

Available Ground Floor Downtown Retail

Town of Westfield, Union County, New Jersey

LOCATION

114 Central Avenue
Westfield, New Jersey 07090

AVAILABLE SPACE

1st Floor Unit 106 : +/- 979 SF (Leased)
2nd Floor Unit 5 : +/- 450 SF (Leased)
2nd Floor Unit 6 : +/- 500 SF (Leased)
2nd Floor Unit 9 : +/- 275 SF (Leased)

RENTAL RATE

Upon request, subject to use and creditworthiness

Real Estate Taxes & CAM

+/- \$9.95 psf projected 2022

OCCUPANCY

Immediate

TRAFFIC COUNTS

ADT 11,639 Central Ave & Quimby Street

PARKING

Municipal lots and metered along Quimby Street. (See Attached Parking Zones and Map)

DEMOGRAPHICS 2022 ESTIMATE

1 Mile Radius

Population	18,316
Median HH Income	\$180,612
Total Households	6,443
Median Age	39

3 Mile Radius

Population	109,945
Median HH Income	\$146,315
Total Households	40,195
Median Age	41

5 Mile Radius

Population	361,344
Median HH Income	\$121,290
Total Households	129,087
Median Age	40

PROPERTY DESCRIPTION

Premier location and visibility within downtown Westfield. Well maintained 2 story mixed-use retail + office building totaling 8,500 SF. Prime ground floor retail space located on the corner of Central Avenue and Quimby Street within Westfield Central Business District. Second floor one or two person office space suitable for administrative and professional uses. Existing retail tenants include N&C Jewelers, Learning Express Toy and T-Mobile.

Zoning

Zoned Central Business District (CBD) allows for retail sales of goods and personal services.

FEATURES/COMMENTS

- Located within Westfield's Central Business District, well known for its attractive small-town environment and vibrant downtown shopping and restaurants;
- Westfield's major retailers include Trader Joe's, Stop & Shop, Chipotle, Five Guys, Starbucks Coffee, William-Sonoma, Warby Parker, GAP among many others;
- Westfield NJ Transit Rail located two blocks east and within close proximity to major highways including State Routes 22 & 28, GSP and I-78, providing easy access to New York City, metropolitan New Jersey and Newark Int'l Airport.

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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Or

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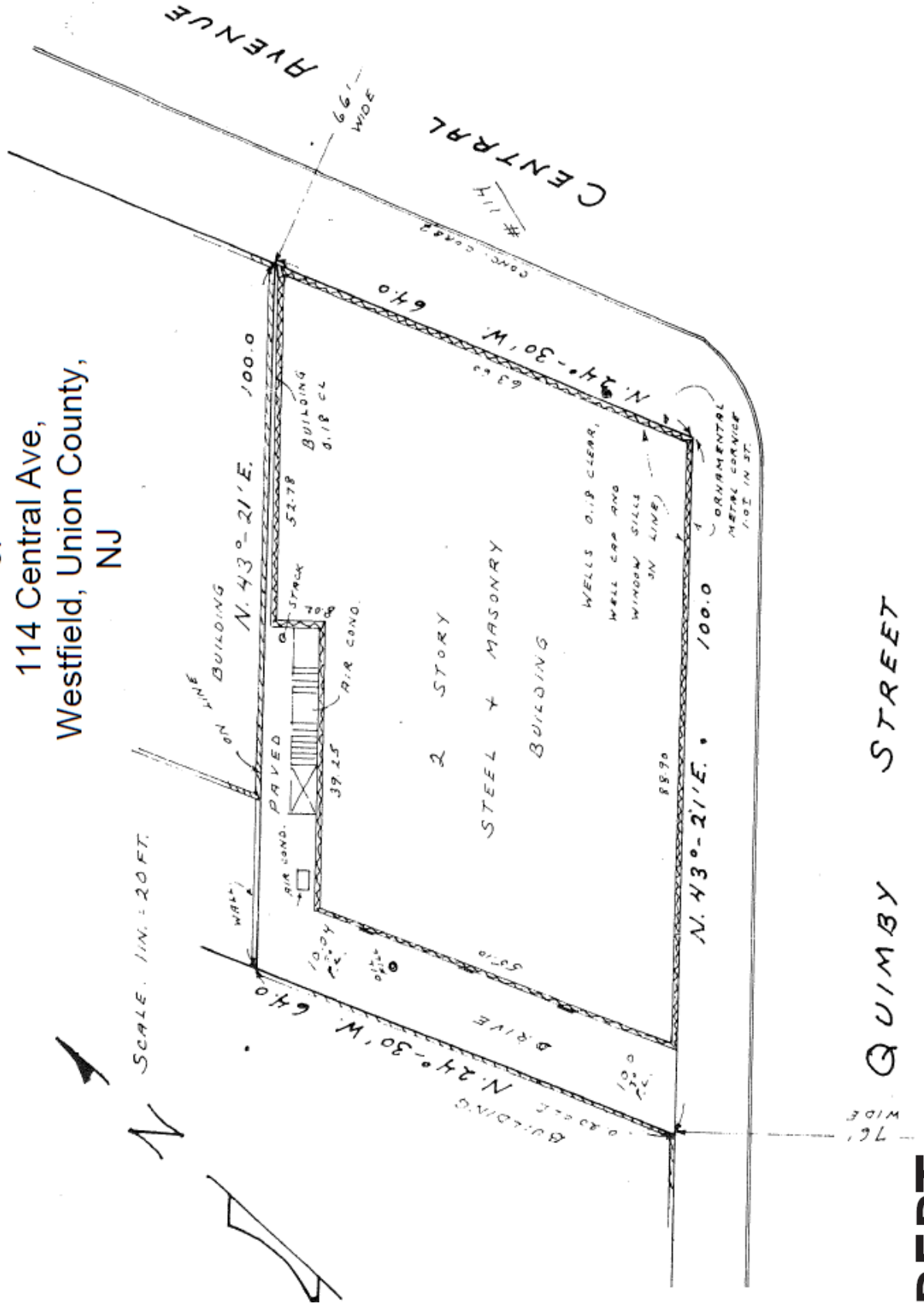
152 Liberty Corner Road, Suite 203, Warren, NJ 07059

908-604-6900 • 908-604-2030 fax

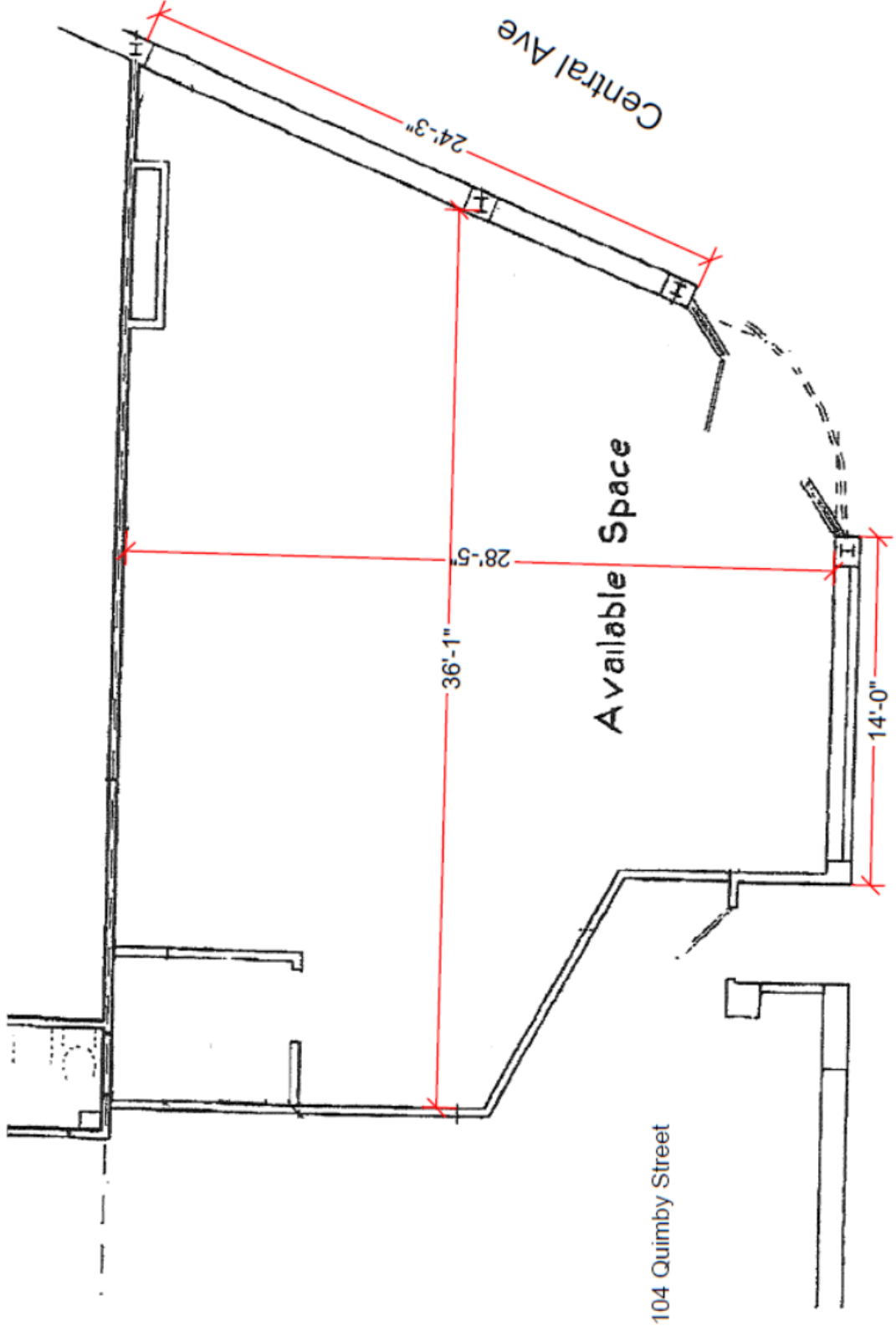
Website: www.silbertrealestate.com • Email: info@silbertrealestate.com

114 Central Ave Site Plan

Location Survey of 114 Central Ave, Westfield, Union County, NJ



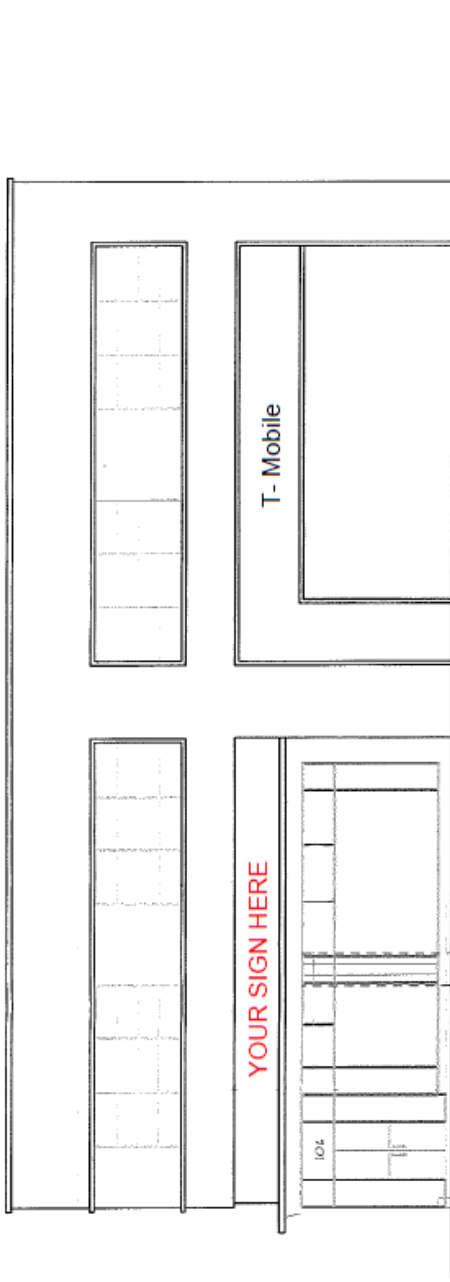
114 Central Ave Floor Plan Unit 106



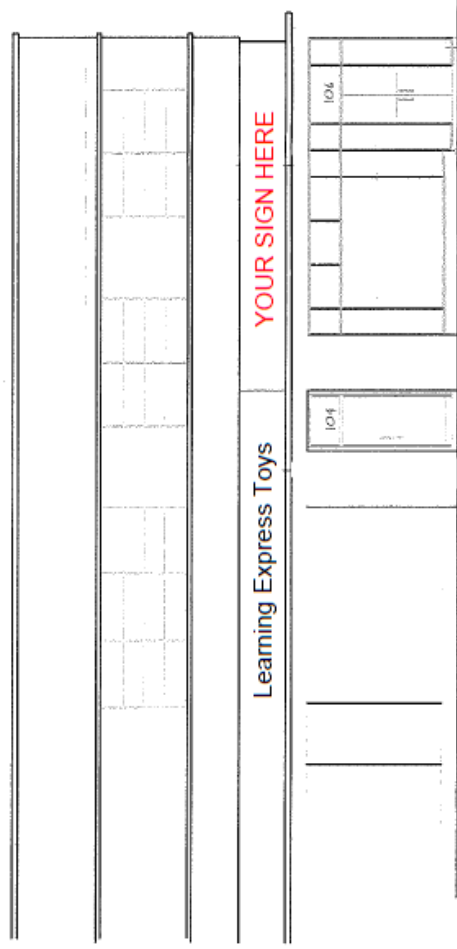
106 Quimby Street
Area=979 SF

Quimby Street

114 Central Ave Elevation and Signage



Right Side Elevation Along Central Ave

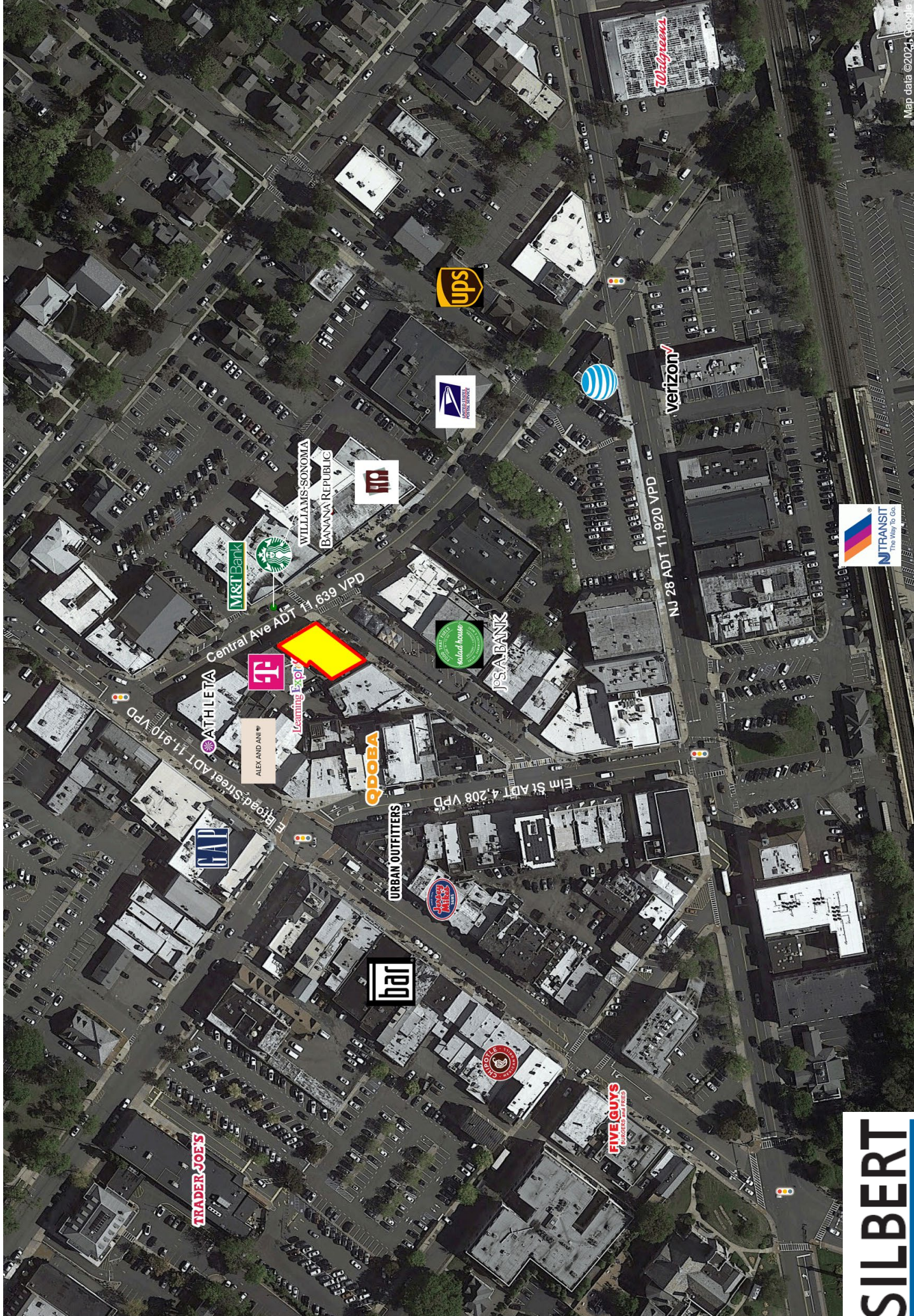


Left Side Elevation Along Quimby Street

114 Central Ave 1, 3, 5 Mile Aerial



114 Central Ave Immediate Trade Area

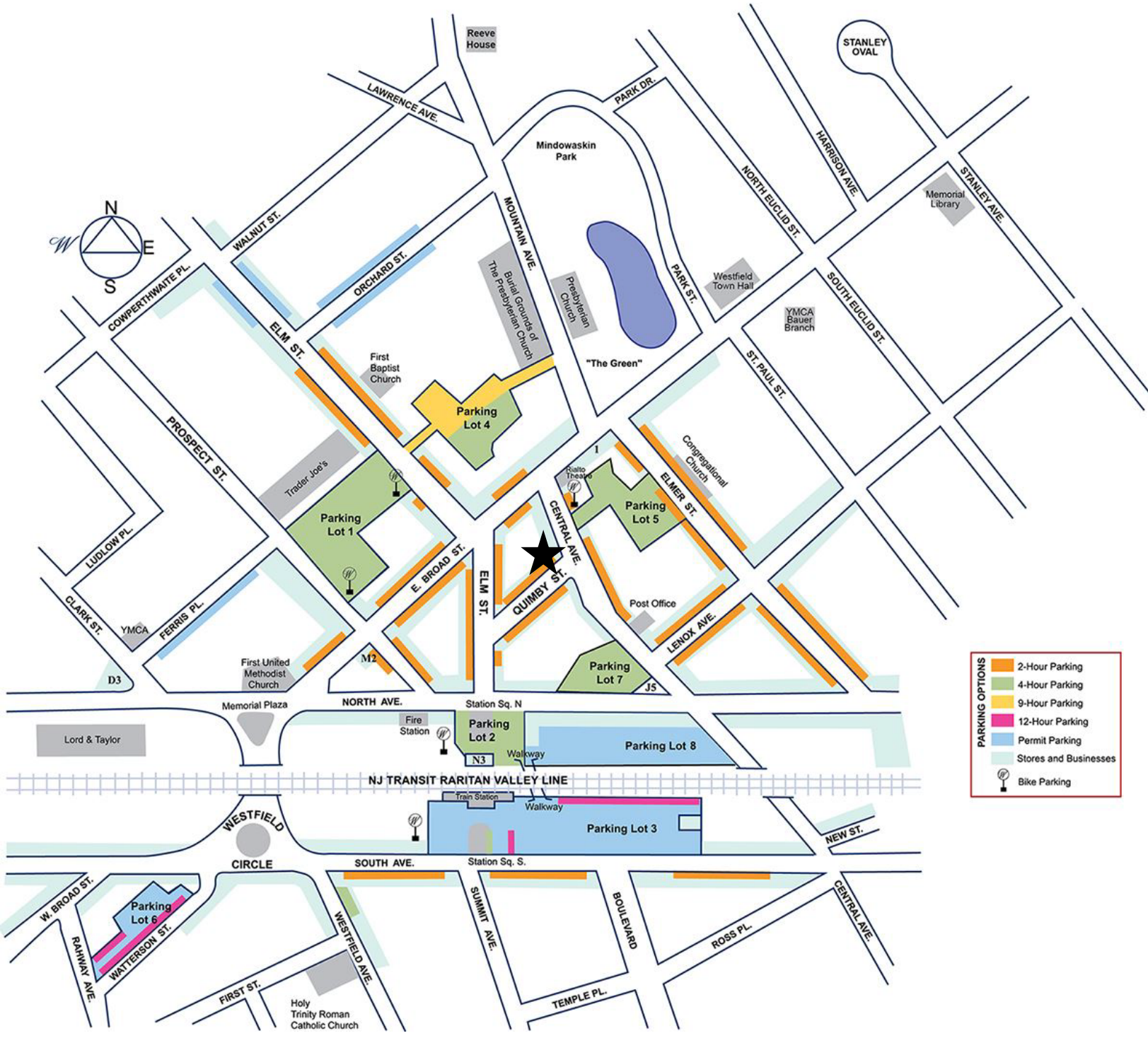


114 Central Ave Demographics

114 Central Ave Westfield, NJ 07090	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2021)	18,316		109,945		361,344	
Projected Population (2026)	18,339		110,056		361,576	
Census Population (2020)	18,339		110,241		358,609	
Census Population (2010)	17,533		103,612		338,671	
Projected Annual Growth (2021-2026)	23	-	111	-	232	-
Historical Annual Growth (2020-2021)	-23	-	-296	-0.3%	2,735	0.8%
Historical Annual Growth (2010-2020)	806	0.5%	6,629	0.6%	19,938	0.6%
Estimated Population Density (2021)	5,833 <i>psm</i>		3,890 <i>psm</i>		4,602 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2021)	6,443		40,195		129,087	
Projected Households (2026)	6,339		39,559		127,055	
Census Households (2020)	6,442		40,266		128,338	
Census Households (2010)	6,206		38,124		121,976	
Projected Annual Growth (2021-2026)	-104	-0.3%	-636	-0.3%	-2,032	-0.3%
Historical Annual Change (2010-2021)	237	0.3%	2,071	0.5%	7,111	0.5%
Average Household Income						
Estimated Average Household Income (2021)	\$245,816		\$190,676		\$154,693	
Projected Average Household Income (2026)	\$316,568		\$246,629		\$199,349	
Census Average Household Income (2010)	\$176,210		\$133,921		\$111,852	
Census Average Household Income (2000)	\$129,509		\$104,540		\$90,071	
Projected Annual Change (2021-2026)	\$70,752	5.8%	\$55,954	5.9%	\$44,656	5.8%
Historical Annual Change (2000-2021)	\$116,307	4.3%	\$86,136	3.9%	\$64,622	3.4%
Median Household Income						
Estimated Median Household Income (2021)	\$180,612		\$146,315		\$121,290	
Projected Median Household Income (2026)	\$197,522		\$166,048		\$138,615	
Census Median Household Income (2010)	\$130,084		\$107,845		\$89,580	
Census Median Household Income (2000)	\$98,974		\$84,340		\$73,298	
Projected Annual Change (2021-2026)	\$16,910	1.9%	\$19,733	2.7%	\$17,325	2.9%
Historical Annual Change (2000-2021)	\$81,638	3.9%	\$61,975	3.5%	\$47,993	3.1%
Per Capita Income						
Estimated Per Capita Income (2021)	\$86,475		\$69,766		\$55,323	
Projected Per Capita Income (2026)	\$109,431		\$88,706		\$70,109	
Census Per Capita Income (2010)	\$62,368		\$49,276		\$40,285	
Census Per Capita Income (2000)	\$46,912		\$38,788		\$32,753	
Projected Annual Change (2021-2026)	\$22,956	5.3%	\$18,940	5.4%	\$14,787	5.3%
Historical Annual Change (2000-2021)	\$39,563	4.0%	\$30,978	3.8%	\$22,570	3.3%
Estimated Average Household Net Worth (2021)	\$2.64 M		\$2.11 M		\$1.59 M	

Parking Zones and Map

Downtown Westfield, NJ



PARKING OPTIONS

- 2-Hour Parking
- 4-Hour Parking
- 9-Hour Parking
- 12-Hour Parking
- Permit Parking
- Stores and Businesses
- Bike Parking