

# PopUp Bagels

220 SOUTH AVENUE W | WESTFIELD, NJ 07090

## Available Spaces

Fully Leased

### Nearby Retailers



KINGS  
TRADER JOE'S



GAP



### 3-Mile Demographics



**109,766**  
POPULATION



**40,808**  
HOUSEHOLDS



**\$235,681**  
AVERAGE HH INCOME



**64,846**  
DAYTIME POPULATION

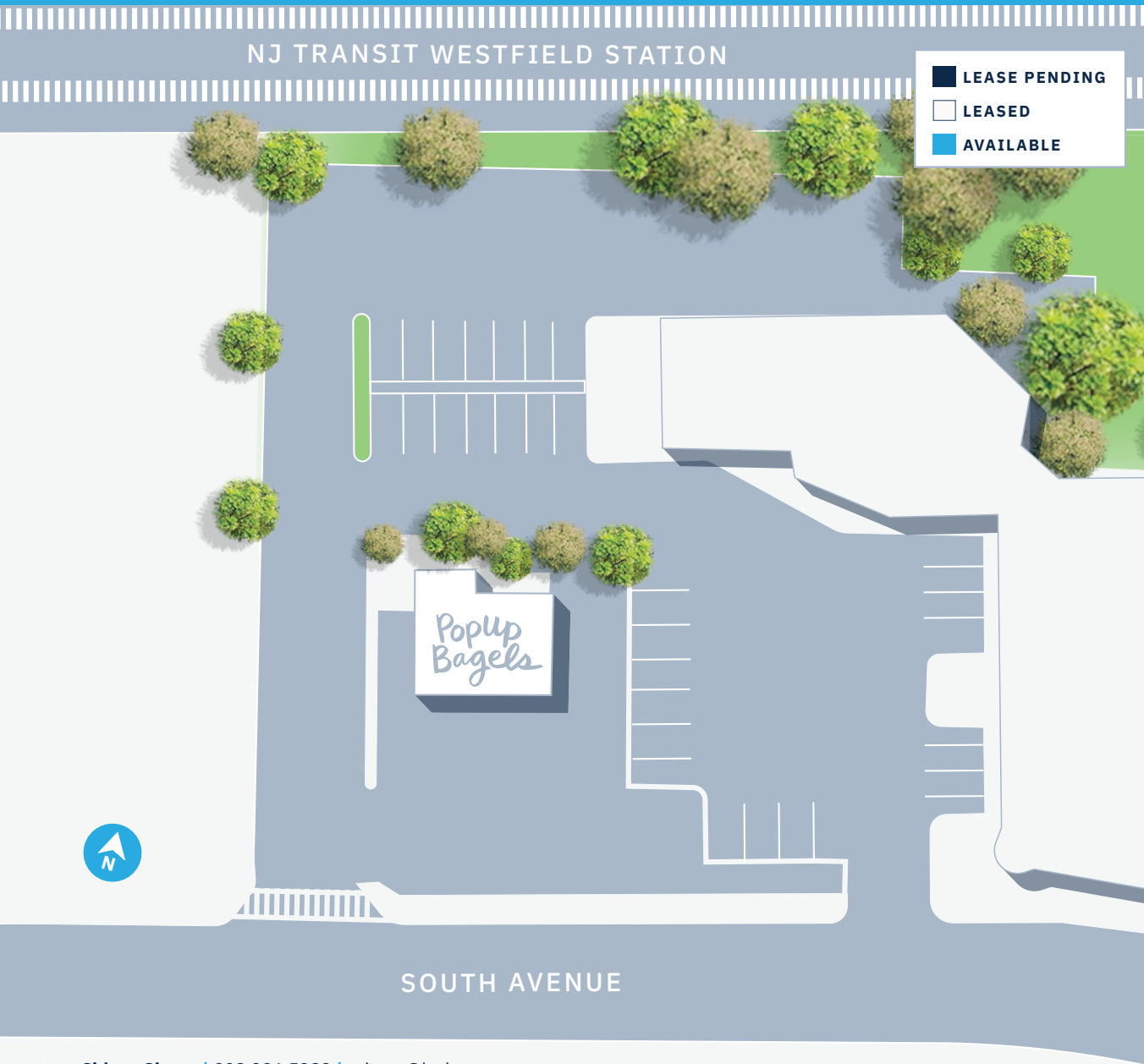
### Property Highlights

- PopUp Bagels – Award-winning concept (Brooklyn Bagelfest “Best Bagel” winner, two years running) opening its first New Jersey location in Westfield.
- Prime freestanding pad site located near downtown Westfield and the NJ Transit train station
- Positioned in a high-income, densely populated suburban market with strong demographics
- Excellent visibility and accessibility on a heavily traveled commuter route
- Walkable to downtown shops, dining, entertainment, and civic destinations
- Benefits from proximity to One Westfield Place, a newly approved major mixed-use redevelopment project featuring: Nearly 200,000 SF of new and adaptive-reuse office space, 205 residential units including apartments, town-homes, and lofts
- Strong synergy with nearby retailers, restaurants, and professional services
- Westfield recognized as one of New Jersey’s most vibrant and desirable downtowns
- Average Daily Traffic: 12,328 South Avenue; 16,737 Central Avenue

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## SITE PLAN



### Tenant Roster

	SF
1 PopUp Bagels	1,500

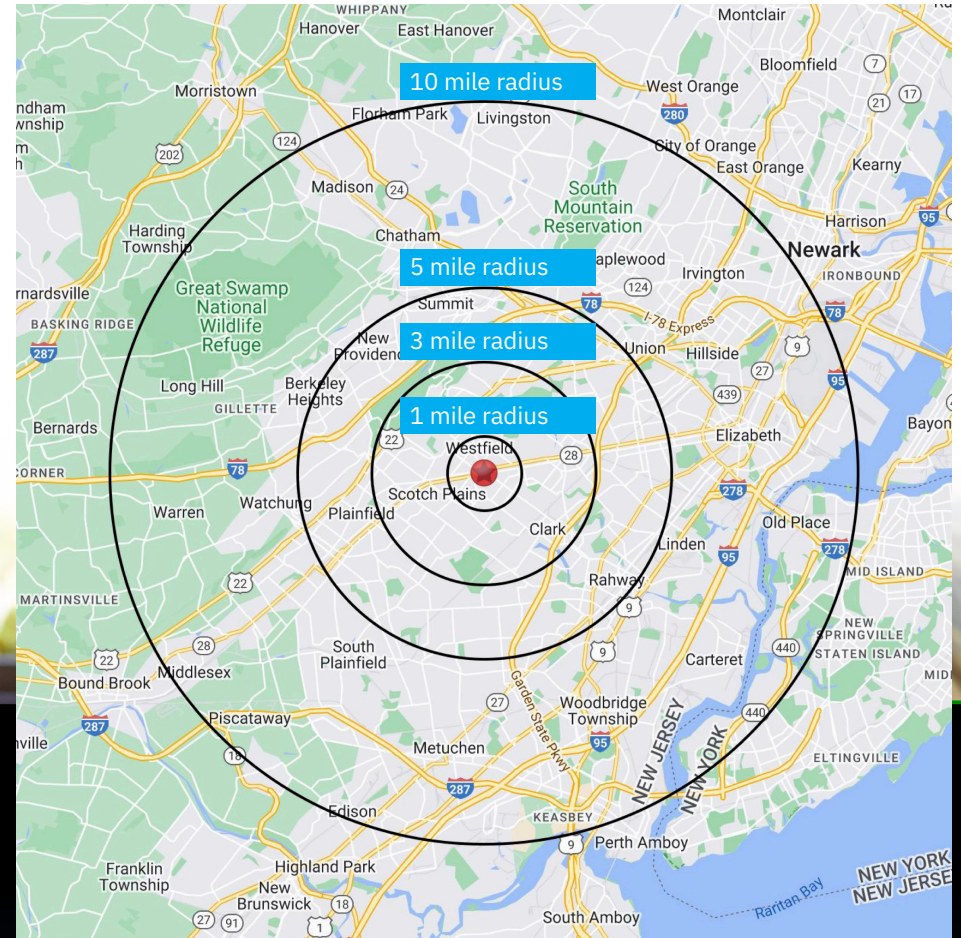
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## DEMOGRAPHICS

2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	18,314	109,766	362,794
Households	6,868	40,808	132,090
Average Household Income	\$273,960	\$235,681	\$183,570
Projected Average Household Income (2029)	\$288,065	\$248,168	\$192,580
Median Household Income	\$182,025	\$173,700	\$137,442
Total Businesses	1,222	5,039	15,295
Total Employees	8,797	47,192	154,748
Daytime Population	12,026	64,846	199,295
Total Annual Household Expenditure	\$1.04 B	\$5.74 B	\$14.87 B
HH Income \$200K or more	2,969	16,426	36,427
College Degree + (Bachelor Degree or Higher)	8,676	48,941	126,246

Source: sitesusa.com



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## MARKET AERIAL





**Our History is Strong.**  
**Our Vision, *Stronger.***

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

**Sidney Singer**

VICE PRESIDENT, LEASING

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