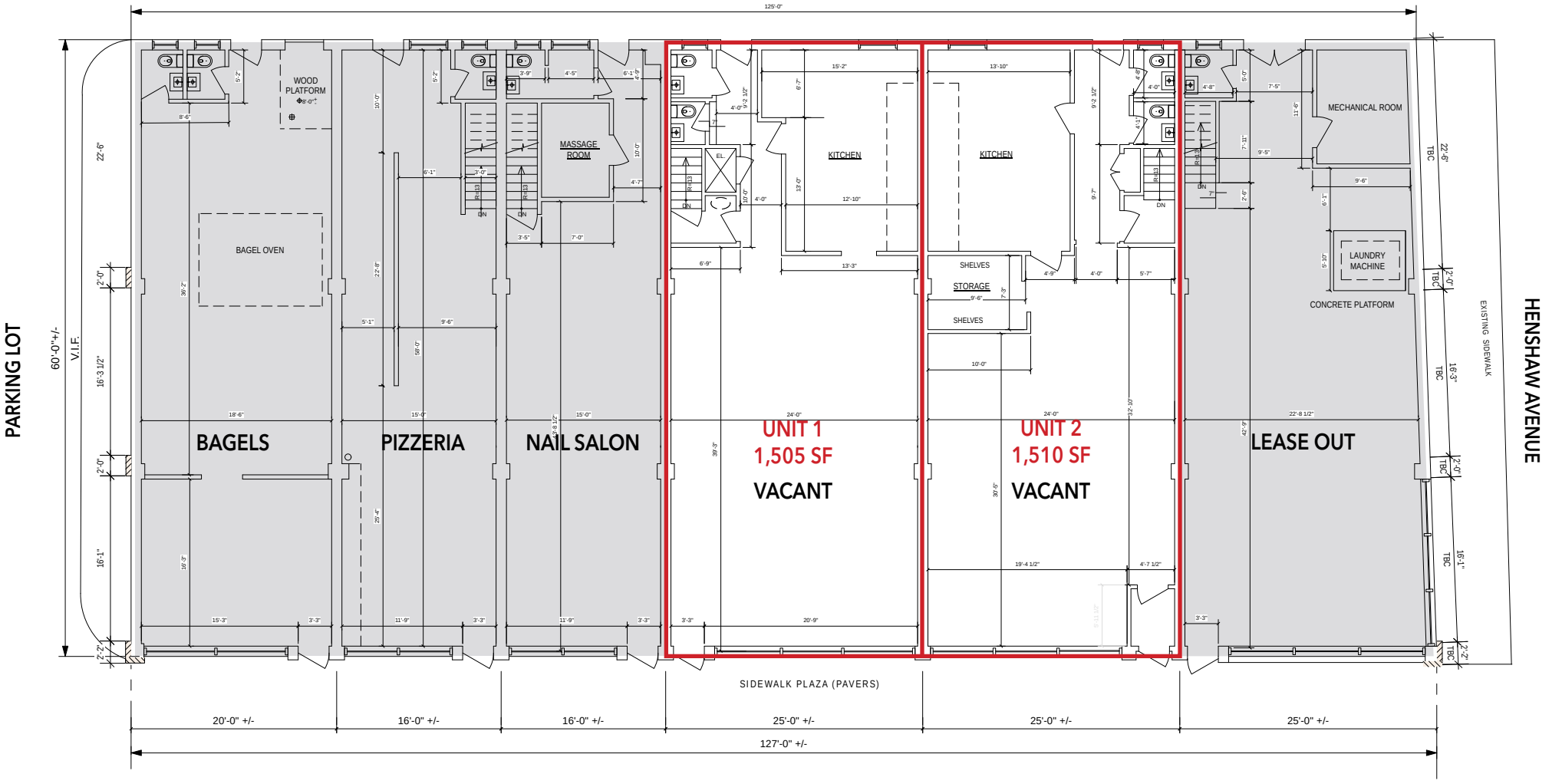
SITE PLAN



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MARKET AERIAL



DEMOGRAPHICS

	TOTAL POPULATION	AVERAGE HHI	HOUSEHOLDS	TOTAL BUSINESSES	TOTAL EMPLOYEES
1 Mile	17,577	$204,898	6,911	1,088	9,557
3 Miles	118,455	$244,744	7,052	7,052	68,411
5 Miles	422,740	$199,194	18,608	18,608	180,484



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