

1,500 SF Single-Story Building for Lease

220 SOUTH AVENUE W | WESTFIELD, NJ 07090

LEVIN
MANAGEMENT



Available Space

1,500 SF One-Story Building For Lease

Property Highlights

- High-traffic location in a premier shopping destination makes it a rare retail opportunity in one of New Jersey's most desirable downtowns.
- 1,500 SF single-story building near downtown Westfield, next to the NJ Transit Station, which sees 2,722 average weekday boardings.
- Situated on South Avenue near Central Avenue, providing strong exposure and easy access.
- Thriving Downtown & Retail Synergy – Westfield is one of New Jersey's top shopping and dining destinations, home to Trader Joe's, Urban Outfitters, GAP, Williams-Sonoma, and 450+ stores, restaurants, and services.
- Westfield hosts popular events such as AddamsFest, Sweet Sounds Downtown Music Festival, and the Westfield Farmers Market, all driving consistent visitor traffic.

Nearby Retailers



Average Daily Traffic

12,328 South Avenue
16,737 Central Avenue

Demographics

3-mile radius



109,766
POPULATION



40,808
HOUSEHOLDS



\$235,681
AVERAGE HH INCOME



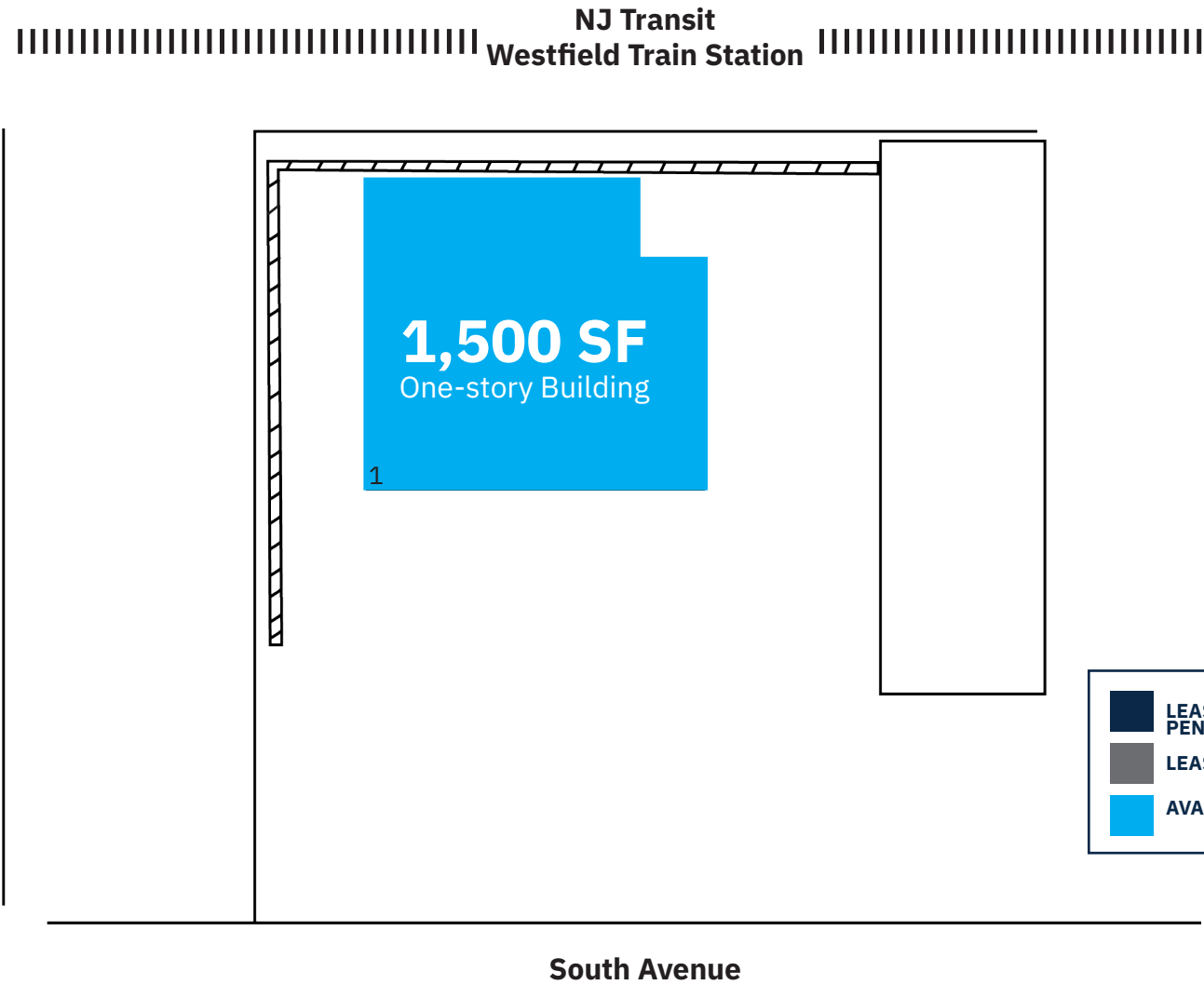
64,846
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Available - 2nd Gen Restaurant	1,500

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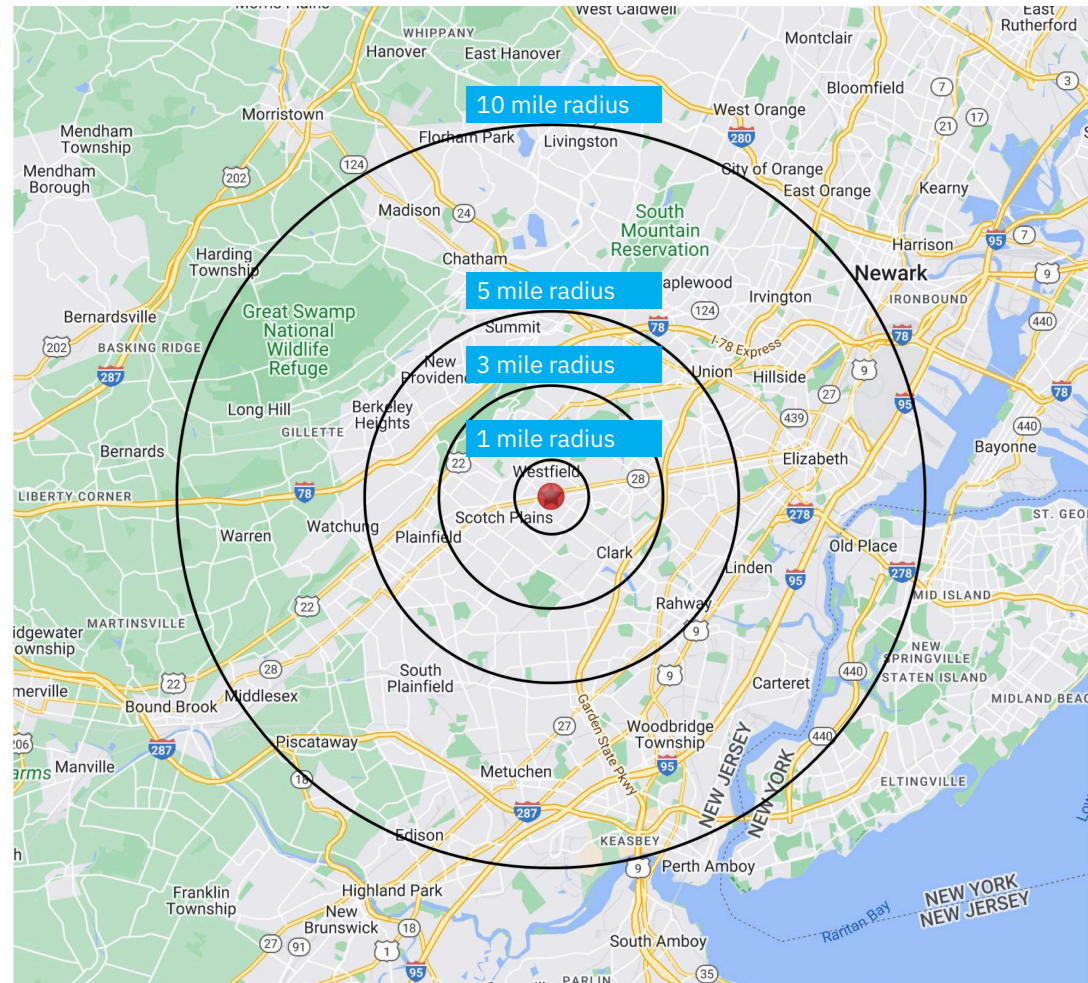
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DEMOGRAPHICS

2010-2020 Census, 2024 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



CONTACT EXCLUSIVE AGENT

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