

Valley Mall Plaza

468-480 Chancellor Ave, Irvington, NJ 07111

Urban Essex Submarket



Available SF: 110,000 SF

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468-480 Chancellor Ave / Irvington

Building Overview

- **Type:** Retail
- **Subtype:** Storefront
- **Tenancy:** Multiple
- **Year Built:** 2017 (Renovated 2019)
- **Gross Leasable Area:** 230,000 SF
- **Floors:** 2

Availability

Total Available: 110,000 SF

Spaces

1st floor

- **SF Available:** 525 - 17,500
- **Term:** 3 - 15 Years
- **Ceiling Height:**
16' to the bottom of joist

2nd floor

- **SF Available:** 1,325 - 7,950
- **Term:** 3 - 15 Years
- **Ceiling Height:** 9.4' to bottom of joist and 16' at highest point



1st Floor

Key Tenants

- Rainbow Apparel: 8,000 SF
 - Planet Fitness: 10,000 SF
 - Value Zone: 20,000 SF
 - DaVita Kidney Care: 7,000 SF
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- | | |
|---|--|
| ■ 800 SF | ■ 2,500 SF |
| ■ 1,050 SF | ■ 4,725 SF |
| ■ 1,300 SF | ■ 5,000 SF |
| ■ 2,100 SF | ■ 7,500 SF |
| ■ 1,575 SF | ■ 12,500 SF |
| ■ 2,000 SF | |

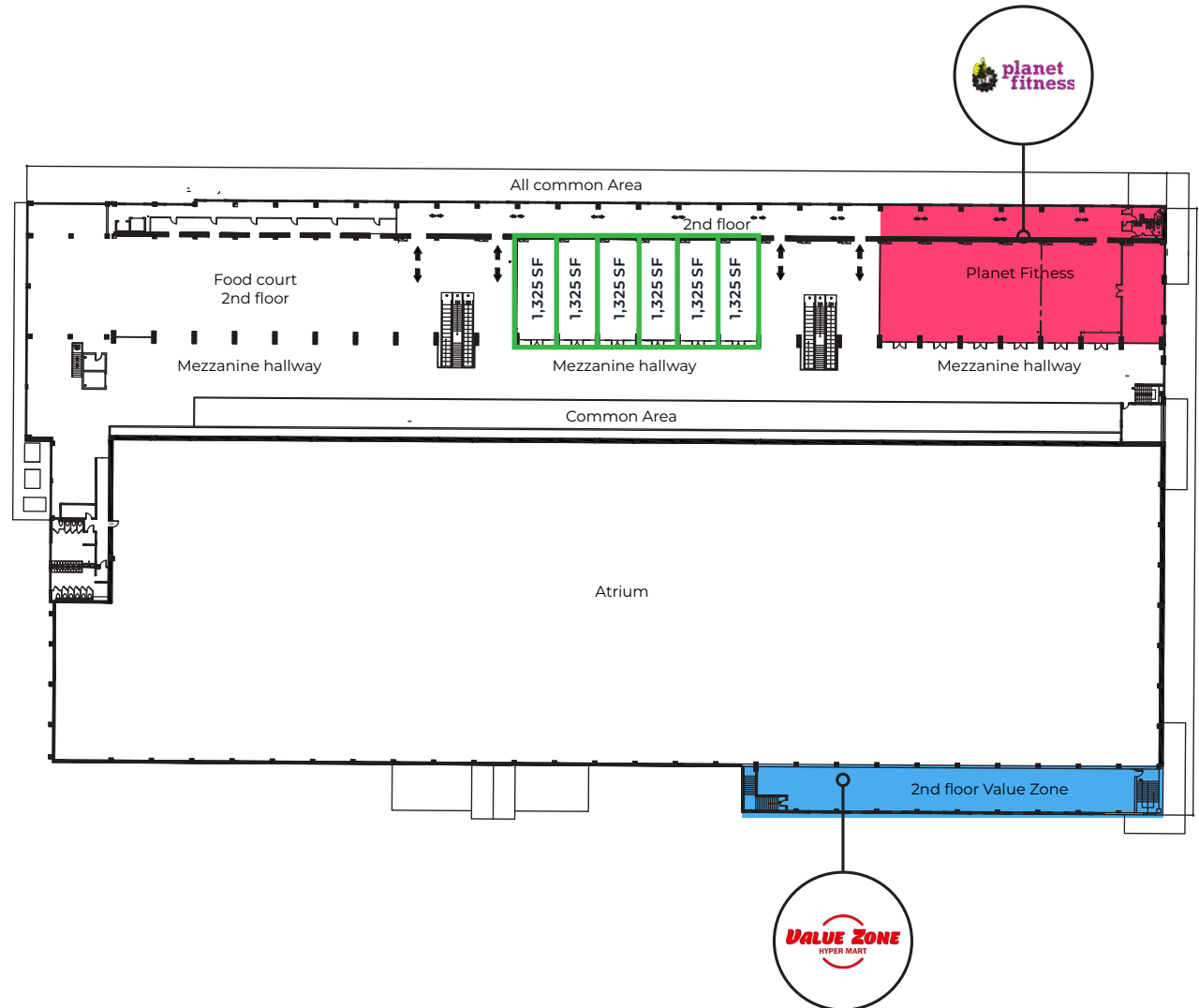


2nd Floor

Key Tenants

- Planet Fitness: 10,000 SF
- Value Zone: 8,000 SF

1,325 SF



468-480 Chancellor Ave / Irvington

Retail Aerial

Traffic & Frontage

Traffic volume

- 84,792 on I-78 & Chancellor Ave
- 161,004 on Interstate 78 Local & I-78

Frontage

- 645' on Express 78

Transportation

- **Parking:** 460 Surface Spaces
(Ratio 2.88/1,000 SF)
- **Commuter Rail:**
7-minute drive to Union (Raritan Valley Line)
- **Airport:** 9-minute drive to
Newark Liberty International
- **Walk Score:** Very Walkable (73)



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Proximity

Traffic & Frontage

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Population

1 Mile

3 Miles

5 Miles

Employees

40,977

334,535

784,726

Businesses

1,558

11,518

30,590

Avg. Household Income

\$68,498

\$81,491

\$83,918



Additional Photos





Contact Leasing Agents at JLL:

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