

**JOIN**



+/-21,090 SF

**10 SOUTH AVENUE**  
GARWOOD, NEW JERSEY

**21,090 SF FOR LEASE**

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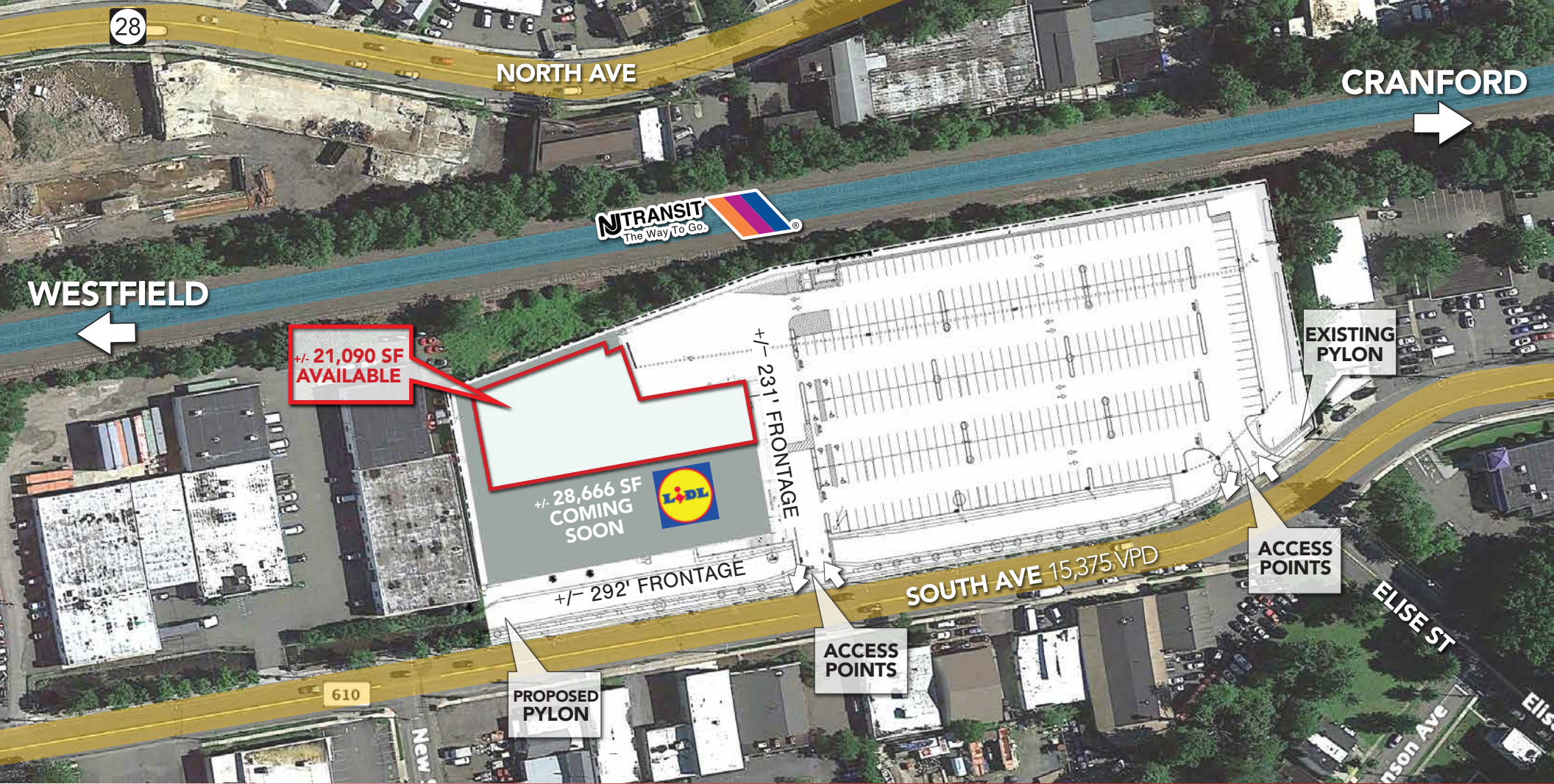
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# 10 SOUTH AVE. GARWOOD, NEW JERSEY

# SITE INFORMATION

**AVAILABLE:** +/- 21,090 SF

**RENT:** CALL FOR QUOTE

**FRONTAGE:** +/- 231' PARKING SIDE  
 +/- 292' STREET SIDE

**TRAFFIC:** +15,375 VPD

**NNN:** \$9 PSF  
 (TAX \$6 + CAM \$3 PSF)

**PARKING:** 351 EXISTING SPACES  
 260 PROPOSED SPACES

**CO-TENANTS:** LIDL FOOD MARKET

- NOTES:**
- Located 1.5 miles to Westfield and 1 mile to Cranford
  - Easy access to Route 22 and Garden State Parkway
  - Upcoming Garwood market area



# 10 SOUTH AVE. GARWOOD, NEW JERSEY

# MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	19,760	133,174	402,156
Average HHI	\$163,077	\$167,099	\$142,722
Households	7,788	50,530	145,625

**NEIGHBORING RETAILERS:** Home Depot, CVS, Taco Bell, Crunch Fitness, McDonalds, Walgreens, QuickChek, Pet Supplies Plus, Dunkin', Santander Bank, Wendy's, 7-Eleven, Bank of America, Garwood Lanes, The UPS Store