

RETAIL

40 Outwater Lane
Garfield, NJ

3,400 SF

2,922 SF

SUPERWASH LAUNDROMAT
WASH & FOLD & DRY CLEANING

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek

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Urszula@ZoltekCRE.com

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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
- 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

21

The Venetian Catering Hall

DOLLAR GENERAL

Burlington

Smart Laundry

Passaic Plaza

W

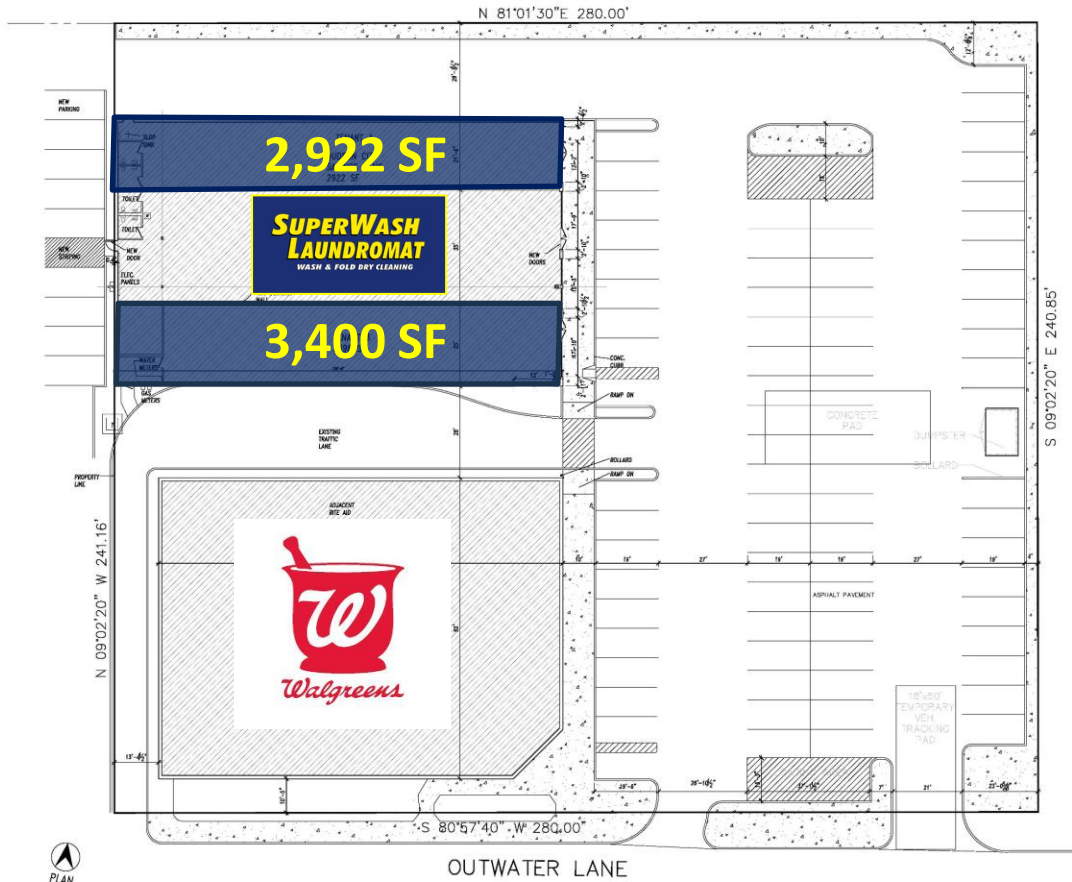
McDonald's

SHERWIN WILLIAMS

AMERICAN THRIFT

21

THE HOME DEPOT



ZONING ANALYSIS

ZONE: B-2 BUSINESS
 PERMITTED USES: RETAIL, PERSONAL AND HOUSEHOLD SERVICE ESTABLISHMENT, BARRIERS, ENCLOSED RESTAURANT/BEVERAGE ESTABLISHMENT, BUSINESS AND PROFESSIONAL OFFICES, FINANCIAL INSTITUTIONS

I. LOCAL 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	2900 SF
LOT WIDTH	75'
FRONT YARD	5'
REAR YARD (ONE)	N/A
REAR YARD (TWO)	N/A
REAR YARD	15'
MAX % LOT COVERAGE	80%
MAX HEIGHT	12 STORIES/30 FT (1 STORY/18 FT)

II. PARKING REQUIREMENTS

EXISTING	EXISTING USE	AREA	REQUIRED PARKING RATIO	REQUIRED SPACES
TENANT SPACE 1	BANK	2922 S.F.	1.99/200 SQ. FT.	14.8
TENANT SPACE 2	RETAIL	4337 S.F.	1.99/200 SQ. FT.	20.8
TENANT SPACE 3	RETAIL	3398 S.F.	1.99/200 SQ. FT.	17.0
BUILDING 2				
RETAIL AD	RETAIL	11,200 S.F.	1.99/200 SQ. FT.	56.0
				112.0 REQUIRED
				177.2 PROVIDED
				APPROVED BY VARIANCE

PROPOSED	USE	AREA	REQUIRED PARKING RATIO	REQUIRED SPACES
TENANT SPACE 1	BANK	2922 S.F.	1.99/200 SQ. FT.	14.8 UNCHANGED
TENANT SPACE 2	LAUNDROMAT	4337 S.F.	1.99/400 SQ. FT.	11.8 UNCHANGED
TENANT SPACE 3	RETAIL	3398 S.F.	1.99/200 SQ. FT.	17.0 UNCHANGED
BUILDING 2				
RETAIL AD	RETAIL	11,200 S.F.	1.99/200 SQ. FT.	56.0 UNCHANGED
				99.5 REQUIRED
				177.2 PROVIDED
				APPROVES BY VARIANCE

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

OPENED

DATE: 06/25/15
 DRAWN BY: JAH/MTD
 CHECKED BY: JAH/MTD
 AM

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 DRAWN BY: JAH/MTD
 CHECKED BY: JAH/MTD
 AM

SITE PLAN
 45 OUTWATER LANE
 GARFIELD, NJ

DWG. NUMBER

SK-1



Demographics	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
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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