



457-459 PLEASANT VALLEY WAY | WEST ORANGE, NJ

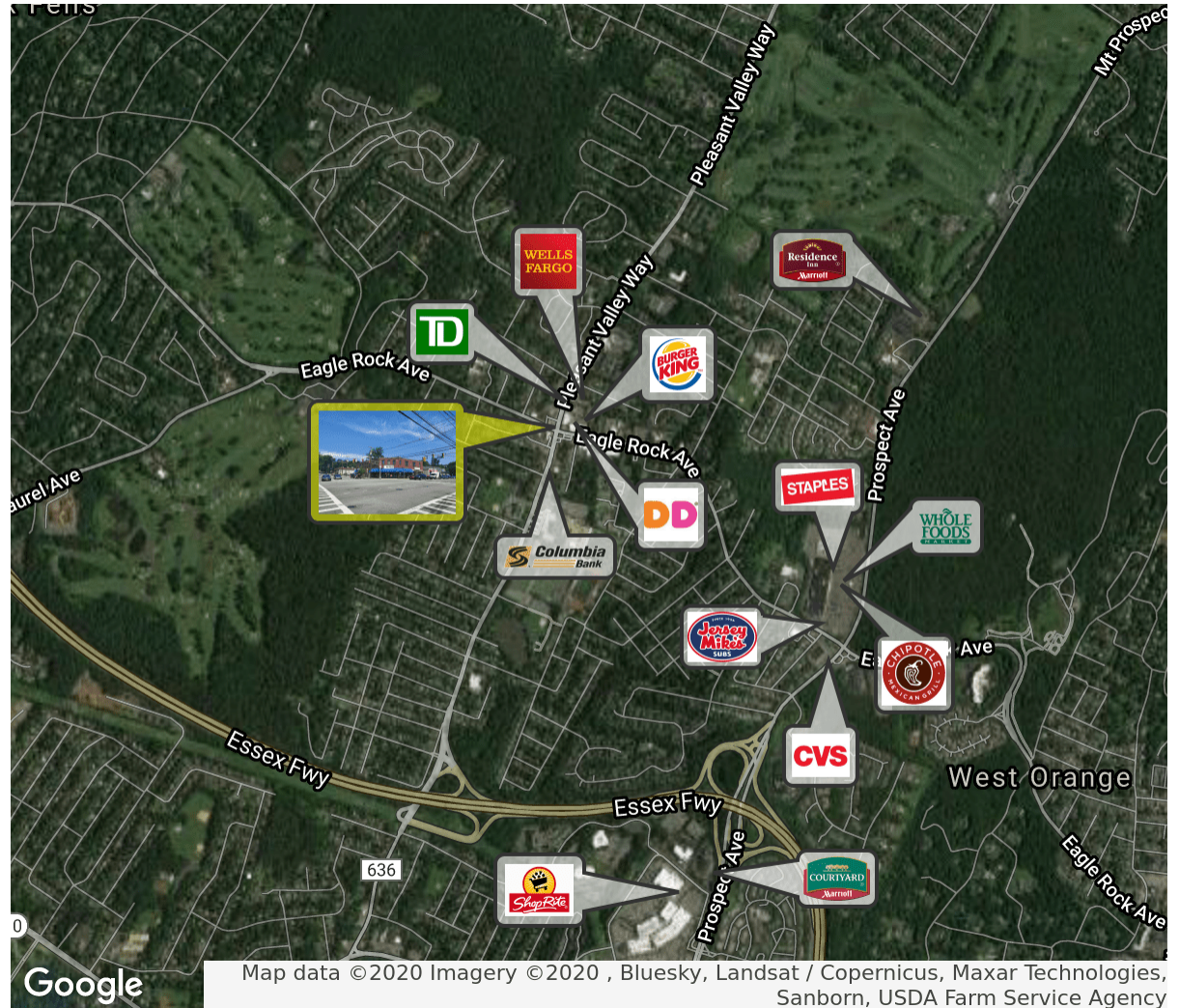
PROPERTY DESCRIPTION

- 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 prominent intersection of Pleasant Valley Way and Eagle Rock Road
 - Outstanding visibility and identity
 - 1,750 Ground level retail space available immediately
 - Individual private offices available for lease on second floor, shared lobby and conference room
 - Highly desirable West Orange, NJ location. 45 minute drive to Midtown Manhattan, 30 minute drive to (EWR) Newark International Airport and 10 minute drive to NJ Transit Orange Station
 - Easy access to 280 and Garden State Parkway
 - Wide variety of retail dining, banking, hospitality and municipal services all within minutes

Contact Us

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ADDITIONAL PHOTOS



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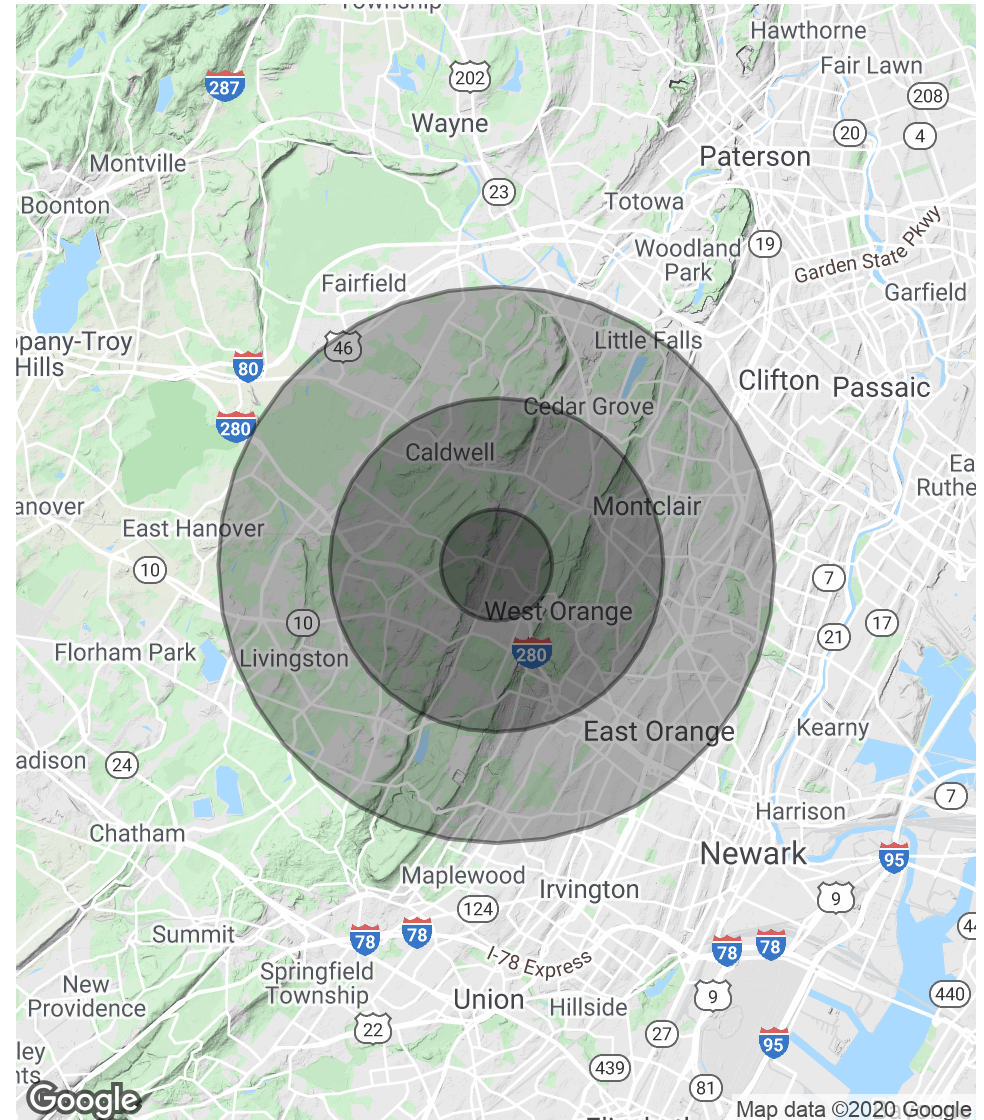
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DEMOGRAPHICS MAP & REPORT

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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