



# RARE RETAIL OPPORTUNITY!

---

FOR SALE OR LEASE

**1015 SPRINGFIELD AVENUE, IRVINGTON, NJ**



# RARE RETAIL OPPORTUNITY!

FOR SALE OR LEASE

1015 SPRINGFIELD AVENUE  
IRVINGTON, NJ

## SIZE:

The property has a total of 39,900 SF

- Ground FL: 13,894
- Second FL: 11,973
- Basement: 14,033

## HIGHLIGHTS:

- Largest floor plate available on Springfield Avenue
- Access to major thoroughfares such as the Garden State Parkway, Interstate 78, and Route 22
- Located 15 miles from New York City
- Heavy foot trafficked area
- Zoned as Downtown Mixed Use (CBD)

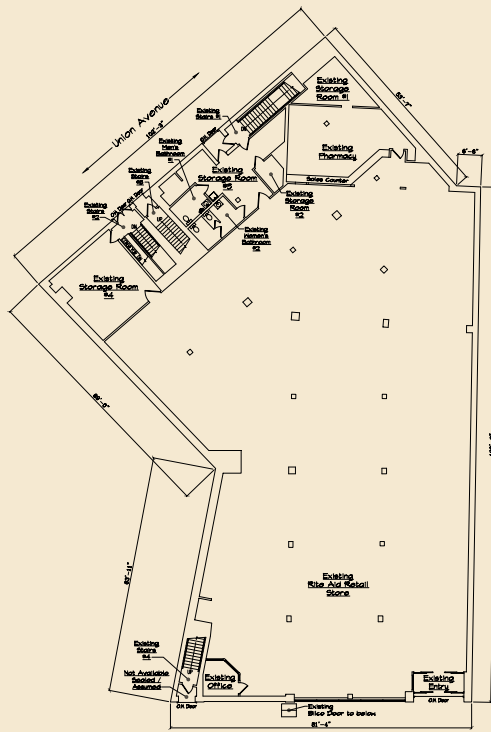


Demographic Snapshot	Population	Median H.H. Income	Number of Employees	Number of Businesses
1-Mile Radius	60,800	\$56,161	9,914	1,217
3-Mile Radius	196,764	\$64,314	37,573	3,694
5-Mile Radius	359,122	\$69,039	122,722	8,975





**BASEMENT**  
14,033 SF



**GROUND FLOOR**  
13,894 SF



**SECOND FLOOR**  
11,973 SF

# RARE RETAIL OPPORTUNITY!

FOR SALE OR LEASE

**1015 SPRINGFIELD AVENUE, IRVINGTON, NJ**

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

**DYLAN ROTCHFORD**

732.837.4207

dylan@bennettrealtyllc.com

**TYLER BENNETT, CEO**

732.837.4207

dylan@bennettrealtyllc.com



BENNETT REALTY & DEVELOPMENT  
LICENSED REAL ESTATE BROKERS  
NJ, NY, CT, PA

NEW JERSEY  
24 S HOLMDEL ROAD  
HOLMDEL, NJ 07733

NORTH CAROLINA  
1021 TECHNOLOGY DR, STE C  
INDIAN TRAIL, NC 28079

PH 732.837.4060  
FAX 732.963.2433  
W BENNETTREALTYLLC.COM

Although all 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 with out notice.