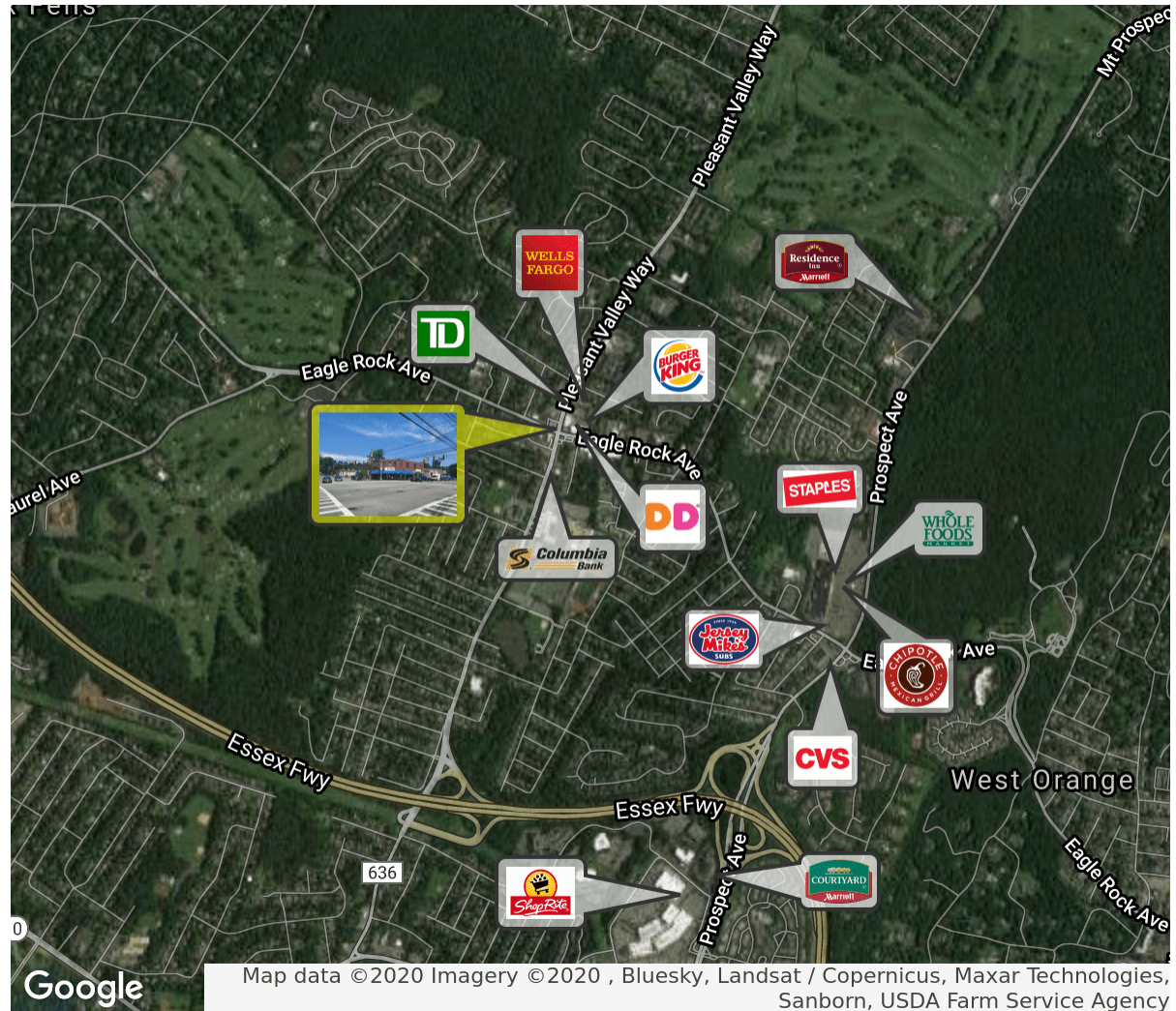




457-459 PLEASANT VALLEY WAY | WEST ORANGE, NJ

PROPERTY DESCRIPTION

- Location** 457-459 Pleasant Valley Way
West Orange, NJ 07052
- Size / SF Available** Retail: 1,750 SF Ground level
Office: Various SF available
- Lease Price** Call for more information
- Property / Area Description**
- Corner property at the prominent intersection of Pleasant Valley Way and Eagle Rock Road
 - Highly desirable location with outstanding visibility
 - 1,750 SF Ground level retail space
 - The second floor has individual private offices and a shared lobby and conference room
 - Within 30 minutes to NJ Transit Orange Station and (EWR) Newark International Airport
 - Easy access to 280 and Garden State Parkway
 - 45-minute drive to Midtown Manhattan
 - Close proximity to retail, dining, financial institutions, and municipal services



Contact Us

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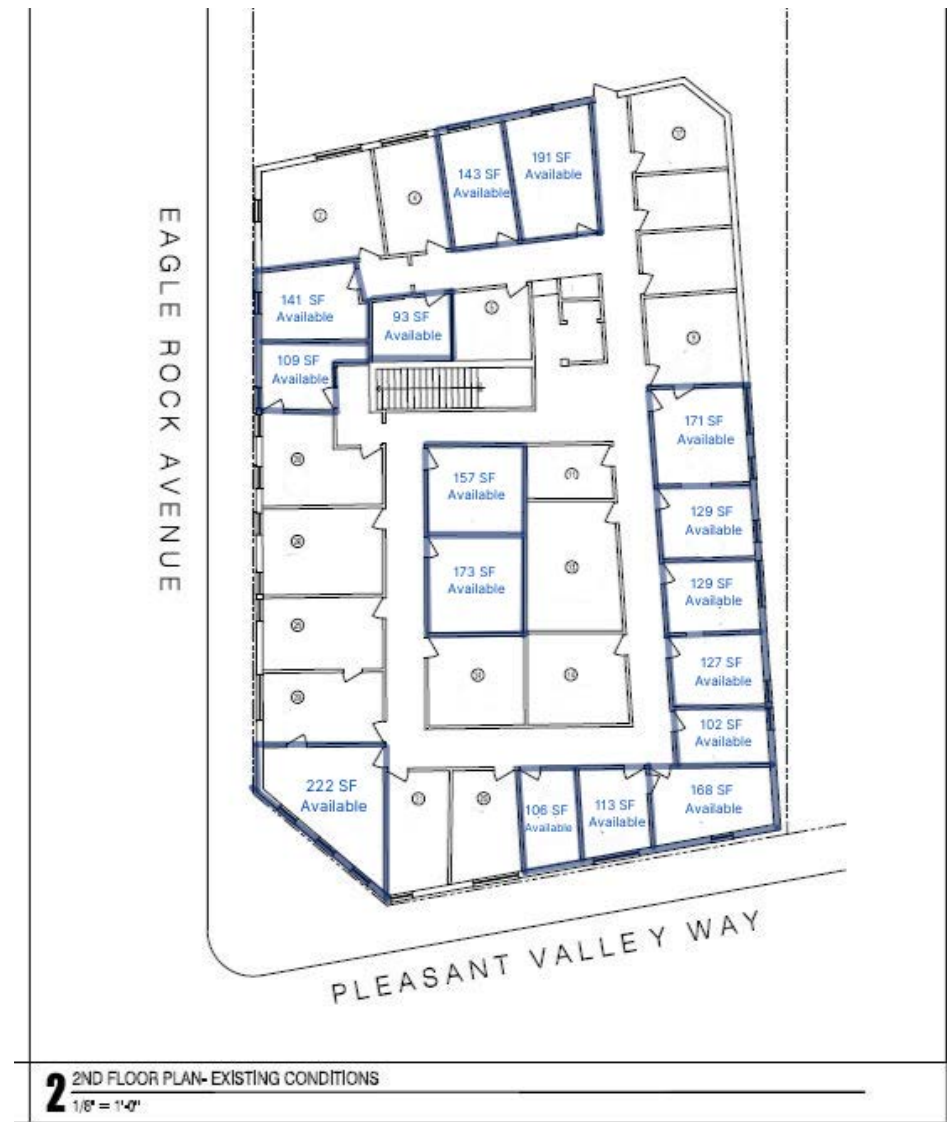
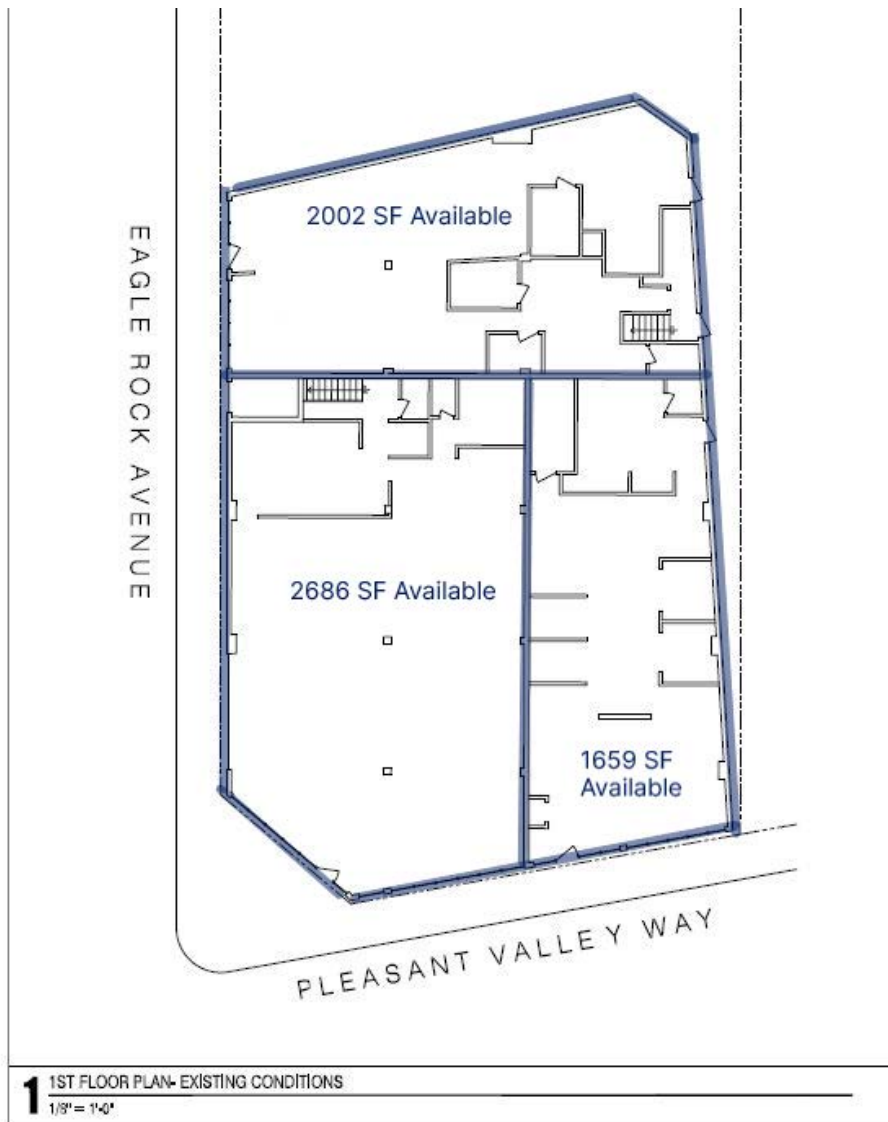
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

ADDITIONAL PHOTOS



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FLOOR PLANS



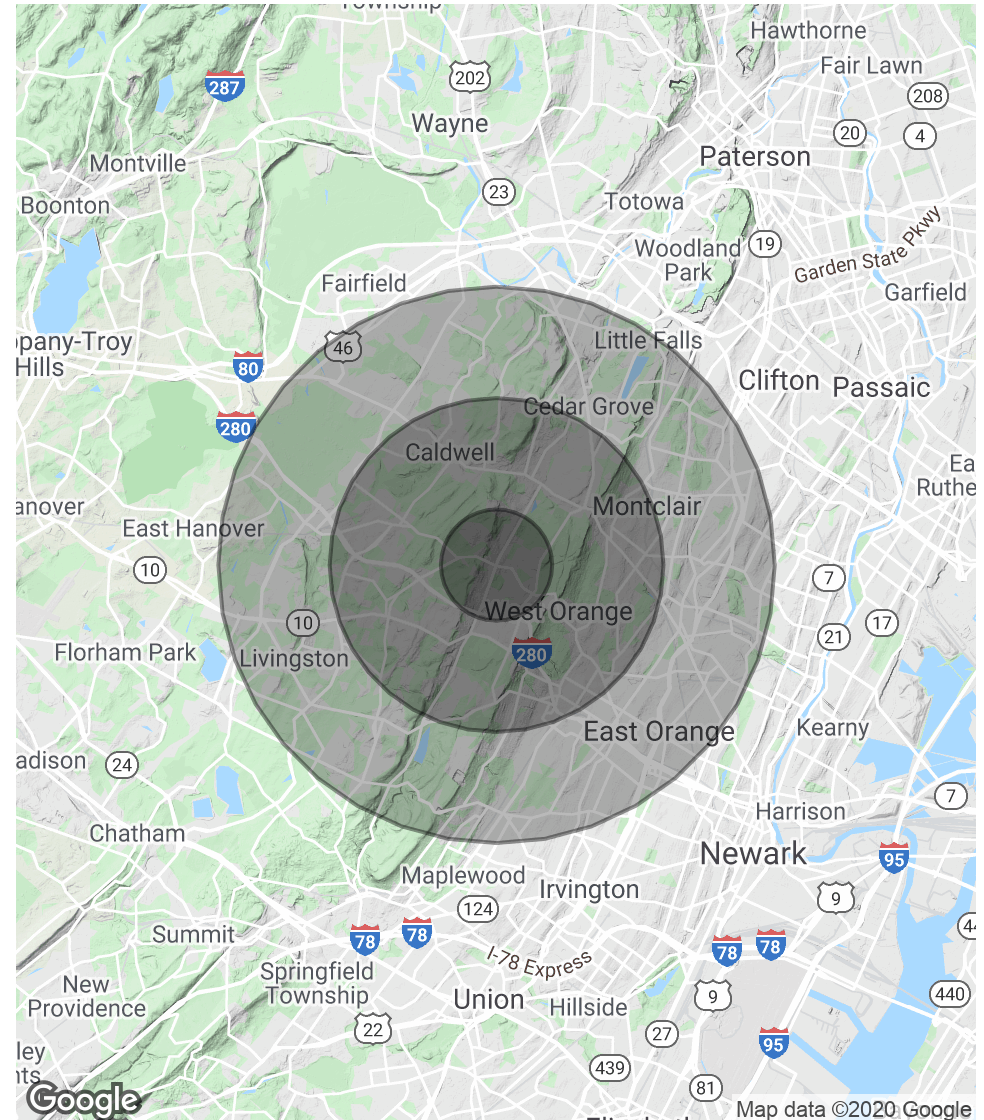
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,351	110,082	373,005
Average age	42.9	40.6	38.6
Average age (Male)	41.7	38.7	37.1
Average age (Female)	45.3	42.4	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,838	41,493	136,942
# of persons per HH	2.9	2.7	2.7
Average HH income	\$146,515	\$126,385	\$109,380
Average house value	\$475,450	\$526,939	\$530,690

** Demographic data derived from 2010 US Census*



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