

Berkeley Crossing II

663 & 665 Springfield Avenue
Berkeley Heights, New Jersey
Union County 07922

PROPERTY DESCRIPTION

Traditionally designed brand-new mixed-use development situated on Springfield Avenue (CR 512) along the primary east west corridor between New Providence and Berkeley Heights. The three-level redevelopment consists of 53 apartments and 4,800 sf of prime ground level retail/professional space, which currently has leases executed with Gamechanger Fitness and The Coder School.

AVAILABLE SPACE

2,110 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

To Be Determined

OCCUPANCY

Immediate

PARKING

64 on-site parking spaces

TRAFFIC COUNTS

ADT 7,548 CR 512 (Springfield Ave)

ZONING

Housing Business Zones (HB-3) allows for retail sales of goods and services and professional office users.



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

Christian Harrington
Leasing Associate
908.604.6900 x 119
charrington@silbertrealestate.com

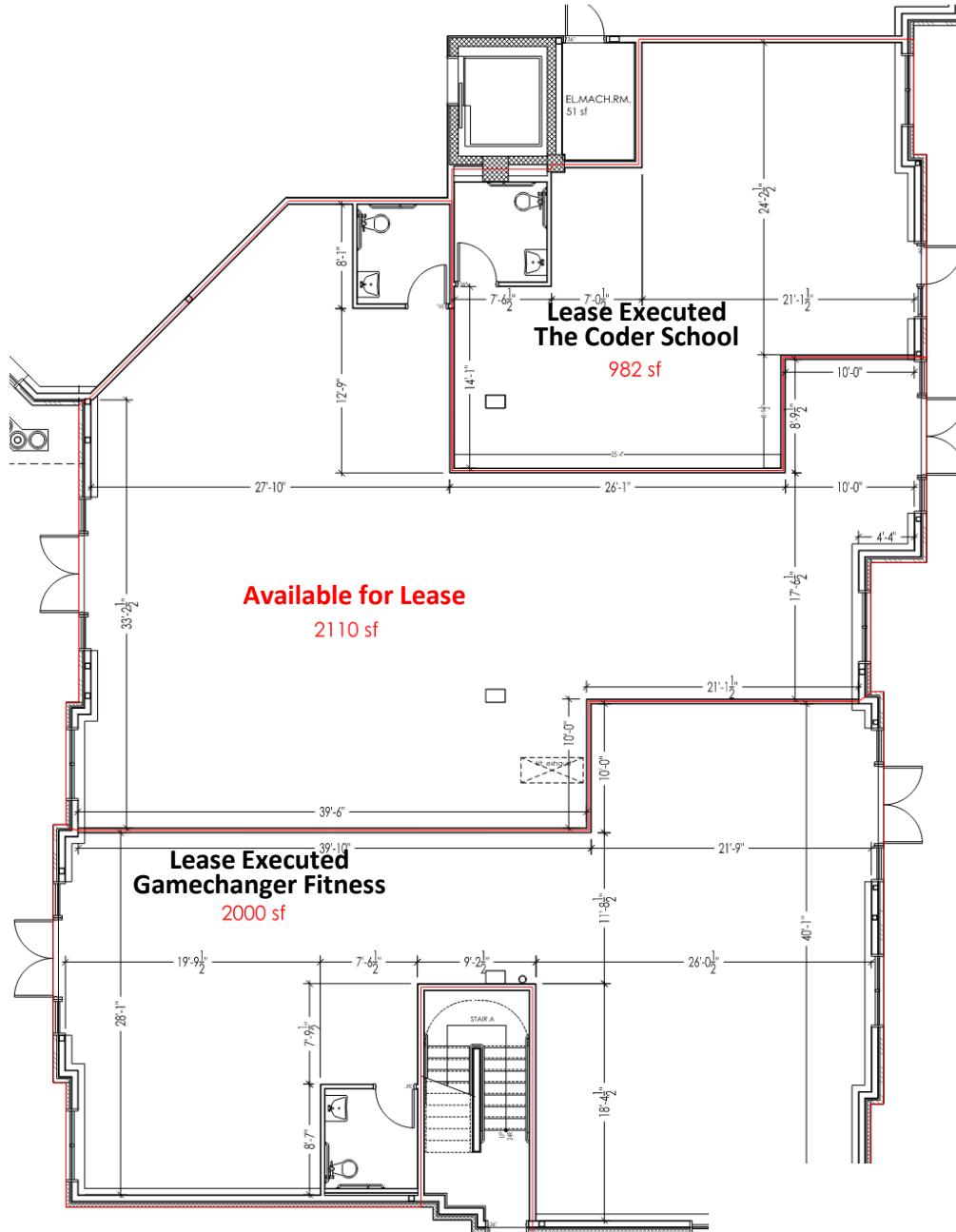
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

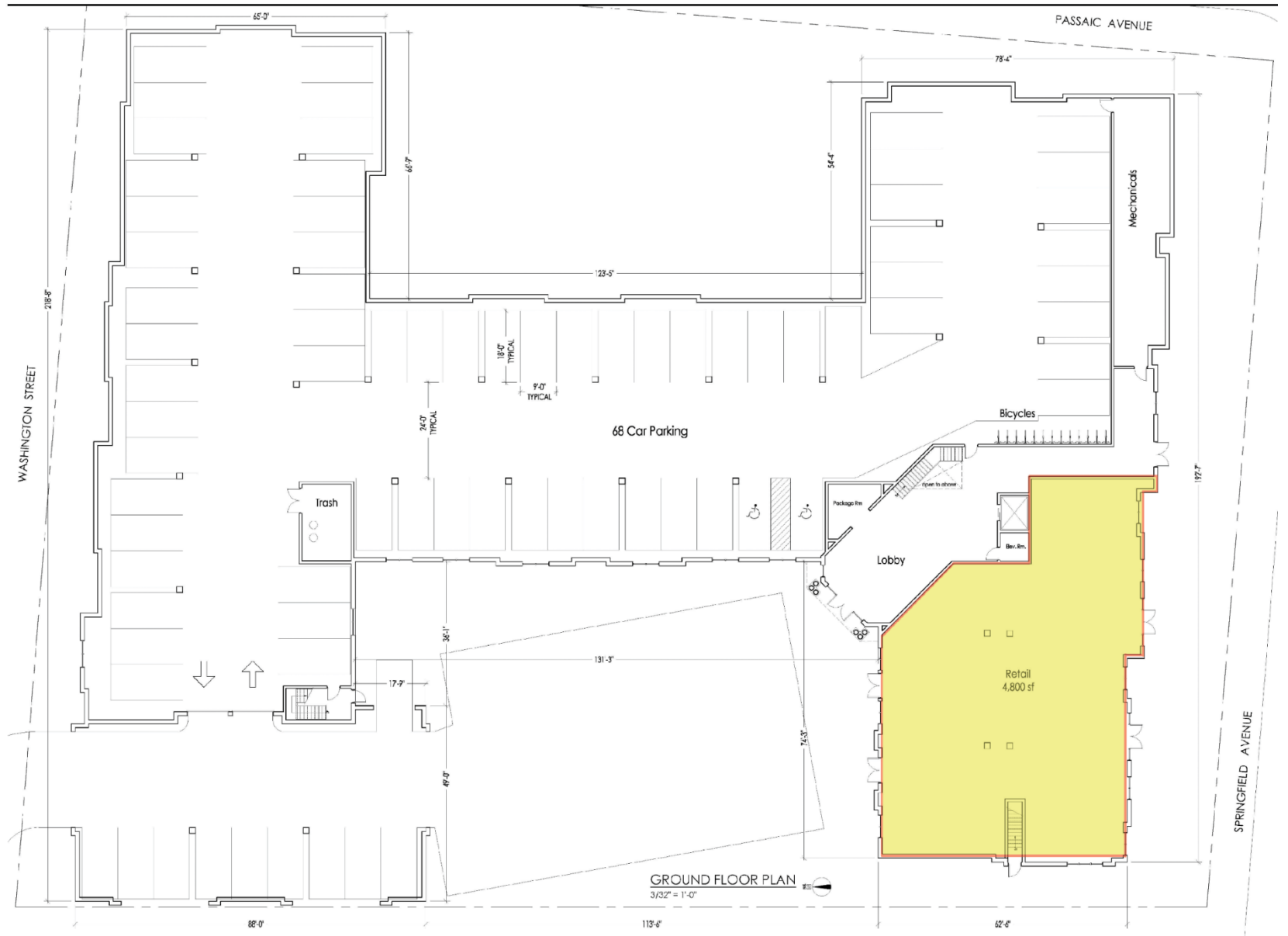


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Floor Plan



Site Plan



1,2 & 3 Mile Aerial



AREA DEMOGRAPHICS

2 Mile Radius

Population	19,654
Average HH Income	\$196,956
Median HH Income	\$240,393
Total Households	5,869
Median Age	42.0
Daytime Population	12,132

3 Mile Radius

Population	35,829
Average HH Income	\$221,787
Median HH Income	\$179,508
Total Households	18,738
Median Age	43.0
Daytime Population	40,644

5 Mile Radius

Population	159,279
Average HH Income	\$190,544
Median HH Income	\$142,811
Total Households	69,005
Median Age	39.9
Daytime Population	107,750

