



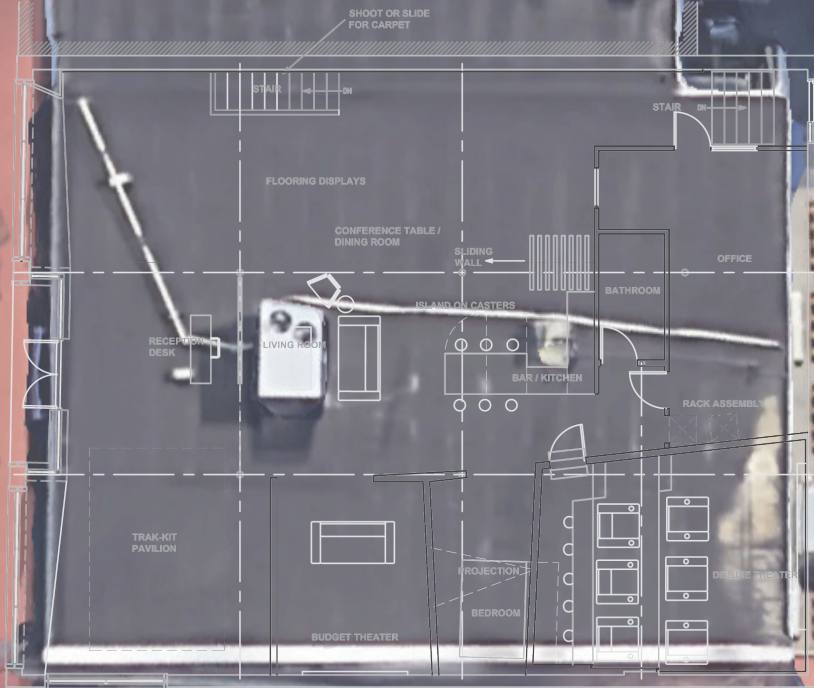
**DOWNTOWN LOCATION
WITH DEDICATED PARKING**

183 EAGLE ROCK AVE.
ROSELAND, NEW JERSEY

3,000 SF FOR LEASE
POTENTIAL 4,000 SF IF NEEDED

SHANE WIERKS
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C: 908.581.7781
O: 908.668.9600

EAGLE ROCK AVE. 13,891 VPD



DEDICATED
ON SITE
PARKING

ROSELAND PLACE

183 EAGLE ROCK AVE. ROSELAND, NEW JERSEY

SITE INFORMATION

AVAILABLE: 3,000 SF
(CAN ADD 1,000 SF)

PARKING: DEDICATED LOT

NOTES: • RARE DOWNTOWN LOCATION WITH
DEDICATED PARKING

RENT: CALL FOR QUOTE

TRAFFIC: 13,891 VPD

ON EAGLE ROCK AVE.

TAXES: \$12,635.00/\$4.21 PSF



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





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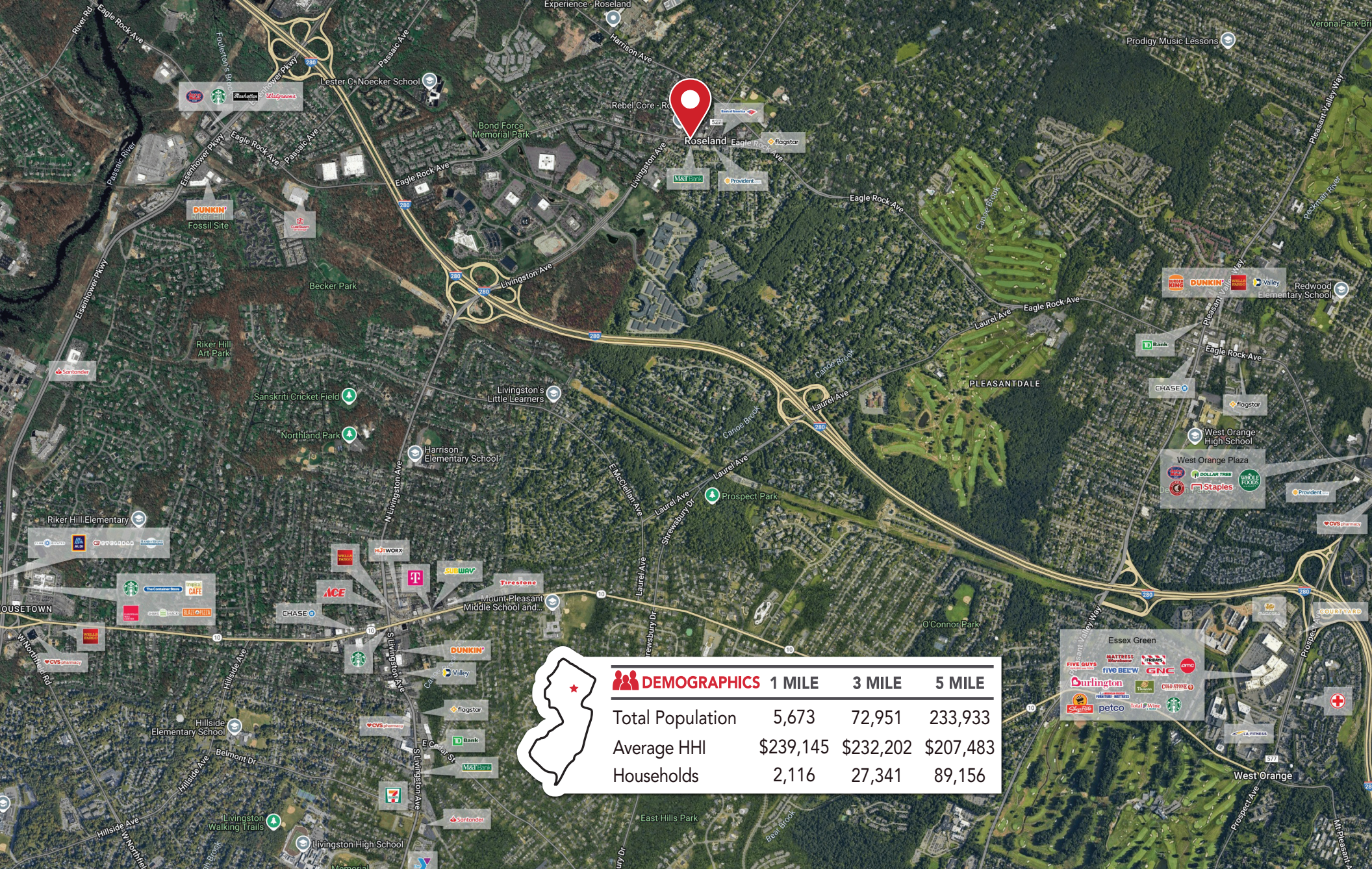
INTERIOR PHOTOS



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	1 MILE	3 MILE	5 MILE
DEMOGRAPHICS			
Total Population	5,673	72,951	233,933
Average HHI	\$239,145	\$232,202	\$207,483
Households	2,116	27,341	89,156

183 EAGLE ROCK AVE. ROSELAND, NEW JERSEY

MARKET AERIAL