

# 1231 McBride Avenue • Woodland Park, NJ

## For Lease



### 3,600 SF End Cap - Divisible AVAILABLE FOR LEASE

 <b>DEMOGRAPHICS</b>	1 miles	3 mile	5mile
Total Population	11,091	133,312	458,715
Average HHI	\$89,898	\$83,576	\$84,085
Households	4,250	44,733	154,159

**Contact: Shane Wierks**  
Retail Leasing Specialist  
swierks@jefferyrealty.com  
m: 908.581.7781  
o: 908.668.9600 x: 223



**JEFFERY REALTY**  
Retail Specialist







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NORDSTROM 1 RACK  
Proposed **COSTCO WHOLESALE** **CHIPOTLE** **DICK'S SPORTING GOODS**  
**DSW** **jcp**  
Wayne Town Center  
645,000 SF

**THE HOME DEPOT** **BED BATH & BEYOND** **Marshall's** **STAPLES**

**HOBBY LOBBY** **Toys R Us** **BABIES R US** **citibank** **Applebee's** **DUNKIN' DONUTS**

**TJ-maxx** **BLINDS TO GO** **JENNIFER CONVERTIBLES**

**Holiday Inn** 155 Rooms **Guitar Center** **petco**

46

128,300 Cars Daily

**SITE**

**LA QUINTA INN**  
176 Rooms

INTERSTATE 80

**JOSE TEJAS**

HOULIHAN'S

**Olive Garden** **Pahama Breeze ISLAND GRILL**

**ITAL FRIDAYS**

**Red Lobster**

**Tilted Kilt** **RAMADA** 138 Rooms

**verizon** **Pier 1 imports**

**IHOP** **PEARLE VISION**  
Nobody cares for eyes more than Pearle.

**BOB'S Discount FURNITURE**

**KOHL'S** **BARNES & NOBLE** **BEST BUY** **MODELL'S** **Payless**  
Cotta Co To Mo's  
Plaza 46  
345,000 SF

**CROWNE PLAZA** HOTELS - RESORTS  
204 Rooms

**TARGET**

**sears** **macy's**  
**The Cheesecake Factory** **bloomingdales**  
**Brio** **California Pizza Kitchen** **Ruby Tuesday** **Indie Tom's**  
Willow Brook Mall  
1,500,000 SF  
\$864/psf

**HOOTERS**

**COSTCO WHOLESALE** **SPORTS AUTHORITY** **expo** **LOEWS CINEPLEX ENTERTAINMENT**

**ON THE BORDER** MEXICAN GRILL

**Party City** **Golfsmith** GOLF & TENNIS

**ShopRite**

**chili's** **BURGER KING**



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## For Lease

### GLA

7,877 SF

### Available Size

3,572 SF End Cap  
Divisible

### Rental Rate

\$26.00 PSF

### NNN

\$8.69 PSF

### Traffic

13,089 VPD

### Neighboring Tenants

Petco, Golfsmith,  
Planet Fitness, Toy R' Us,  
Babies R' Us, Office Depot,  
TD Bank, Bob's Furniture,  
Applebee's, Hobby Lobby  
and PNC Bank

### Notes

- Available Immediately
- Will Divide
- End Cap is available
- Prime Neighborhood Retail Location
- Densely Populated Marketplace
- Convenient Access to Route 46, Route 3,  
Route 80 and Garden State Parkway

