

**Retail, Office
or Medical**

1057-1065

**Springfield Ave
Irvington, NJ**



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek

O: 973.798.6130 Ext.1001

Urszula@ZoltekCRE.com

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

Irvington Shopping District

- Located in the Heart of Irvington's Shopping District
- 1,040 SF (1065) – 1st Floor Retail/Medical Space
- 2,400 SF - 2nd Floor Retail/Office : Devisable Space
- Traffic Count (Springfield Ave): 16,778 VPD
- Parking lot for Drop Off/Pick Up in Rear of the Building off Nye Ave
- Excellent Visibility
- Heavy Foot Traffic
- Neighboring National & Regional Retailers and Restaurants
- Just Two blocks from Union Ave with Many Residential Hi-Rise and Garden Style Apartments
- Easy Drive to GSP
- Two blocks to Irvington Bus Terminal, One of the Regions Busiest Terminals with Over 12,500 Passengers Daily

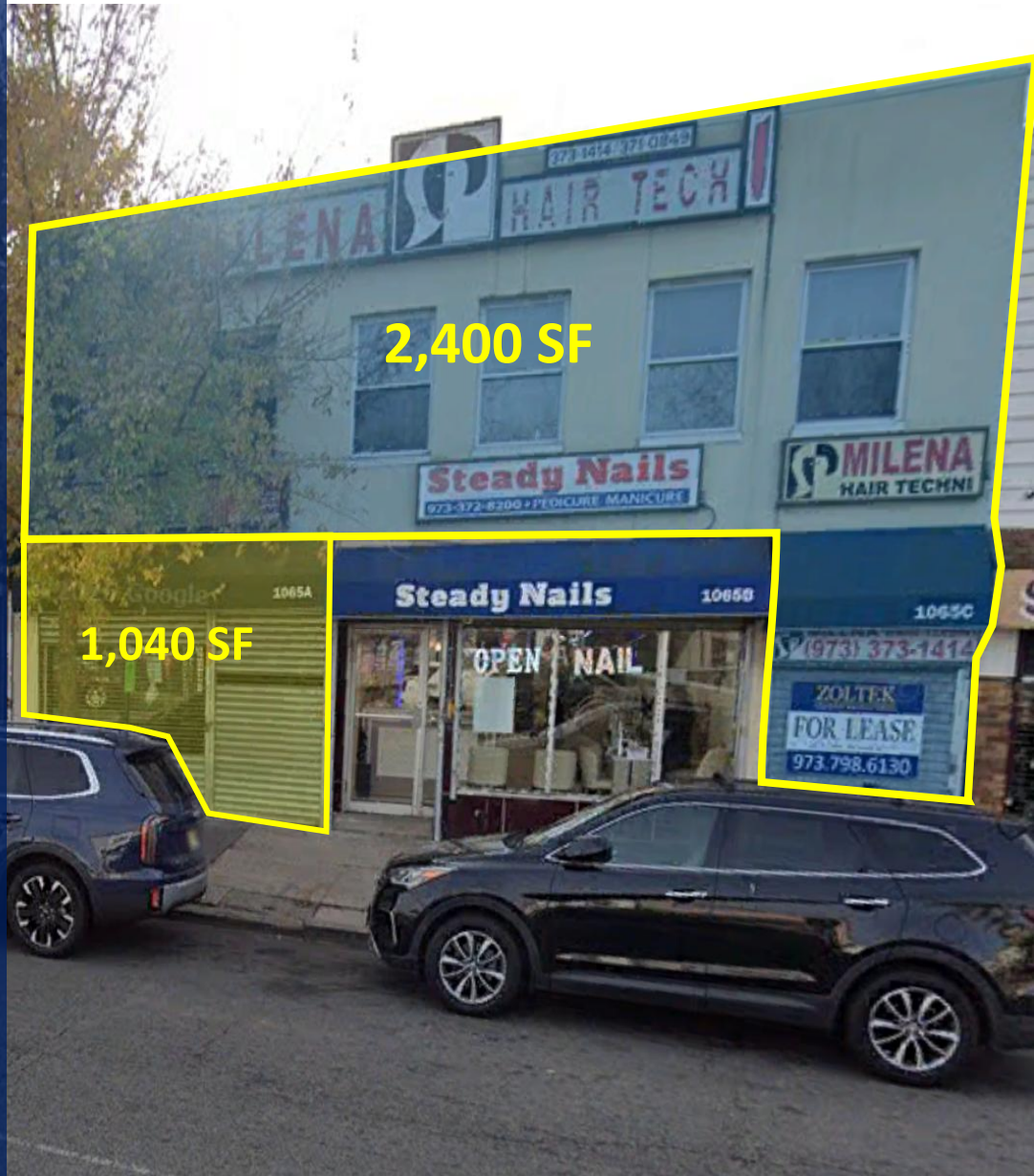
ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

Urszula Zoltek

O: 973.798.6130 Ext.1001

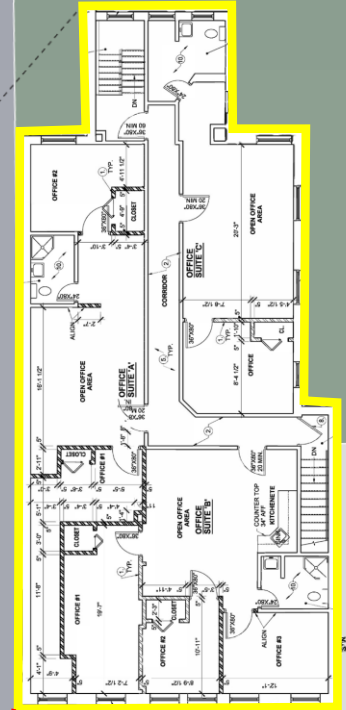
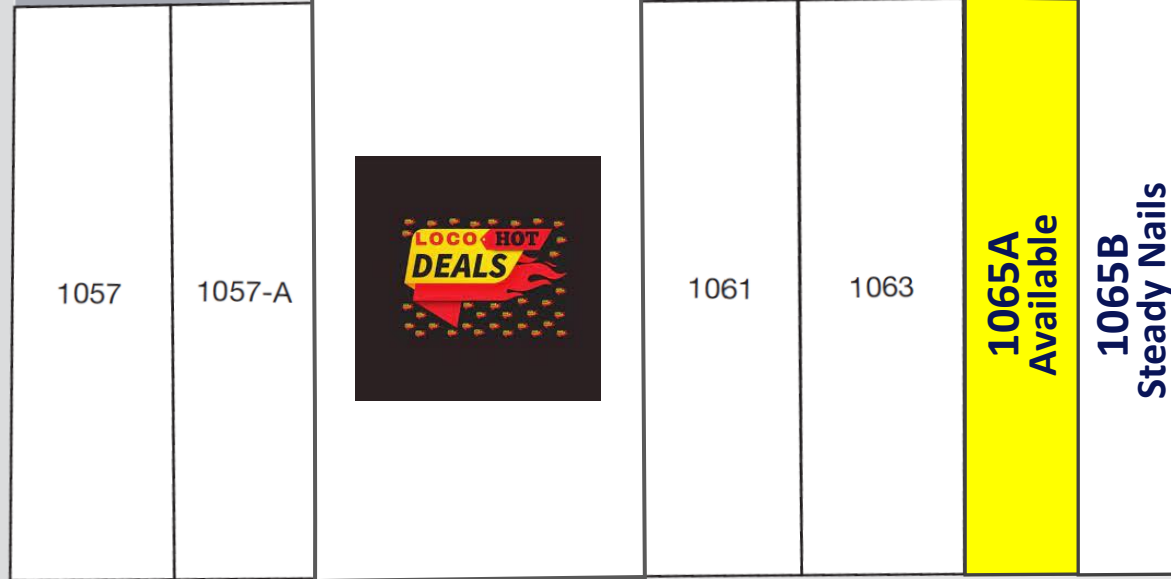
Urszula@ZoltekCRE.com



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

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

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	AVAILABLE (DC Hair Supply)
1063	1105 SF	Medicare Advisors
1065	1040 SF	AVAILABLE (JD Lawyer)
1065A	1235 SF	Steady Nails
2 nd floor	2400 SF	AVAILABLE, divisible



Second Floor

1065 Available

2nd Floor

Main Entrance
next to 1065B



SPRINGFIELD AVE



ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

SITE

Irvington Bus Terminal

Family Discount Furniture Store

16,778 VPD

Value Zone

United States Postal Service

Don's Diner

Taco's Mexican Bar & Grill

Joe's Produce Market

Home Liquors

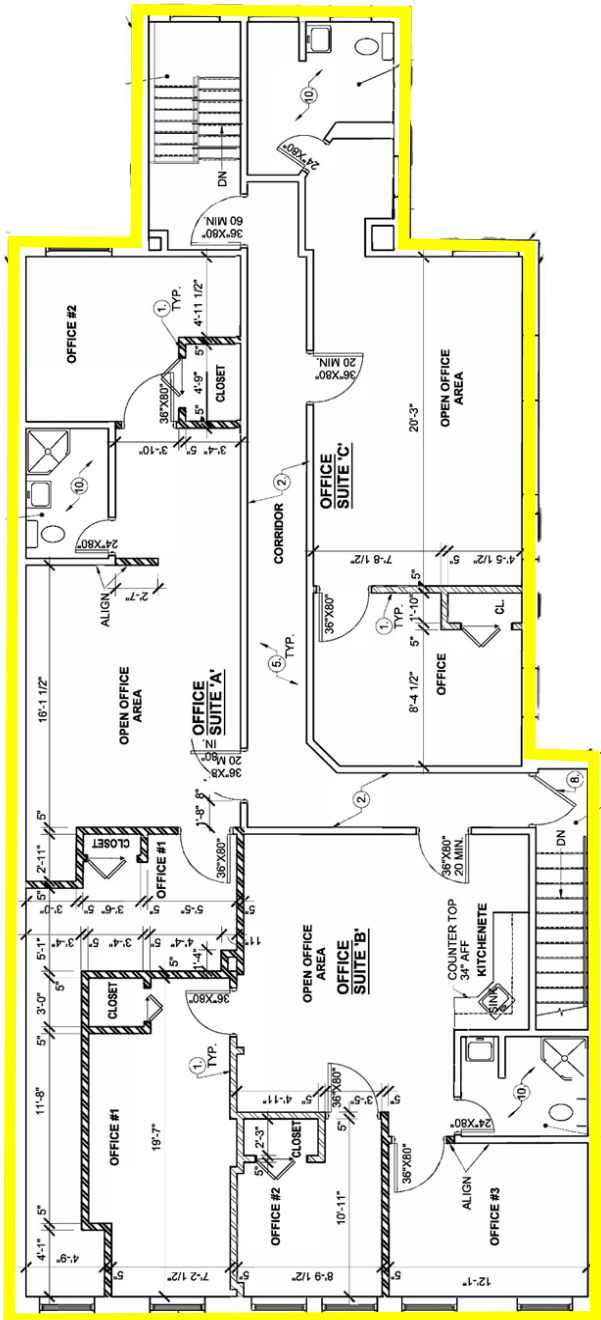
Antojitos Bar & Restaurant

Irvington Police Department

Newark Pain & Wallpaper Store

Town of Irvington





FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

Ursula Zoltek
 O: 973.798.6130 Ext.1001
Ursula@ZoltekCRE.com

ZOLTEK
 COMMERCIAL REAL ESTATE SERVICES



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

**FOR FURTHER INFORMATION PLEASE
CONTACT EXCLUSIVE AGENTS:**

Urszula Zoltek
O: 973.798.6130 Ext.1001
Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES