

RETAIL

45 Outwater Lane
Garfield, NJ

3,400 SF

SUPERWASH LAUNDROMAT

WASH & FOLD • DRY CLEANING

2,922 SF

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek

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JOIN



SUPERWASH
LAUNDROMAT
WASH & FOLD DRY CLEANING

AVAILABLE FOR LEASE

- 2,922 SF (Former Bank)
- Frontage: 21.5 Feet
- 3,400 SF (Former Trader Pro Training Center)
- Frontage: 25 Feet
- Pylon Sign
- Ample Parking
- Next to Price Rite Marketplace
- Traffic Count Outwater Lane: 12,122 VPD
- Zoning B-2 : [Click Here For More Info](#)
- High Density Populated Area
- Neighboring National Tenants: Wawa, 7-Eleven, Citizens Bank, Walgreens, Verizon, WingStop, USPS, HR Block, YMCA, PNC

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21

Mill Shoppes of Garfield

Wawa

verizon

Citizens Bank

WING STOP

SITE

JOIN:

the y

W

SUPERWASH LAUNDROMAT

Price Rite

MARKETPLACE

Garfield School Stadium

Garfield High School

Garfield City Hall

Traffic Count Outwater Lane: 12,122 VPD

SPENCER SAVINGS BANK

7 ELEVEN

UNITED STATES POSTAL SERVICE

H&R BLOCK FOUNDATION

Botany Plaza

FORMAN MILLS

ups

Lakeland Bank

superfresh

five BELOW

ESPORTA FITNESS

GNC

The Venetian Catering Hall

DOLLAR GENERAL

Burlington

Smart Grocery

Passaic Plaza

McDonald's

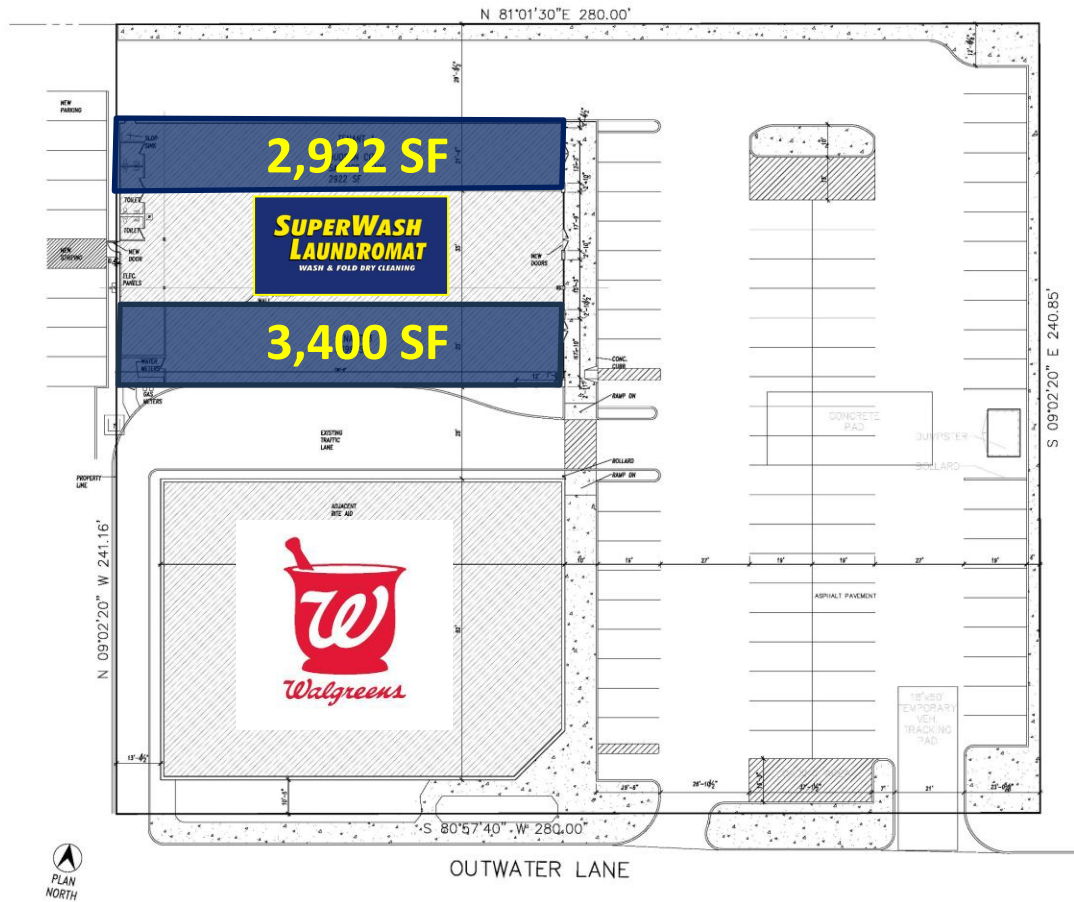
SHAWARM VILLAGE

AMERICAN THRIFT

W

THE HOME DEPOT

21



1 SITE PLAN
SK-1 SCALE: 1/16" = 1'-0"

ZONING ANALYSIS				
ZONE: B-2 BUSINESS				
PERMITTED USES: RETAIL, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENTS, BAKERIES, ENCLOSED RESTAURANT/BEVERAGE ESTABLISHMENT, BUSINESS AND PROFESSIONAL OFFICES, FINANCIAL INSTITUTIONS				
I. BULK REQUIREMENTS				
NO CHANGES TO THE FOOTPRINTS, HEIGHTS OR LOCATION OF EXISTING BUILDINGS OR PORTIONS THEREOF ARE PROPOSED				
ZONING TABLE B-2 ZONE				
	REQUIRED	PROVIDED		
AREA	7500 SF	47,442 SF		
LOT WIDTH	75'	280.00'		
FRONT YARD	5'	10.5'		
SIDE YARD (MIN)	N/A	0.4'		
REAR YARD (MIN)	N/A	143.8'		
REAR YARD	15'	28.2'		
MAX % LOT COVERAGE	80%	33%		
MAX HEIGHT	2 STYS/30 FT	1 STORY/10 FT		
II. PARKING REQUIREMENTS				
EXISTING				
BUILDING 1	EXISTING USE	AREA	REQUIRED PARKING RATIO	REQUIRED SPACES
TENANT SPACE 1	BANK	2922 S.F.	1 SP/200 SQ. FT.	14.6
TENANT SPACE 2	RETAIL	4757 S.F.	1 SP/200 SQ. FT.	23.8
TENANT SPACE 3	RETAIL	3398 S.F.	1 SP/200 SQ. FT.	17.0
BUILDING 2				
RETAIL AD	RETAIL	11,200 S.F.	1 SP/200 SQ. FT.	56.0
				112.0 REQUIRED
				* 77.0 PROVIDED APPROVED BY VARIANCE
PROPOSED				
BUILDING 1	USE	AREA	REQUIRED PARKING RATIO	REQUIRED SPACES
TENANT SPACE 1	BANK	2922 S.F.	1 SP/200 SQ. FT.	14.6 UNCHANGED
TENANT SPACE 2	LAUNDROMAT	4757 S.F.	1 SP/400 SQ. FT.	11.9
TENANT SPACE 3	RETAIL	3398 S.F.	1 SP/200 SQ. FT.	17.0 UNCHANGED
BUILDING 2				
RETAIL AD	RETAIL	11,200 S.F.	1 SP/200 SQ. FT.	56.0 UNCHANGED
				90.5 REQUIRED
				* 77.0 PROVIDED APPROVED BY VARIANCE



Demographics	1 Mile	3 Miles	5 Miles
Population	86,646	446,186	884,777
Daytime Employees	68,138	353,738	706,639
Households	27,242	82,056	148,867
Median Age	35.9	38.1	38.8
Average HH Income	\$68,820	\$83,743	\$93,585

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