

# Retail or Office

1061-1065  
Springfield Ave  
Irvington, NJ

**POSSIBLE  
AVAILABILITY  
1105 SF**

**AVAILABLE  
2400 SF  
DIVISABLE**

**Your Sign Here**

**Your Sign Here**

**Your Sign Here**

**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:**

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# Irvington Shopping District

- Located in the heart of Irvington's shopping district
- 2,400 SF - 2<sup>nd</sup> Floor Retail/Office: Divisible
- 1,150 SF - Street Level Retail
- Traffic count (Springfield Ave): 16,778 VPD
- Parking lot for drop off/pick up in rear of building off Nye Ave
- Excellent visibility
- Heavy foot traffic
- Neighboring national & regional retailers and Restaurants
- Just 2 blocks from Union Ave with many residential hi-rise & garden style apartments
- Easy drive to GSP
- Two blocks to Irvington bus terminal, one of the region's busiest terminals with over 12,500 passengers daily

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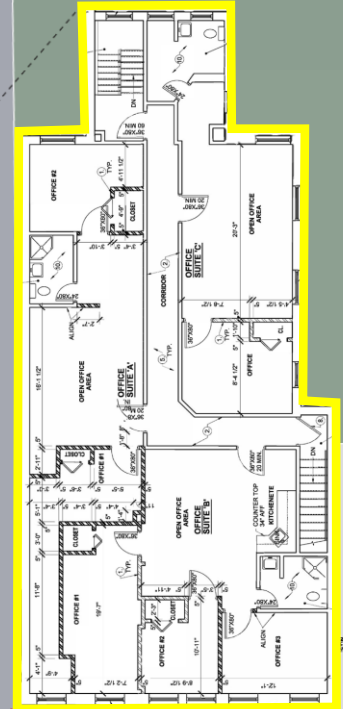
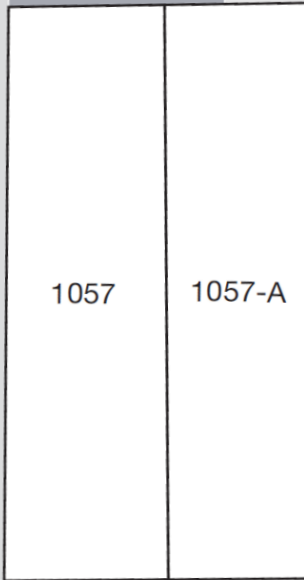
1,150 SF  
POSSIBLE  
AVAILABILITY

2,400 SF  
AVAILABLE

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Unit	SF	Tenant/Availability
1057	1105 SF	LEASED (See Mille Clothing Store)
1057A	1105 SF	Beat Street
1059	5500 SF	Loco Deals
<b>1061</b>	<b>1105 SF</b>	<b>POSSIBLE AVAILABILITY</b> (Currently DICI Hair Supply)
1063	1105 SF	Medicare Advisors
1065A	1040 SF	Vilceus' Diet
1065B	1235 SF	Steady Nails
<b>2<sup>nd</sup> floor</b>	<b>2400 SF</b>	<b>AVAILABLE (Divisible)</b>



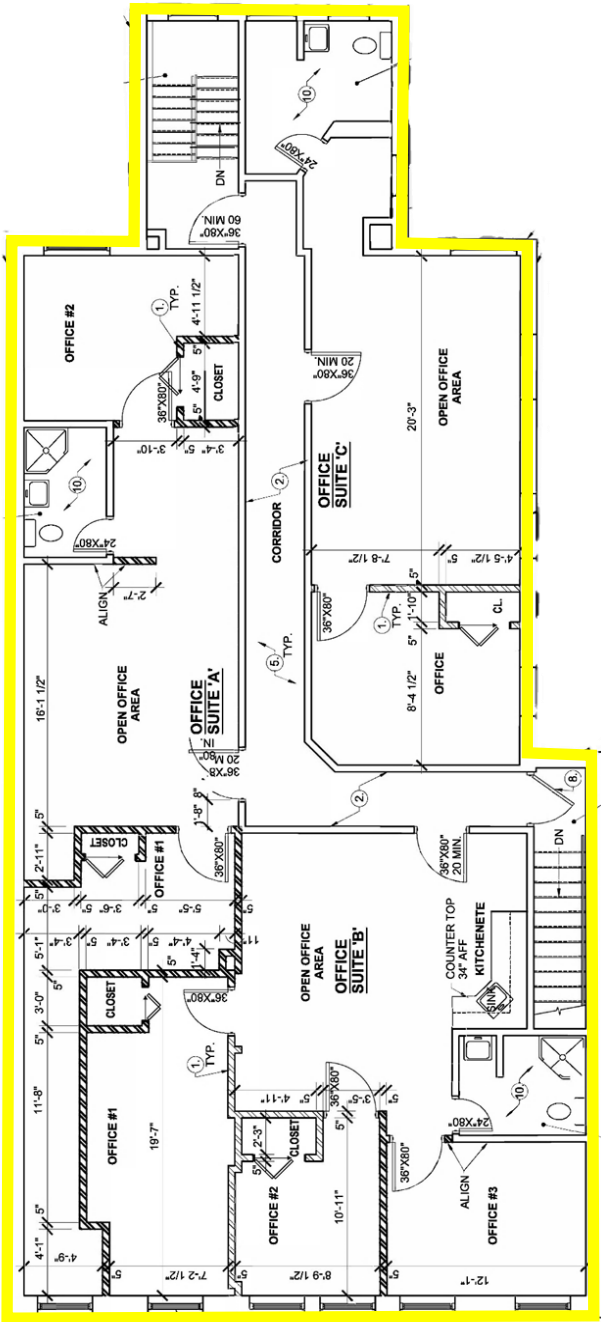
Second Floor  
**1065 C Available**  
 2<sup>nd</sup> Floor  
 Main Entrance next to 1065B



SPRINGFIELD AVE



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# SITE



Taco's Mexican Bar & Grill

Joe's Produce Market

Home Liquors



Irvington Bus Terminal

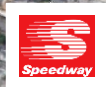


Rainbow



16,778 VPD

DUNKIN'



T-Mobile



Sassy Pickles

United States Postal Service

DOLLAR GENERAL

Newark Pain & Wallpaper Store



Antojitos Bar & Restaurant



Family Discount Furniture Store





<b>DEMO-GRAPHIC</b>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
<b>Population</b>	66,998	381,447	843,931
<b>Daytime Employees</b>	45,396	338,806	811,043
<b>Households</b>	3.44	3.40	3.33
<b>Average Age</b>	36.2	36.0	36.5
<b>Average HH Income</b>	\$53,946	\$55,411	\$60,107

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