

Former Walgreens Available for Sublease



1200 Clinton Ave
Irvington, NJ 07111

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THE SPACE

Location **1200 Clinton Ave, Irvington, NJ, 07111**

HIGHLIGHTS

- Attention retailers! This is a fantastic opportunity to sublease a prime retail space located on the corner of Clinton Avenue and Smith Street. Situated in a highly desirable area, the property is surrounded by excellent amenities such as Irvington Public High School, Irvington Public Library, New York School of Science, Data & Technology, and the United States Post Office. You'll also be in good company with major retailers such as the AT&T Store, Taco Bell, IHOP, and Bank of America nearby.
- Transportation to and from the property is a breeze with the South Orange Commuter Rail and Mountain Station Commuter Rail (Morris and Essex Morristown Line) just a stone's throw away. And, if you're traveling further afield, Newark Liberty International Airport is only minutes away.
- Available for sublease only and all offers must be coterminous.
- Asking Price: \$125,000 Modified gross per annum
- Size: 8,850 SF
- Lease Expiration:1/31/2033



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
70,506	391,842	840,471



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,220	\$88,526	\$95,822



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
25,663	139,997	302,107

TRAFFIC COUNT

Street	Cross Street	Avg Daily Volume
Clinton Ave	Smith St W	21,296
Civic Sq	Clinton Ave N	4,135
Drakes Ln	Clinton Ave S	236
Clinton Ave	Linden Ave SE	19,461
Clinton Ave	Civic Sq W W	9,558
Clinton Avenue	Union Ave SE	9,917
Stuyvesant Avenue	Clinton Ave N	7,864

