



# 1,500 SF Available For Lease

300 Washington Avenue, Carlstadt, NJ 07072

**Craig Parcels**

*Senior Vice President*

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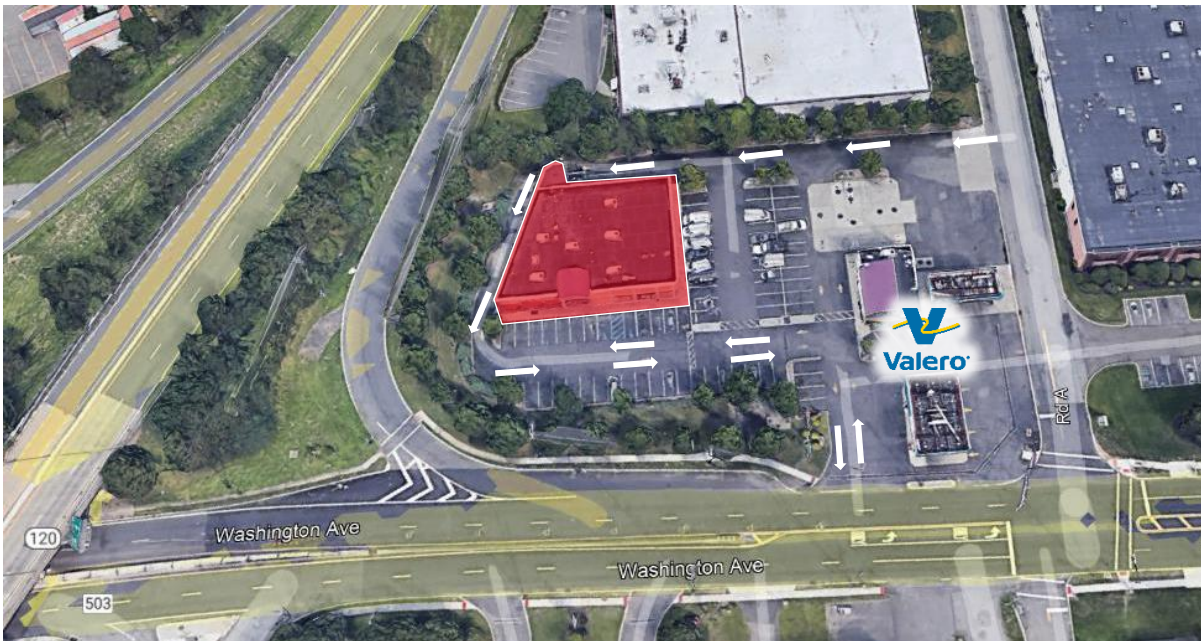




# 300 Washington Avenue

## Property Highlights

- Neighbourhood strip anchored by Valero Gas seeking tenants
- Property located at the signalized intersection of Washington Avenue and Route 120
- Approximately 100 yards to the entrance of American Dream and Meadowlands Complex
- Direct access to Route 120 and feeds into I-95/NJ Turnpike
- Available space:  
Unit 3: 1,500 SF (Kitchen infrastructure in place)
- Asking rent: Upon request
- NNN: \$7.37/SF



## Traffic Counts

- Paterson Plank Road: 20, VPD
- State Route 120: 51,478 VPD
- I-95: 89,893 VPD

## Signage Opportunity





# Market Aerial



## AMERICAN DREAM

### ATTRACTIONS:

BIG SNOW  
NICKELODEAN UNIVERSE THEME PARK  
THE RINK  
SEA LIFE AQUARIUM  
BLACKLIGHT MINI GOLF  
LEGOLAND DISCOVERY CENTER

AX  
ARMANI EXCHANGE

GUCCI

HERMÈS  
PARIS

John  
Fifth Avenue

DOLCE & GABBANA

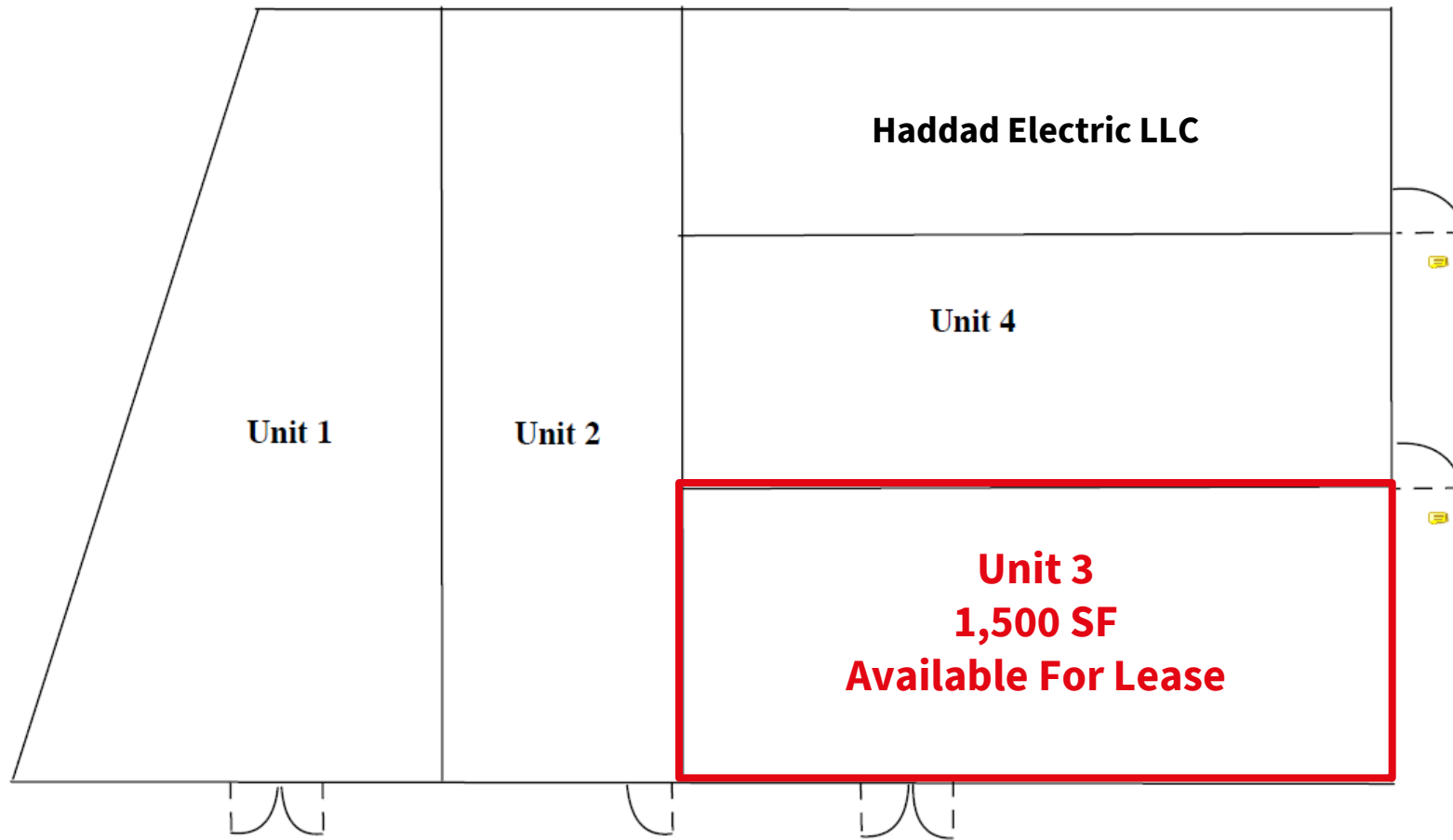
lululemon

SAINT LAURENT

ZARA MANGO

TIFFANY & CO.

# Floor Plan



## Contact

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## Demographics



**97,249**

Population



**\$93,974**

Med. HH Income



**71,314**

Employees



**6,483**

Businesses

Demographics taken within 3 miles  
Source: ESRI, 2024

