



Passaic Tower

663 Main Avenue, Passaic, NJ

Availabilities

- Up to 8,000 SF 1st Floor Retail
- Up to 11,000 SF Basement (12' Ceiling Heights)

Delivery

- Late 2017

Parking

- Adjacent Direct Access to Public Parking

Neighboring Retail

- Chase
- Family Dollar
- McDonald's
- The Children's Place
- Foot Locker
- Payless
- Dunkin Donuts
- GameStop

Co-Tenants

- Blink Fitness

Demographics

Radius	Population	2015 Households	Average HH Income
1 Mile	71,145	20,117	\$50,156
2 Mile	170,746	101,419	\$66,903
3 Mile	295,561	222,848	\$79,659

Retail For Lease

Contact:

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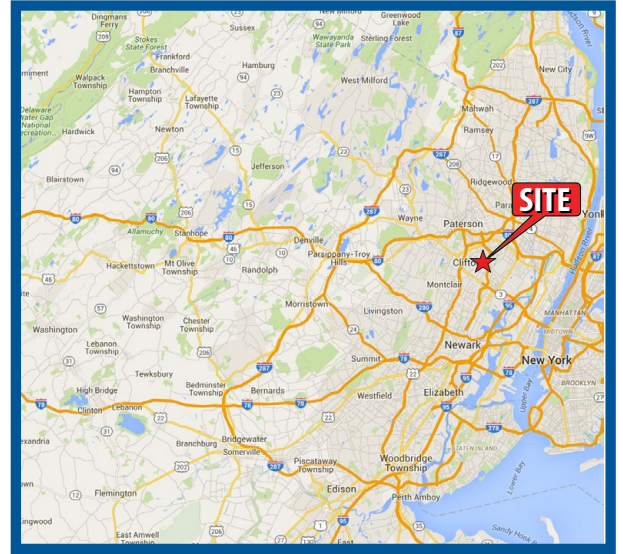
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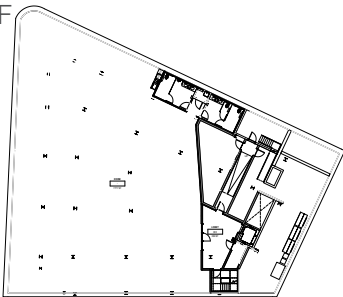
- New mixed-use redevelopment located in the heart of downtown Passaic at the former Bank Tower.
- Tallest and most iconic building in Passaic, New Jersey.
- +/- 100,000 SF of office space, of which 50% will be occupied by the Board of Education, above +/- 8,000 SF of available retail.
- Redevelopment includes on-site public parking, public transportation and is adjacent to an existing parking deck.
- Surrounded by a tremendous amount of population with upwards of 300,000 people within the 3-mile trade area living in approximately 100,000 households. In addition, the development is less than 1 mile from St. Mary's hospital – a 287 bed full service general hospital.



1st Floor
+/- 8,000 SF



Basement
+/- 11,000 SF



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