

# 76-78

## MAIN AVENUE PASSAIC, NEW JERSEY

Between Brooke Avenue & Mass Court

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor Space A: 2,250 SF  
Ground Floor Space B: 3,000 SF

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### TERM

10-20 Years

### FRONTAGE

30 FT

### COMMENTS

- Prime Passaic/Clinton community location
- National co-tenancy including Dunkin', Dollar Tree, and Wingstop
- High foot and car traffic
- Parking on-site
- Directly off Route 3

### NEIGHBORS

Dunkin' • Laundry Warehouse • Dollar Tree •  
Wingstop • Citron • Parkview Animal Hospital  
• Lighthouse Café • Summerland Playland

### TRANSPORTATION



PROPERTY INFORMATION

### JOHN ROESCH

Senior Director  
212.468.5971  
jroesch@meridiancapital.com

### ALLEN VILAFRANCA

Associate  
212.468.5989  
avillafranca@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 76-78 MAIN AVENUE

PASSAIC, NEW JERSEY | Between Brooke Avenue and Mass Court

RETAIL FOR LEASE



CO-TENANCY

## JOHN ROESCH

Senior Director  
212.468.5971  
jroesch@meridiancapital.com

## ALLEN VILAFRANCA

Associate  
212.468.5989  
avillafranca@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 76-78 MAIN AVENUE

PASSAIC, NEW JERSEY | Between Brooke Avenue and Mass Court

RETAIL FOR LEASE



NEIGHBORS

**JOHN ROESCH**  
Senior Director  
212.468.5971  
jroesch@meridiancapital.com

**ALLEN VILAFRANCA**  
Associate  
212.468.5989  
avillafanra@meridiancapital.com



**MERIDIAN**  
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.