

OFFICE / RETAIL SPACE FOR LEASE Walnut Yards

6-10 ERIE STREET
MONTCLAIR, NJ 07042



OFFERING SUMMARY

Building SqFt	47,307 SqFt
Year Built/Renovated	1880/2025
Lot Size (SF)	68,002.00 SqFt
Parcel ID	12 03307-999-0007
Zoning Type	OFFICE
County	Essex
Ceiling Height	12 Ft
Building Height	2 Stories

PROPERTY OVERVIEW

Walnut Yards is located in the heart of one of Montclair's most sought-after neighborhoods. Up to 8,700 sq.ft. of mixed-use office space in a high-trafficked area with excellent growth potential. Exclusive parking, visible retail spaces and flexible designer interiors deliver an unparalleled tenant experience. Building amenities include renovated common areas, coworking spaces, an on-site café and multiple ingress and egress points for added convenience.

PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the heart of Montclair, just steps from Walnut Street Station on the NJ Transit line for direct access to NYC.
- **Vibrant Surroundings:** Enjoy a dynamic neighborhood with local favorites like Oso Felipe, Red Eye Café, and Egan & Son's just across the street.
- **Flexible Layouts:** Spaces available to suit a variety of business sizes, from boutique offices to growing teams.
- **Walkable Lifestyle:** Nestled in a highly walkable area rich with dining, shopping, and cultural amenities.



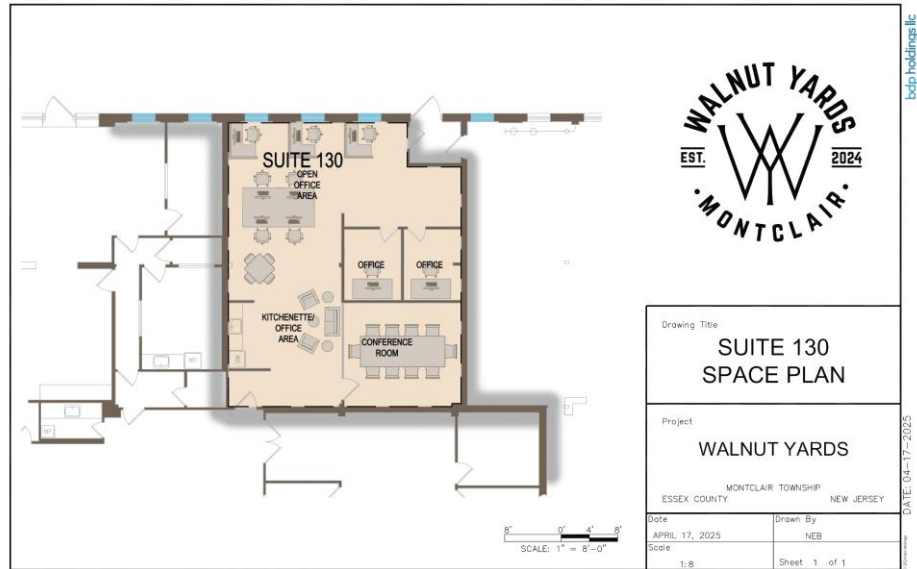
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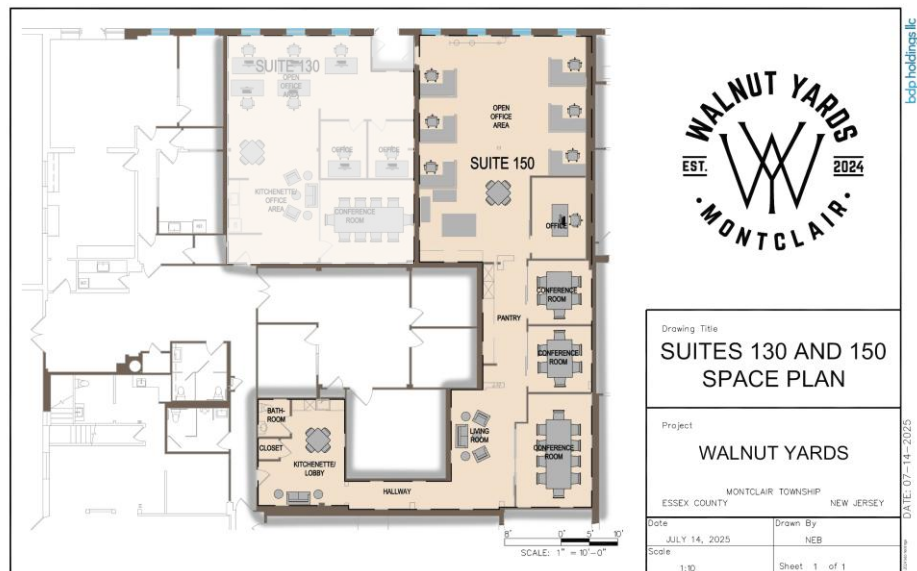
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Suite 130



Suite 150



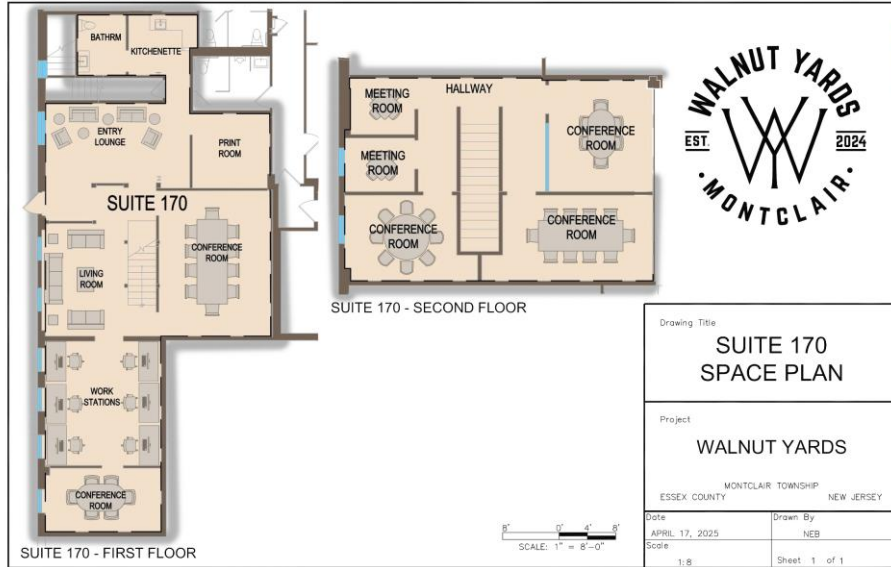
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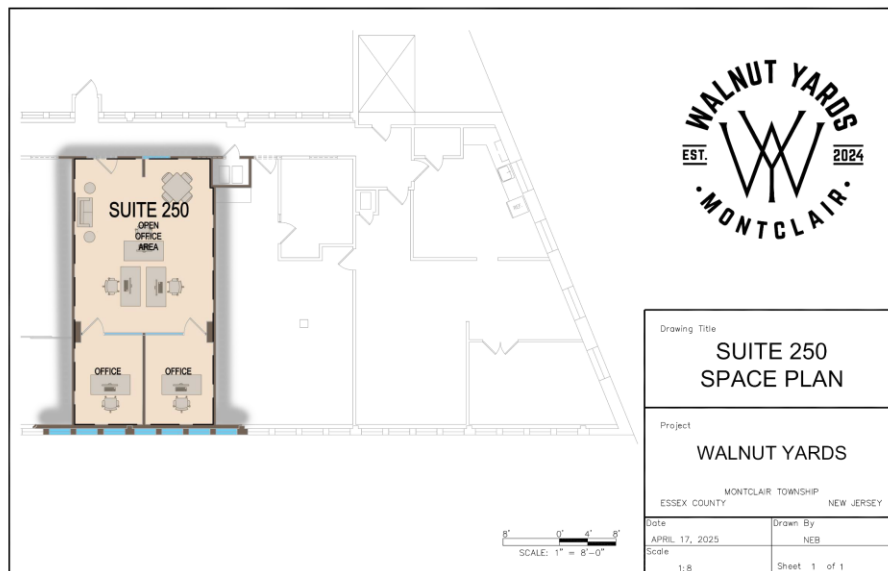
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Suite 170



Suite 250



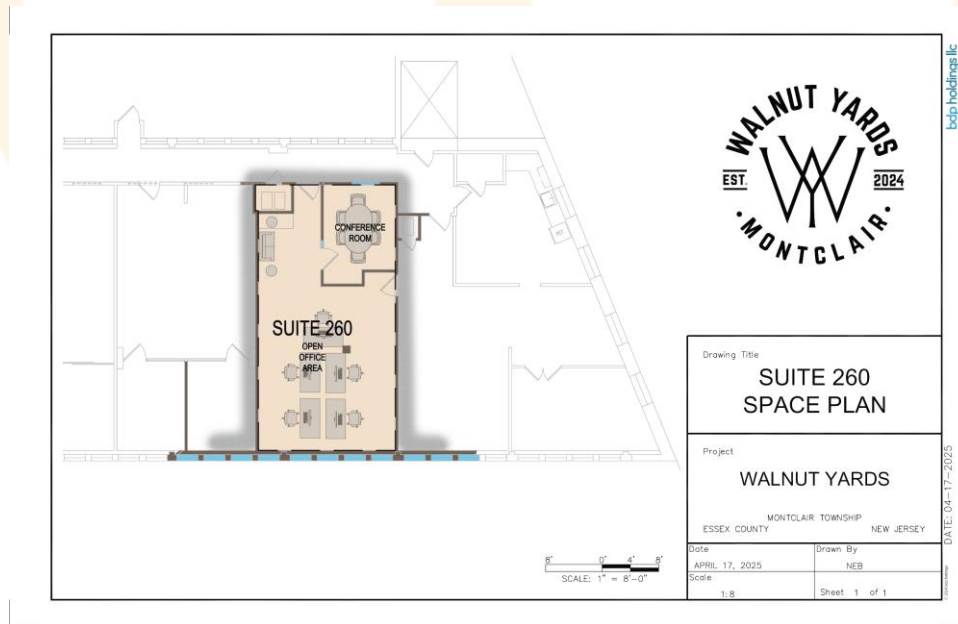
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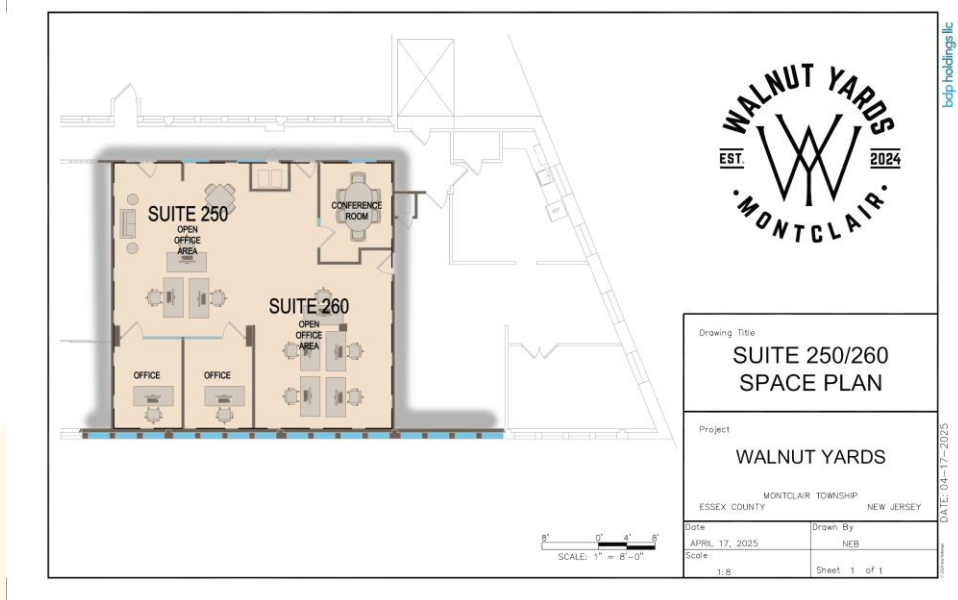
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Suite 260



Suite 250 + 260

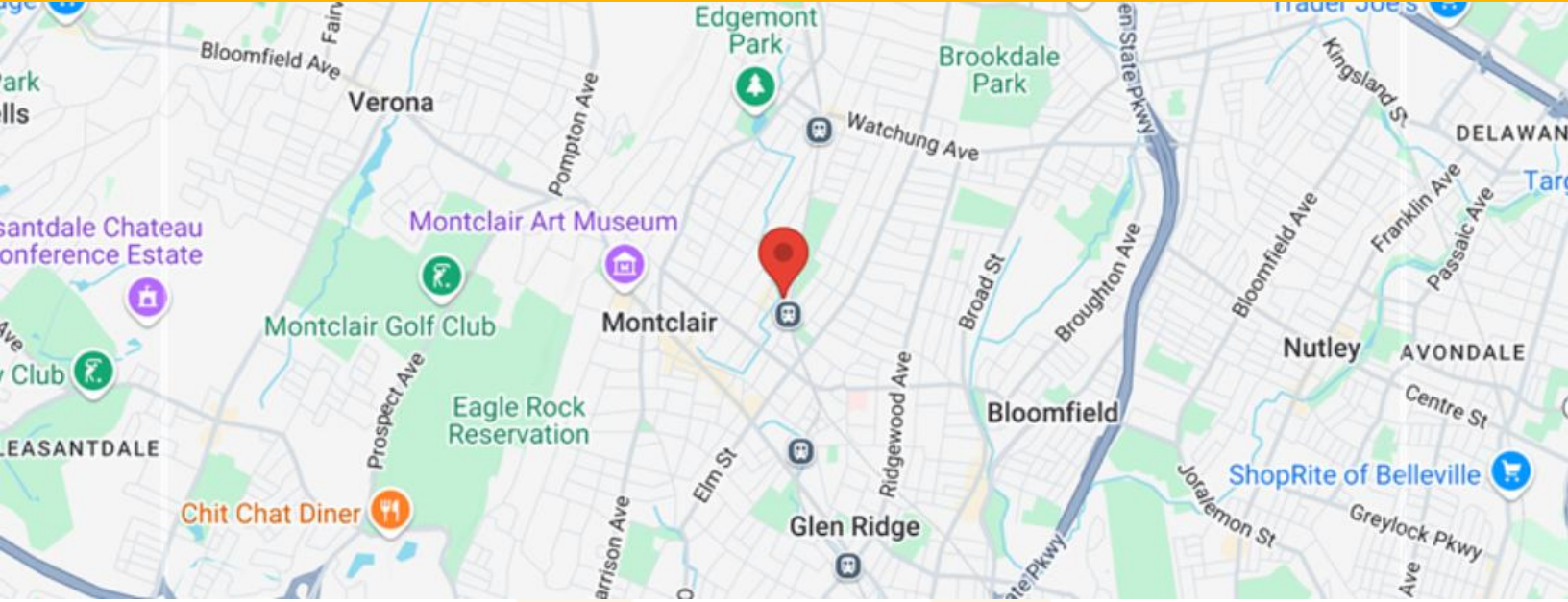


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,817	180,378	584,846
2010 Population	23,852	178,153	584,166
2024 Population	25,598	194,340	629,421
2029 Population	25,414	192,212	629,137
2024 Daytime Population	27,184	161,782	512,815

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,994	70,269	216,555
2010 Total Households	10,093	69,294	216,533
2024 Total Households	10,886	75,984	237,119
2029 Total Households	10,994	76,315	241,054
2024 Daytime Population	2.33	2.52	2.61

POPULATION	1 MILE	3 MILE	5 MILE
Less than \$15000	565	3,918	20,309
\$15000-24999	428	3,349	13,387
\$25000-34999	385	3,474	14,379
\$35000-49999	475	4,833	19,713
\$50000-74999	983	8,862	33,255
\$75000-99999	831	8,384	27,108
\$100000-149999	1,393	11,657	37,772
\$150000-199999	1,675	10,735	26,555
\$200000 or greater	4,151	20,772	44,643
Average HH Income	\$212,232	\$170,171	\$135,383

2024 Owner Occupied Housing	5,215	45,657	120,778
2029 Owner Occupied Housing	5,484	47,331	126,211
2024 Renter Occupied Housing	5,671	30,327	116,341
2029 Renter Occupied Housing	5,509	28,984	114,843
2024 Vacant Housing	534	3,479	12,677
2024 Housing Total	11,420	79,463	250,796



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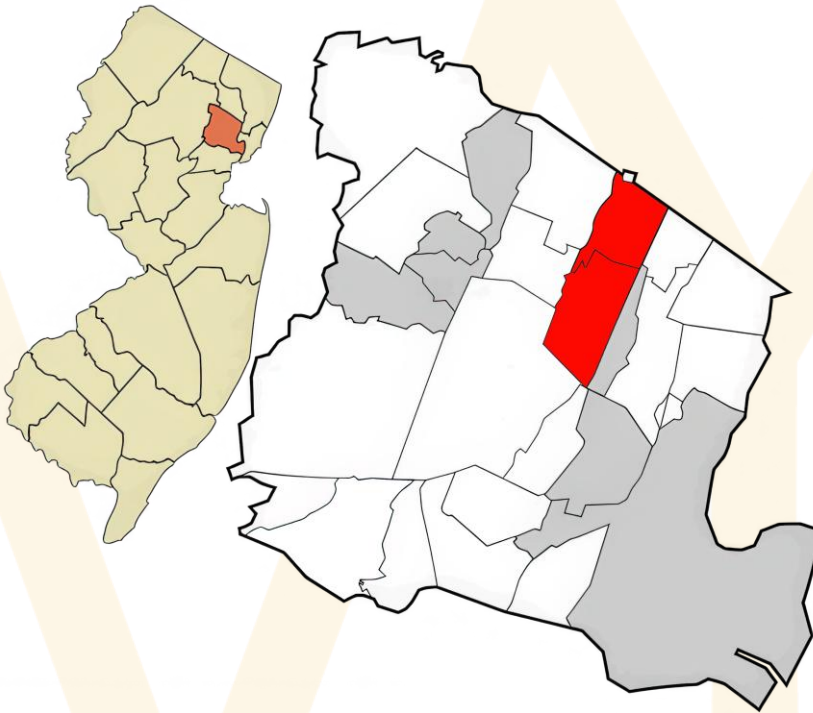
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ABOUT MONTCLAIR

Montclair is a township in Essex County in the U.S. state of New Jersey. Situated on the cliffs of the Watchung Mountains, Montclair is a commercial and cultural hub of North Jersey and a diverse bedroom community of New York City within the New York metropolitan area. The township is the home of Montclair State University, the state's second-largest university



CITY OF MONTCLAIR

County	Essex
Incorporated	2/24/1894

AREA

City	6.25 sq mi
Land	6.24 sq mi
Elevation	299 ft

POPULATION

Population	40,921
Estimate (2024)	41,076
Rank	57
Density	6,560.00 sq mi



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