

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:

Urszula Zoltek

D: 862.217.5610

O: 973.798.6130 Ext.1001

Urszula@ZoltekCRE.com

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COMMERCIAL REAL ESTATE SERVICES

Irvington Shopping District

- Located in the heart of Irvington's shopping district
- 2,400 SF - 2nd Floor Retail/Office: Divisible
- 1,105 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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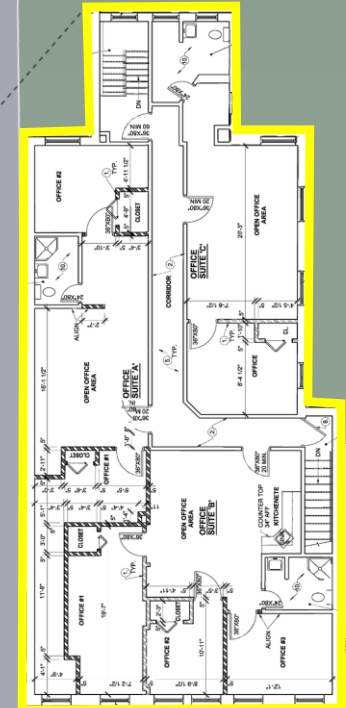
**1,105 SF
POSSIBLE
AVAILABILITY**

**2,400 SF
AVAILABLE**

ZOLTEK COMMERCIAL REAL ESTATE SERVICES - Licensed Real Estate Broker - 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

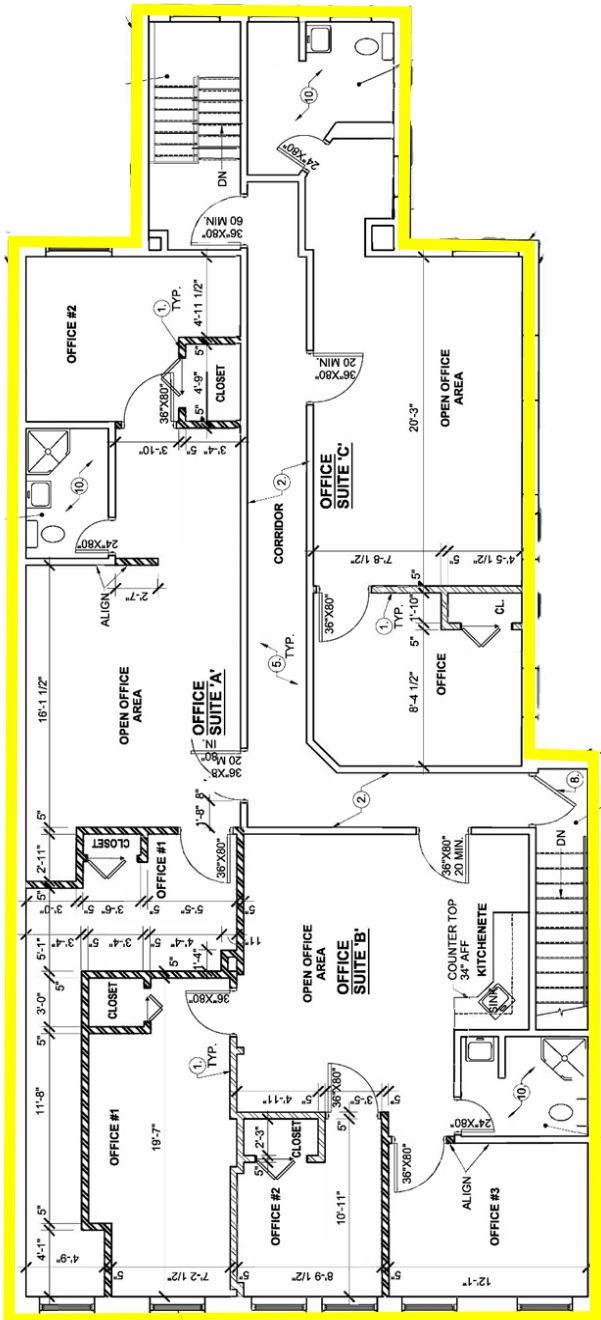
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Unit	SF	Tenant/Availability
1057	1105 SF	LEASED (See Mille Clothing Store)
1057A	1105 SF	Beat Street
1059	5500 SF	Loco Deals
1061	1105 SF	POSSIBLE AVAILABILITY (Currently DICI Hair Supply)
1063	1105 SF	Medicare Advisors
1065A	1040 SF	Vilceus' Diet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



SPRINGFIELD AVE

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SITE



Taco's Mexican Bar & Grill

Joe's Produce Market

Home Liquors



Irvington Bus Terminal



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



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Google



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

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