

# RETAIL

45 Outwater Lane  
Garfield, NJ

3,400 SF

2,922 SF

**SUPERWASH LAUNDROMAT**  
WASH & FOLD & DRY CLEANING

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

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**ZOLTEK**

COMMERCIAL REAL ESTATE SERVICES





# JOIN



## 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

FOR FURTHER INFORMATION PLEASE  
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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

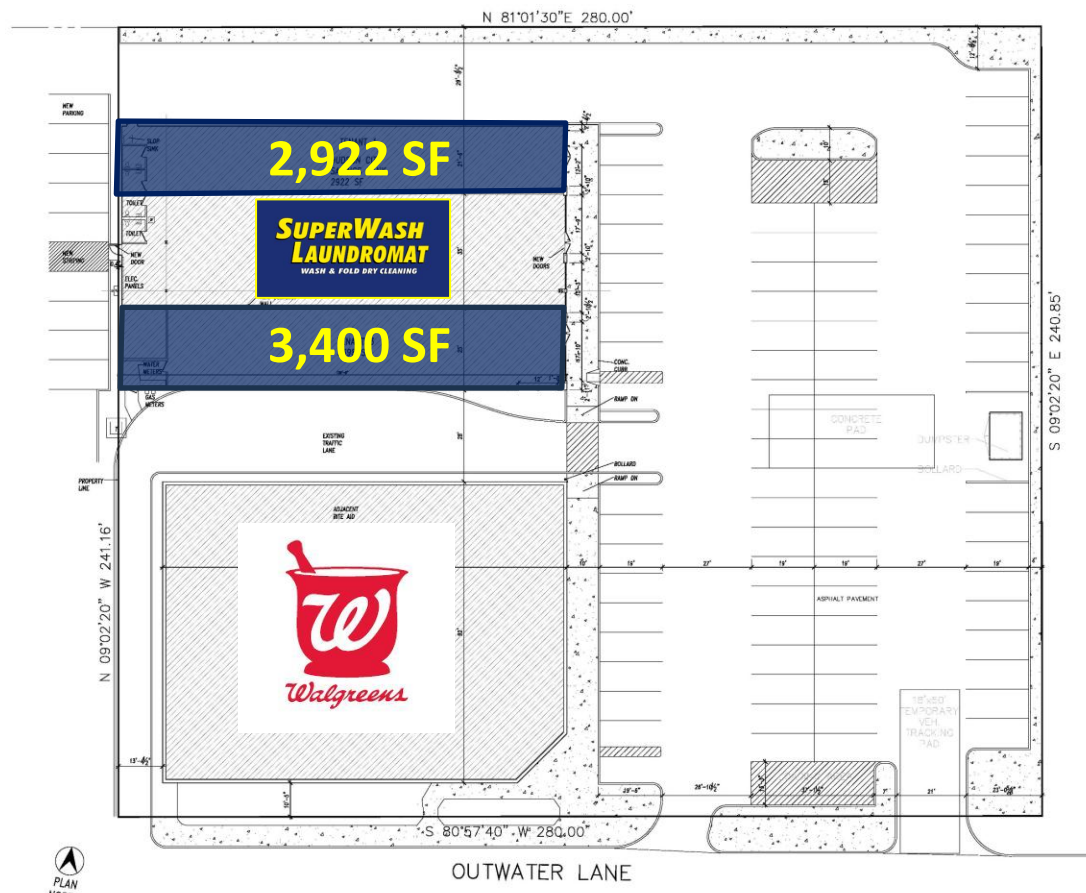
SHERWIN WILLIAMS

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       | 87,441 SF     |
| LOT WIDTH             | 75'           | 280.00'       |
| FRONT YARD            | 5'            | 10.5'         |
| SIDE YARD (ONE)       | N/A           | 0.4'          |
| SIDE YARD (OTHER)     | N/A           | 143.8'        |
| REAR YARD             | 15'           | 29.2'         |
| MAX % LOT COVERAGE    | 80%           | 33%           |
| MAX HEIGHT            | 12 STYS/30 FT | 1 STORY/18 FT |

**II. PARKING REQUIREMENTS**

| EXISTING | BUILDING 1     | 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       | 4532 S.F.   | 1.99/200 SQ. FT.       | 23.8                 |
|          | TENANT SPACE 3 | RETAIL       | 3398 S.F.   | 1.99/200 SQ. FT.       | 17.0                 |
|          | BUILDING 2     |              |             |                        |                      |
|          | RET. AD        | RETAIL       | 11,200 S.F. | 1.99/200 SQ. FT.       | 56.0                 |
|          |                |              |             |                        | 112.0 REQUIRED       |
|          |                |              |             |                        | 177.2 PROVIDED       |
|          |                |              |             |                        | APPROVED BY VARIANCE |

| PROPOSED | BUILDING 1     | 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 | 4532 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     |            |             |                        |                      |
|          | RET. AD        | RETAIL     | 11,200 S.F. | 1.99/200 SQ. FT.       | 56.0 UNCHANGED       |
|          |                |            |             |                        | 99.5 REQUIRED        |
|          |                |            |             |                        | 177.2 PROVIDED       |
|          |                |            |             |                        | APPROVED BY VARIANCE |

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





| <b>Demographics</b> | <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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