

# 250-254 Bellevue Avenue

Near Corner of Valley Road and Bellevue Avenue UPPER MONTCLAIR, NJ



**PRO CUTS Retail Space Available**



## CONTACT US:

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## COLLIERS INTERNATIONAL NJ LLC

Morris Corporate Center I  
300 Interpace Parkway  
Building C, 3<sup>rd</sup> Floor  
Parsippany, NJ 07054  
+1 973 299 3000



www.colliers.com

## Property Features

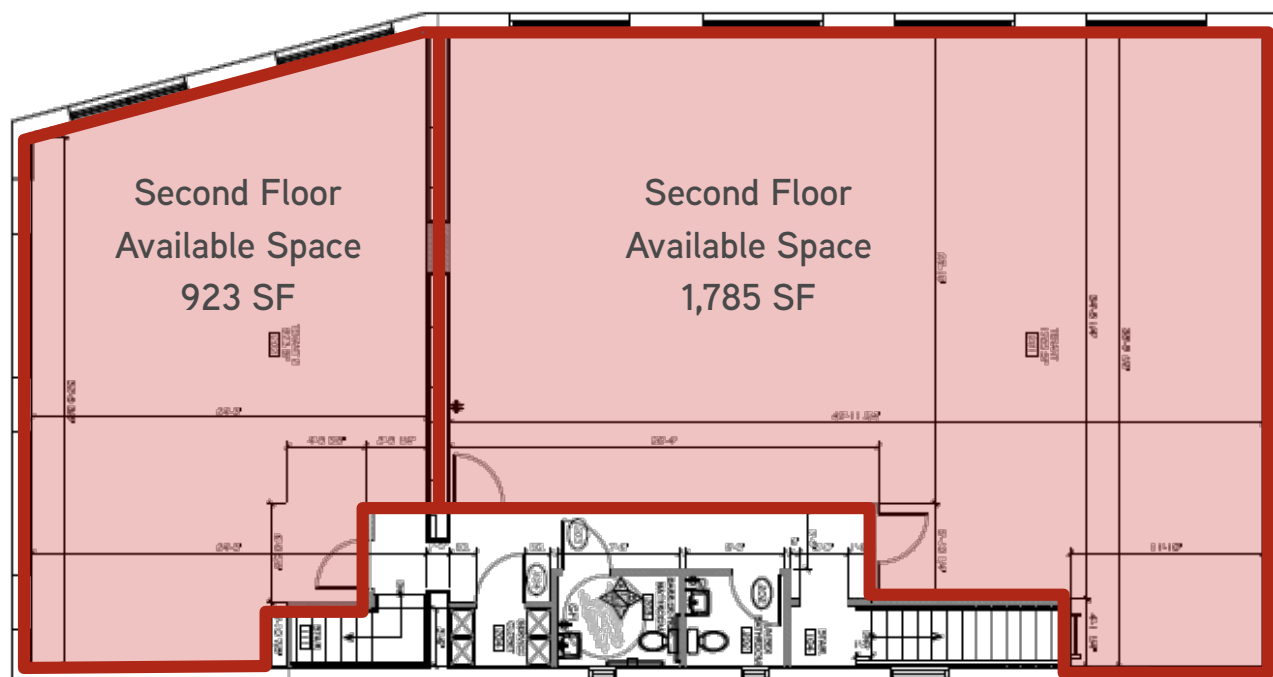
- > ACROSS FROM TRAIN STATION | 15,000+ Cars Daily
- > **ALL SPACES CAN BE CONNECTED!**
- > **1,160 SF First Floor** (PRO CUTS) | Venting Possible Basement Storage
- > **2,733 SF Second Floor** (Bright With Large Windows, Can Be Split)
- > Dedicated Parking (8 + Handicap) and Adjacent to Public Parking
- > Best location in Upper Montclair Central Business District
- > Next to Bellevue Movie Theatre and near Anderson Park
- > 1.4 miles from Montclair State University

2016	Population	Average Household Income	Labor Force	Number of Businesses
0.5 Mile	3,305	\$156,565	94.0%	418
1 Mile	13,638	\$189,372	91.8%	736
2 Miles	58,072	\$152,222	94.3%	3,673



**Across from  
NJ Transit  
Bus and Train**

**Join Little Bear POKE Restaurant!**

[illegible]

BELLERUE AVENUE



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**NOTE:** New Jersey Transit trains go into New York; There are both New Jersey and New York buses

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