FOR LEASE



REV by Vermella, Belleville, NJ

1,121 - 6,189 SF AVAILABLE | FOR LEASE

Sean Pyle
pyle@sabre.life
T 201.249.8911x1541

Dina Santarelli
santarelli@sabre.life
T 201.249.8911x1543

Justin Korinis
korinis@sabre.life
T 201.249.8911x1545

SABRE

FOR LEASE

REV by Vermella
630 Washington Avenue
Belleville, NJ



DAILY TRAFFIC. SELECT RETAIL & RESTAURANT OPPORTUNITIES REMAIN | FOR LEASE

ADDRESS: 630 Washington Ave, Belleville, NJ

SPACE AVAILABLE: 1,121 - 6,189 SF

ASKING RENT: Upon Request

EXTRAS: 30 year PILOT (Payment in Lieu of Taxes) agreement with the municipality for taxes (10% of Annual Gross Revenue) + responsibility for repair maintenance and insurance. Estimated to be $5.50-7.00 PSF.

PARKING: 93 spaces (surface level)

AREA RETAIL:
ShopRite, Motorcycle Mall, Bowlero, McDonald's, Walgreens, Taco Bell, Planet Fitness, Lidl and many more

Demographics	1 mile	3 miles	5 miles
Population	14,020	65,018	207,936
Median HHI	$122,296	$115,354	$107,476
Average HHI	$159,647	$156,330	$147,411
Daytime Population	11,711	60,144	196,871

CO-TENANTS: JAG Physical Therapy, Blends Salon, Fever Fitness & Dentist

COMMENTS:

- Highly visible retail space and pylon signage
- Liquor License and outdoor seating available
- Surrounded by daily needs and destination traffic generators
- Strong population density
- Retail is situated at the base of a mixed-use project featuring 268 apartment homes.

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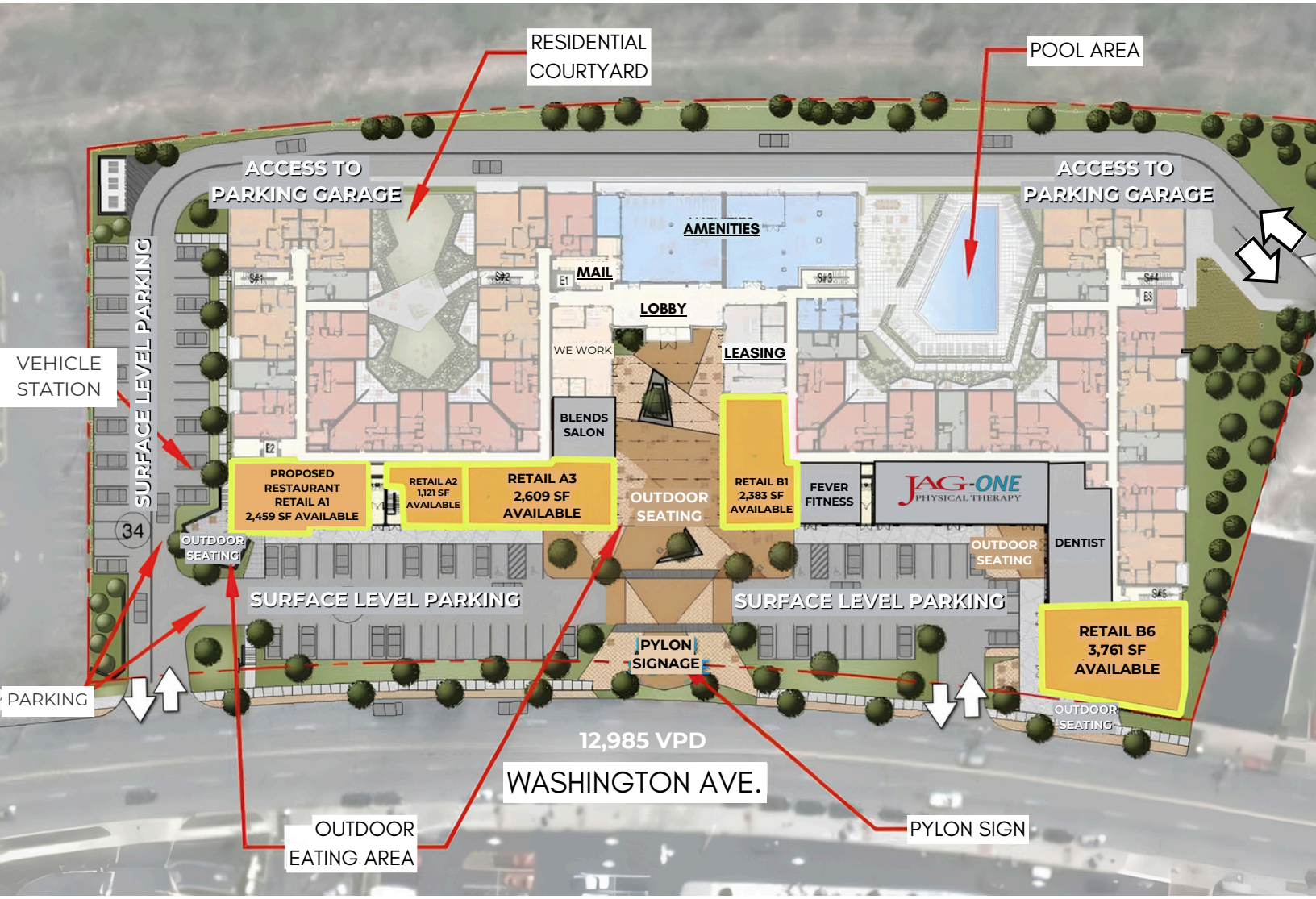
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SITE PLAN



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PROPERTY PHOTOS









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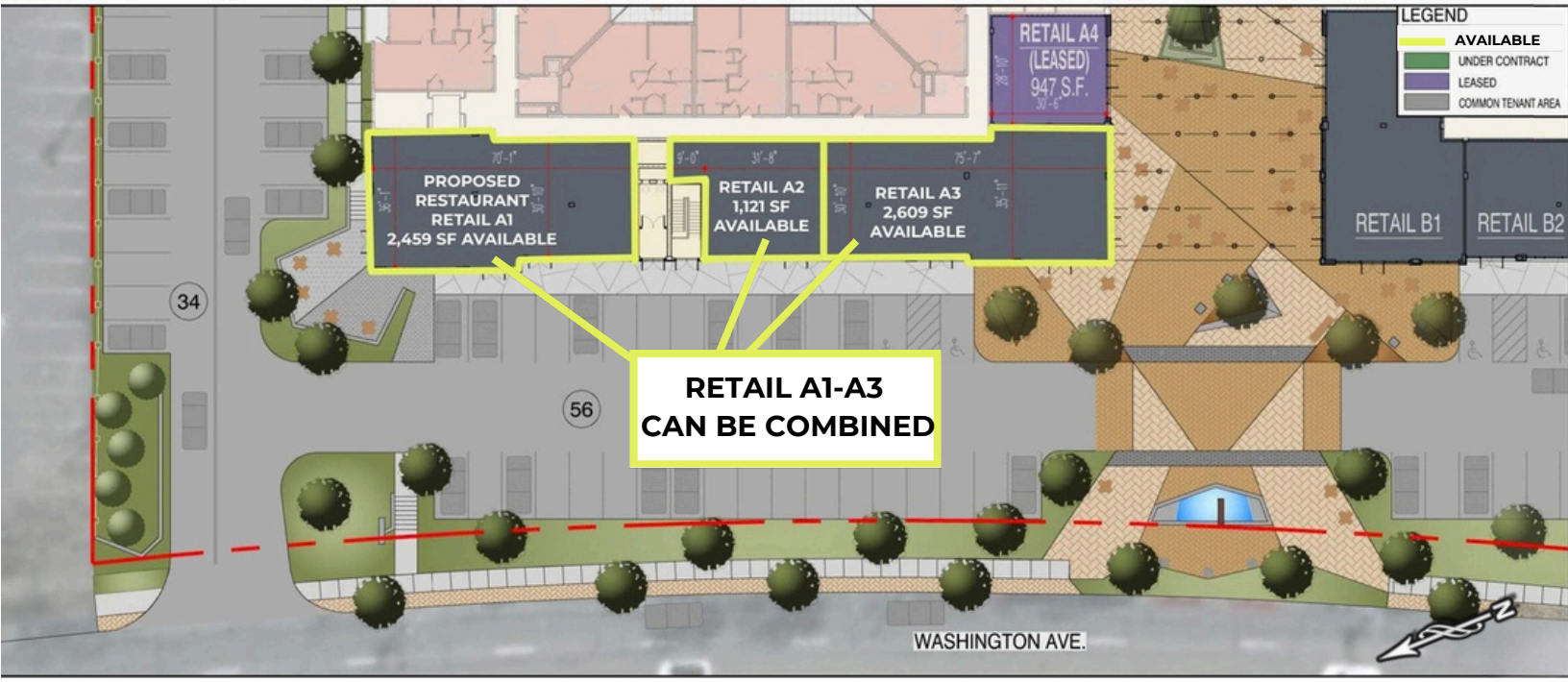
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NORTH & SOUTH LEASE PLANS

NORTH



SOUTH



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AERIAL



SABRE

Sean Pyle
pyle@sabre.life
T 201.249.8911x1541

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santarelli@sabre.life
T 201.249.8911x1543

Justin Korinis
korinis@sabre.life
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SABRE Real Estate Group, LLC | 500 Old Country Road Garden City NY 11530

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