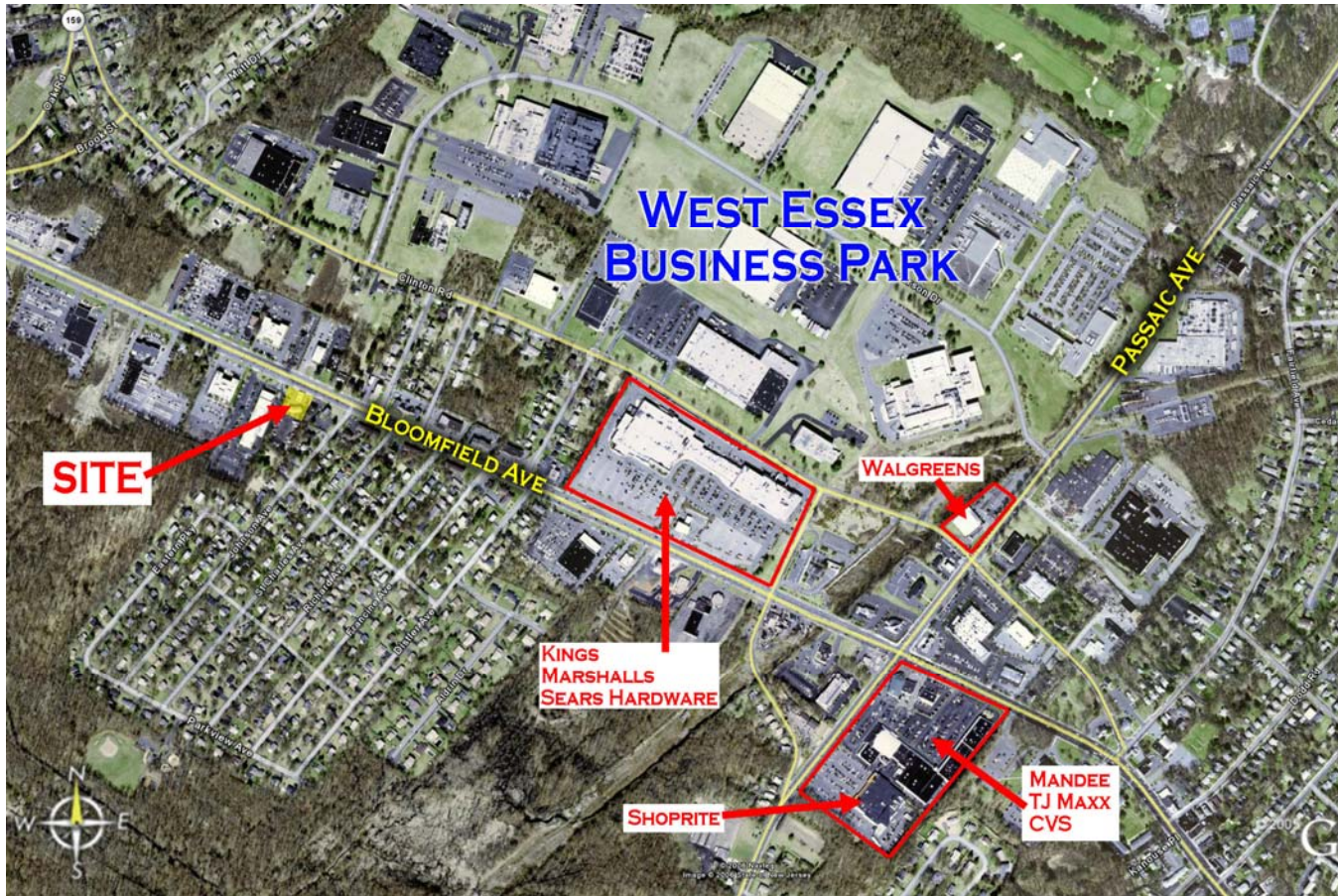


West Caldwell, New Jersey Bloomfield Ave

Up to 4,400 Sq Ft Available for Lease



- Prime Location
- Drive Thru Available
- Single User or Multi-tenant
- Great Visibility and Access
- 21,000 Avg. Daily Traffic
(Bloomfield Ave)
- Vanilla Box /
Build to Suit Delivery

Demographics:

	<u>Population</u>	<u>Avg HH Income</u>
2 Mile Radius	21,575	\$102,124
3 Mile Radius	47,465	\$117,932
5 Mile Radius	166,091	\$116,158

Daniel Ansbach
(732) 767-9333
DAnsbach@consolidatedaffiliates.com

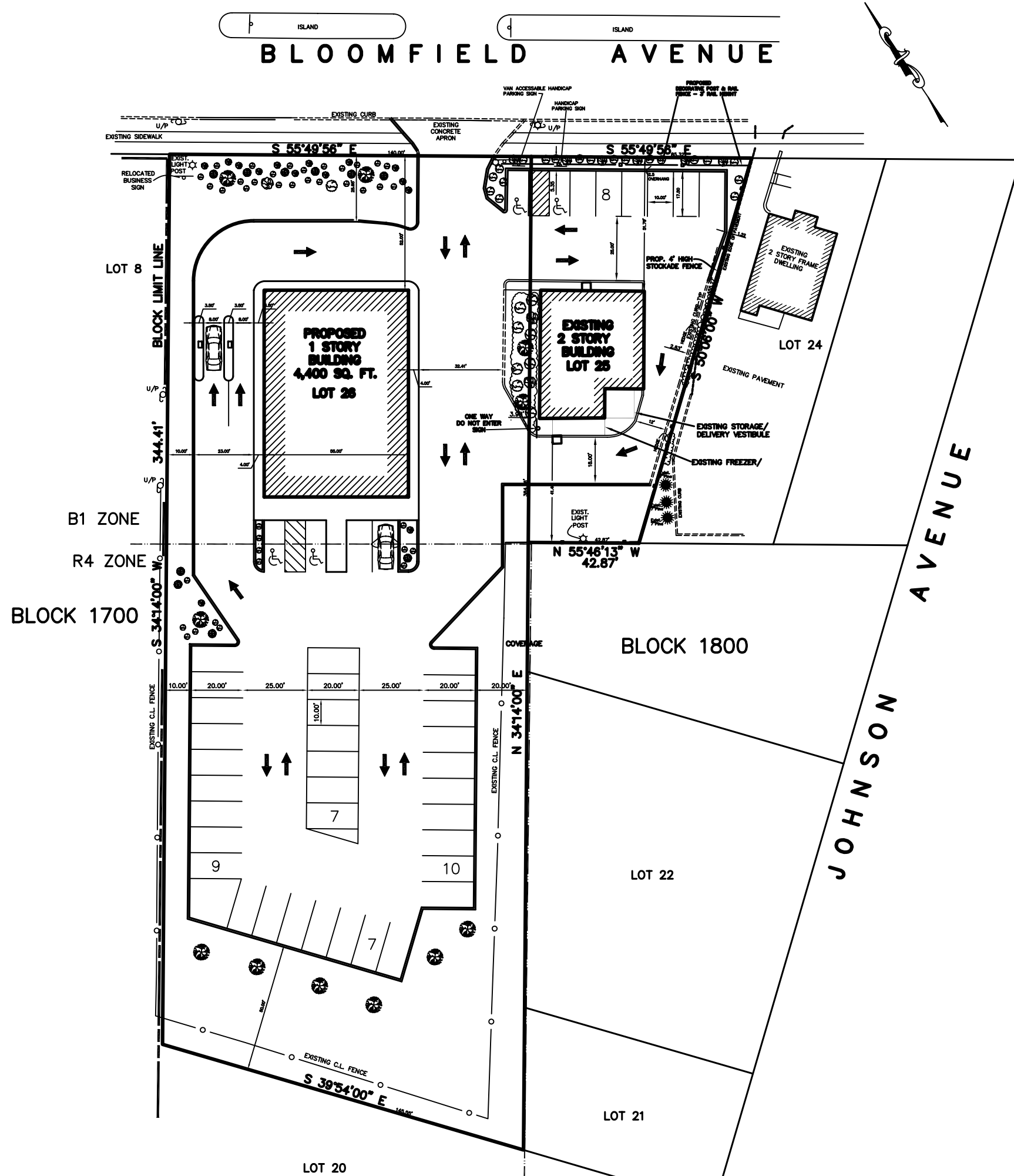
Matthew Kaufman
(732) 767-9444
Matthew@consolidatedaffiliates.com

Consolidated Affiliates, LLC

25 South Main Street, Suite 11
Edison, New Jersey 08837



BLOOMFIELD AVENUE



SITE DATA

BLOCK 1800
LOTS 25 & 26

ZONING INFORMATION

ZONE	PERMITTED USES
B1	ALLOWED SPECIAL BUSINESS & MULTI-FAMILY RESIDENCE DISTRICT
R4	PROPOSED OFFICE BUILDING/ BANK WITH DRIVE THRU ACCESSORY PARKING

LOI	ZONE	REQUIRED	EXISTING	PROPOSED
25	B1	AREA (MIN) 5,000 SQ FT	9,571 SQ FT	9,571 SQ FT
	YARDS			
	FRONT (MIN)	25 FT	51.79 FT	51.79 FT
	REAR (MIN)	25 FT	47.97 FT	47.97 FT
	SIDE (EAST)	15 FT	15.05 FT	15.05 FT
	SIDE (WEST)	15 FT	3.98 FT	3.98 FT
	BUILDING			
	HEIGHT (MAX)	2 STORES & NOT EXCEEDING 28 FT	2 STORY	2 STORY
	COVERAGE	35%	18.91%	18.91%

LOI	ZONE	REQUIRED	EXISTING	PROPOSED
26	B1	AREA (MIN) 5,000 SQ FT	21,053 SQ FT	21,053 SQ FT
	YARDS			
	FRONT (MIN)	25 FT	76.08 FT	52 FT
	REAR (MIN)	25 FT	25 FT	18.22 FT
	SIDE (EAST)	15 FT	20 FT	46.81 FT
	SIDE (WEST)	15 FT	36.02 FT	37 FT
	BUILDING			
	HEIGHT (MAX)	2 STORES & NOT EXCEEDING 28 FT	1 STORY BUILDING	1 STORY BUILDING
	COVERAGE	35%	10.82%	20.9%

LOI	ZONE	REQUIRED	EXISTING	PROPOSED
26	R4	AREA (MIN) 10,500 SQ FT	29,981 SQ FT	29,981 SQ FT
	YARDS			
	FRONT (MIN)	40 FT	-	-
	REAR (MIN)	50 FT	-	50 FT
	SIDE (EAST)	10 FT	-	20 FT
	SIDE (WEST)	10 FT	-	10 FT
	BUILDING			
	HEIGHT (MAX)	2 1/2 STORES & NOT EXCEEDING 35 FT	-	-
	COVERAGE	30%	-	-

PARKING REQUIREMENTS

- ONE SQUARE FOOT OF PARKING AREA FOR EACH SQUARE FOOT OF BUILDING AREA
- | | |
|---------------|---|
| BUILDING AREA | |
| 3,820 SQ FT | LOT 25 EXISTING 2 STORY OFFICE BUILDING |
| 4,400 SQ FT | LOT 26 PROPOSED 1 STORY BANK BUILDING |
| 8,220 SQ FT | |
- PARKING AREA
- | | |
|----------------------|--|
| 45 PARKING SPACES | |
| 200 SQ FT EACH SPACE | |
| 9,000 SQ FT | |
- PARKING AREA = 9,000 SQ FT, BUILDING AREA = 8,420 SQ FT
PARKING AREA IS OK

NOTE:
THIS IS A CONCEPTUAL SITE PLAN.
LAYOUT MAY CHANGE BASED ON FINAL CIVIL
ENGINEERING INCLUDING DRAINAGE DESIGN,
GRADING, ETC. AND COMMENTS FROM
THE TOWNSHIP OF WEST CALDWELL AND
THE BOARD OF ADJUSTMENT.
A USE VARIANCE IS REQUIRED FOR COMMERCIAL
PARKING IN AN R4 ZONE.

SITE PLAN
LOTS 25 & 26 BLOCK 1800
BLOOMFIELD AVENUE
TOWNSHIP OF WEST CALDWELL ESSEX COUNTY NEW JERSEY

Scale: 1" = 20' Dup. By Chk. By Field Book Dup. No.

PROPOSED NEW BUILDING
BANK
BLOOMFIELD AVE.
WEST CALDWELL,
NEW JERSEY

CONCEPTUAL SITE PLAN # 2

ARKITECTURE
PETER T. BRICCI AIA
ARCHITECT - PLANNER
PHONE (973) 228-2208
687 BLOOMFIELD AVE.
WEST CALDWELL, NJ 07060

SHEET
SP-2