



# MONTCLAIR

701 BLOOMFIELD AVENUE, MONTCLAIR, NJ 07042



**RETHINK. RECREATE. REDEVELOP.**





## ESSEX COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

This property is a free-standing, one-story Whole Foods Market in the center of Montclair, a unique New Jersey community featuring a diverse population, proximity to NYC and a thriving arts community. This property serves the communities of Bloomfield, Upper Montclair, and parts of Glen Ridge and Caldwell. Bloomfield Avenue sees 19,156 VPD (Source: 2022 Sites USA).

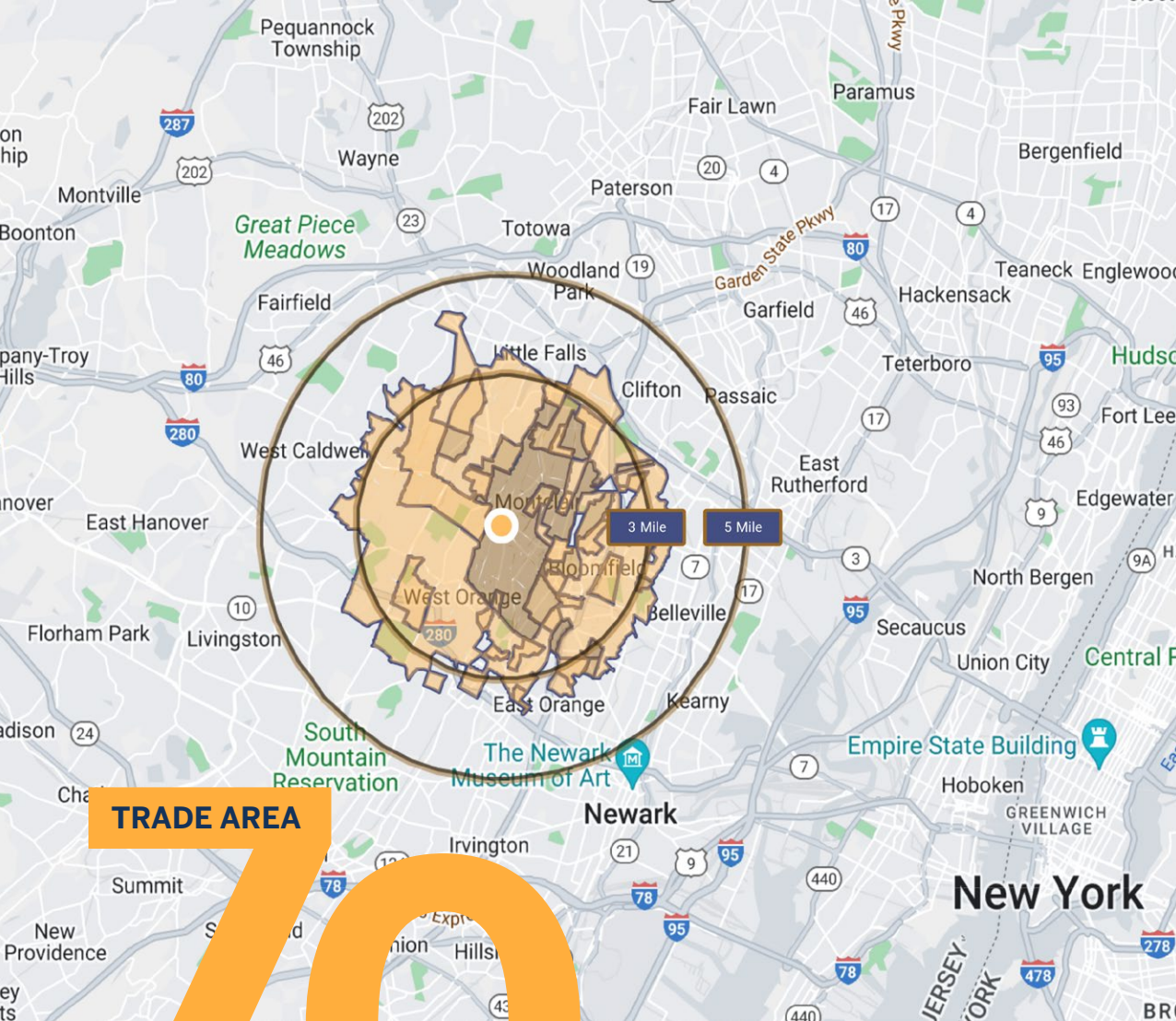


# Montclair

701 Bloomfield Avenue, Montclair, NJ 07042







TRADE AREA

70%

## DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

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## POPULATION

**188,971**  
Tru Trade\*

**176,827**  
3 Mile

**562,401**  
5 Mile

## FAMILY HOUSEHOLDS

**73,001**  
Tru Trade\*

**67,513**  
3 Mile

**210,976**  
5 Mile

## AVERAGE HH INCOME

**\$142,192**  
Tru Trade\*

**\$165,941**  
3 Mile

**\$133,047**  
5 Mile

## COLLEGE EDUCATION

**49.9%**  
Tru Trade\*

**57.3%**  
3 Mile

**43.8%**  
5 Mile

\*Tru Trade Area; 3.2 Miles

URBAN EDGE PROPERTIES

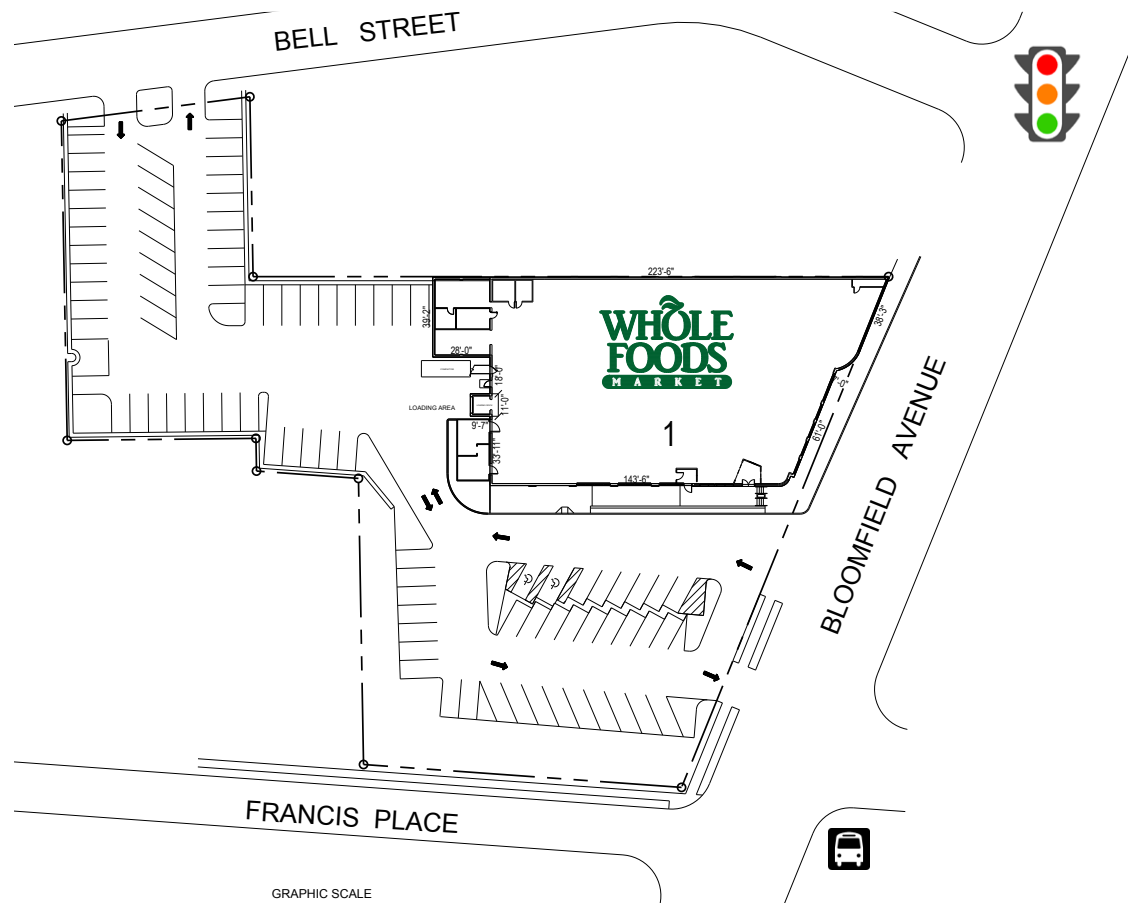


# AERIAL



Whole Foods Market draws area residents as well as visitors to the region who are drawn to Montclair's business district flush with restaurants, movie theaters, and shops.

# SITE PLAN



## TENANTS

1 Whole Foods

## SQFT

17,771

## HIGHLIGHTS

Total SF	17,771
Parking Spaces	88
Parking Ratio	5 : 1,000 SF

# CONTACT US



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## **Corporate**

### **New York**

888 Seventh Avenue, 6th Floor  
New York, New York, 10019  
General Inquiries:  
212.956.2556  
Leasing: 844.614.4114

## **Management**

### **New Jersey**

210 Route 4 East  
Paramus, New Jersey, 07652  
General Inquiries: 201.571.3500  
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