

**RETAIL**  
469-475 Main St  
Orange, NJ



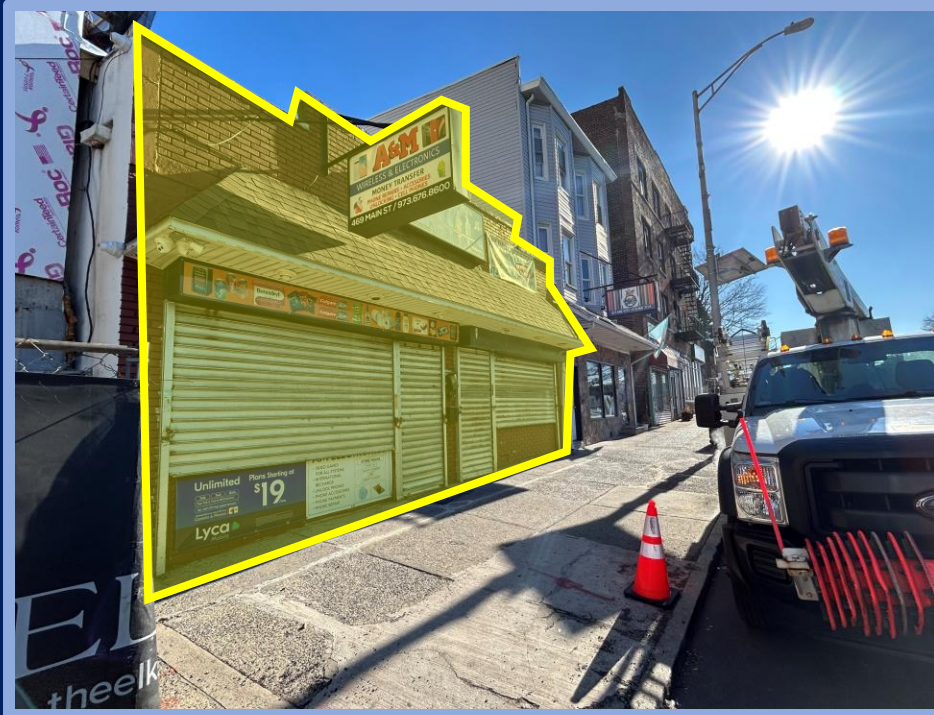
**FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:**

Susan Preisler  
C: 201.739.0607  
Susan@ZoltekCRE.com

**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES

# AVAILABLE FOR LEASE

## 469 Main Street



- 2620 SF – 1<sup>st</sup> Floor Retail
- 12' Ceilings
- Additional Usage:
  - 940 SF - Partial 2<sup>nd</sup> Floor
  - 415 SF - Partial Basement
- New façade for credit tenant, 30 Foot Frontage
- Food Use Allowed
- Parking – Generous Employee Parking in New Parking Garage on Premises
- Abundant Metered Parking along Main Street & Side Streets
- Nearby NJ Transit Parking Lots for Orange Train Station
- Traffic Count Main Street: 11,743 VPD
- Nearby National Tenants: Taco Bell, AutoZone, Bank of America, Chase, Shell, and many more

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# AVAILABLE FOR LEASE

COMING SOON MIXED-USE DEVELOPMENT RETAIL WITH 156 UNITS  
New Construction Anticipated Delivery 2<sup>nd</sup> Quarter 2025



## 475 Main Street

- 1483 SF
- 45 Foot Frontage
- Restaurant Usage Allowed
- Abundant Windows for Incredible Natural Lighting
- Restaurant Allowed
- Parking – Generous Employee Parking in New Parking Garage on Premises
- Abundant Metered Parking along Main Street & Side Streets
- Nearby NJ Transit Parking Lots for Orange Train Station
- Traffic Count Main Street: 11,743 VPD
- Nearby National Tenants: Taco Bell, AutoZone, Bank of America, Chase, Shell, and many more

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Susan Preisler

C: 201.7390607

Susan@ZoltekCRE.com

# ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

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

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**SITE**

West Orange  
Town Hall

West Orange  
Municipal  
Court

INTERSTATE  
**280**

Bank of America

AutoZone



DUNKIN'



Central  
Elementary  
School

Rosa Parks Central  
Community School

Orange  
Municipal

Orange  
Public Library

Benjamin  
Moore

RAC  
Rental-A-Center

SUBWAY

Traffic Count Main Street: 11,743 VPD

UNITED STATES  
POSTAL SERVICE



UFC  
GYM

UNITED STATES  
POSTAL SERVICE

CHASE



Bell Stadium



NTRANSIT  
The Way To Go.

INTERSTATE  
**280**





<b>DEMO-GRAPHICS</b>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	46,522	302,597	758,629
Daytime Employees	45,597	316,120	793,865
# House Holds	17,659	111,559	279,118
Average Age	36.70	37.80	39.00
Average HH Income	\$72,772	\$68,388	\$66,958

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