

# Popup Bagels

220 SOUTH AVENUE W | WESTFIELD, NJ 07090



ai generated sample concept

## Available Space

Fully Leased

## Property Highlights - Pad Site (Near Train Station)

- **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 tenant synergy with nearby retailers, restaurants, and professional services
- Westfield recognized as one of New Jersey’s most vibrant and desirable downtowns

## Nearby Retailers

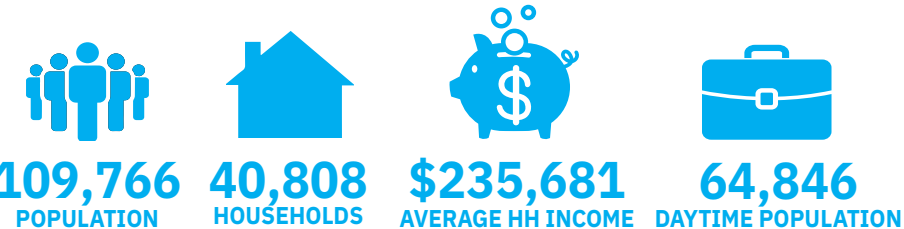


## Average Daily Traffic

12,328 South Avenue  
16,737 Central Avenue

## Demographics

3-mile radius



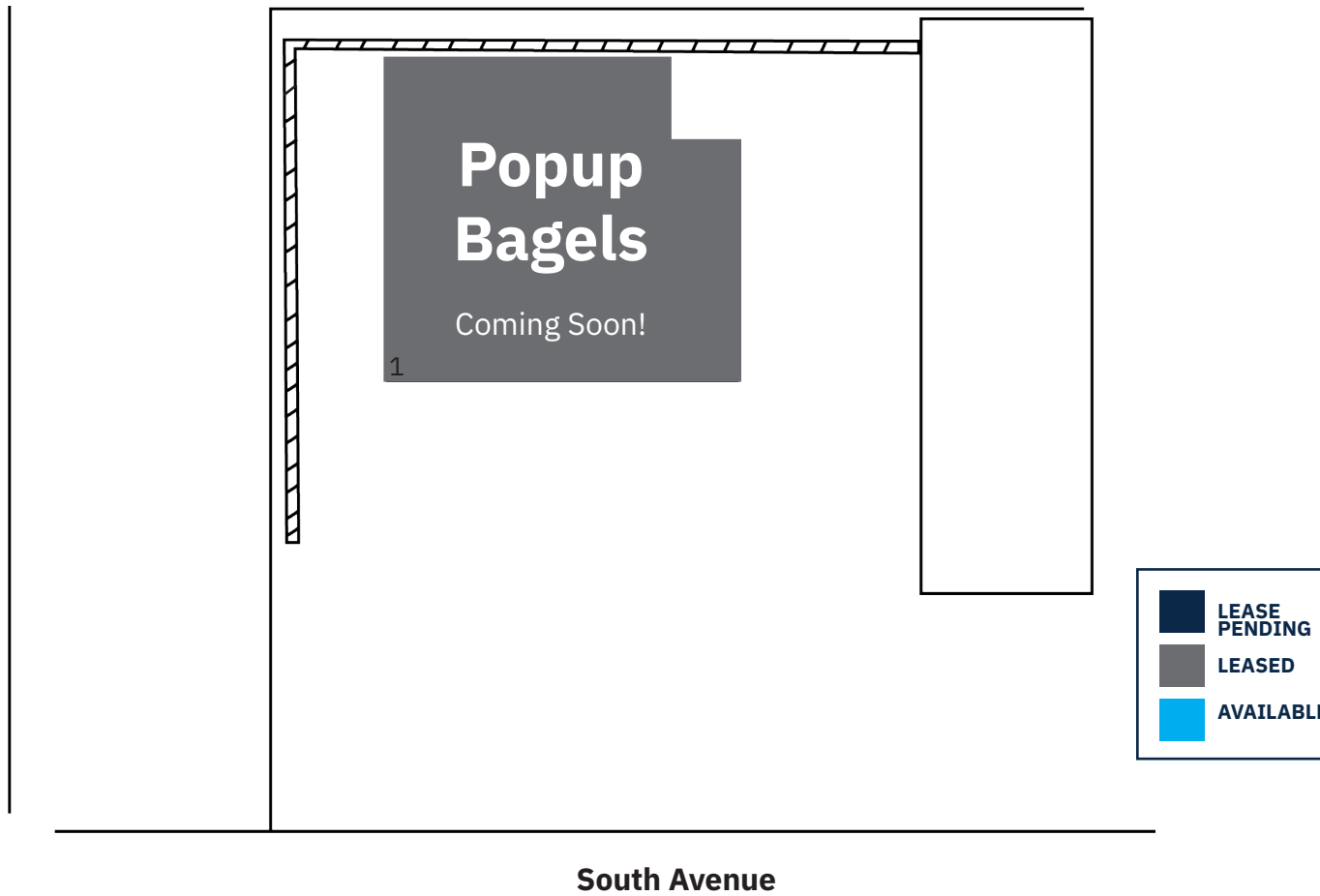
Source: sitesusa.com

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## SITE PLAN

NJ Transit  
Westfield Train Station



### TENANT ROSTER

SF

1 Popup Bagels

1,500

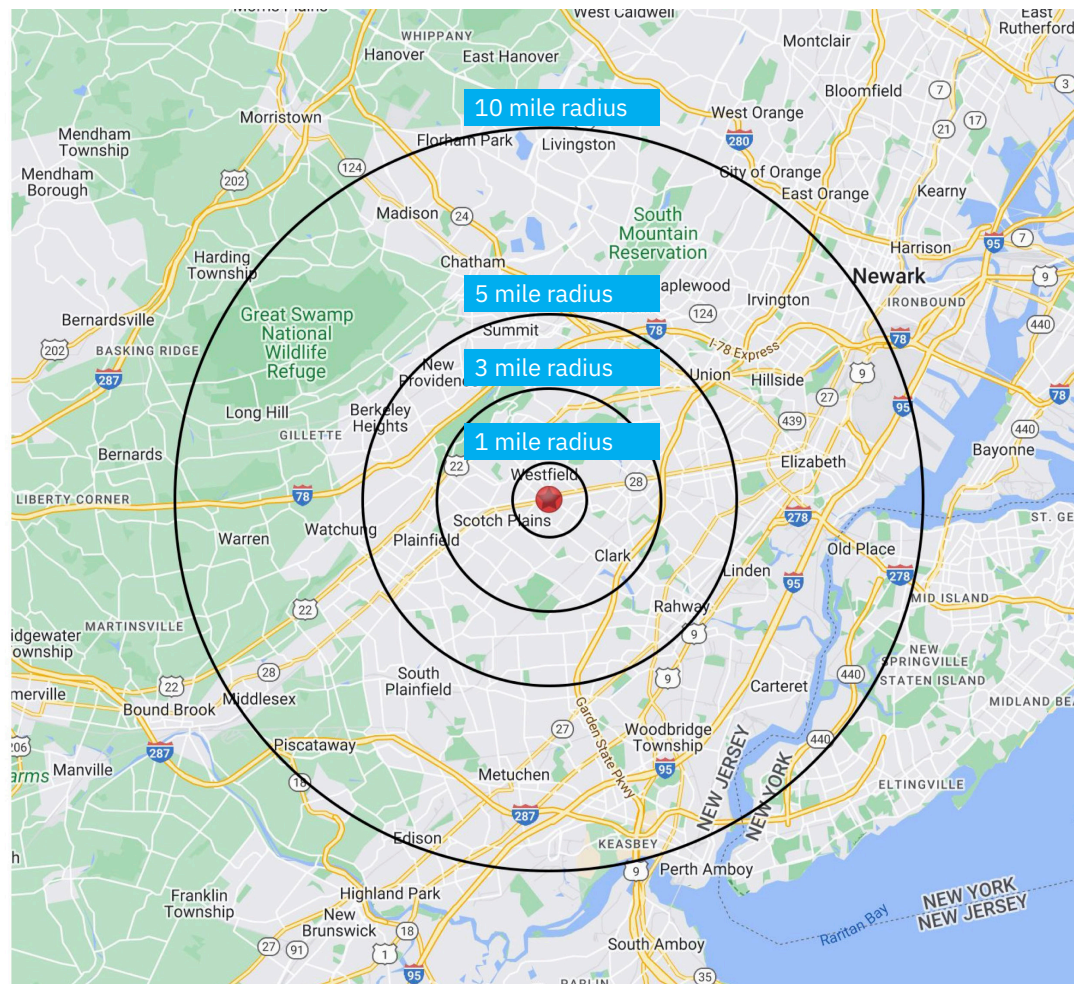
# 1,500 SF Single-Story Building

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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

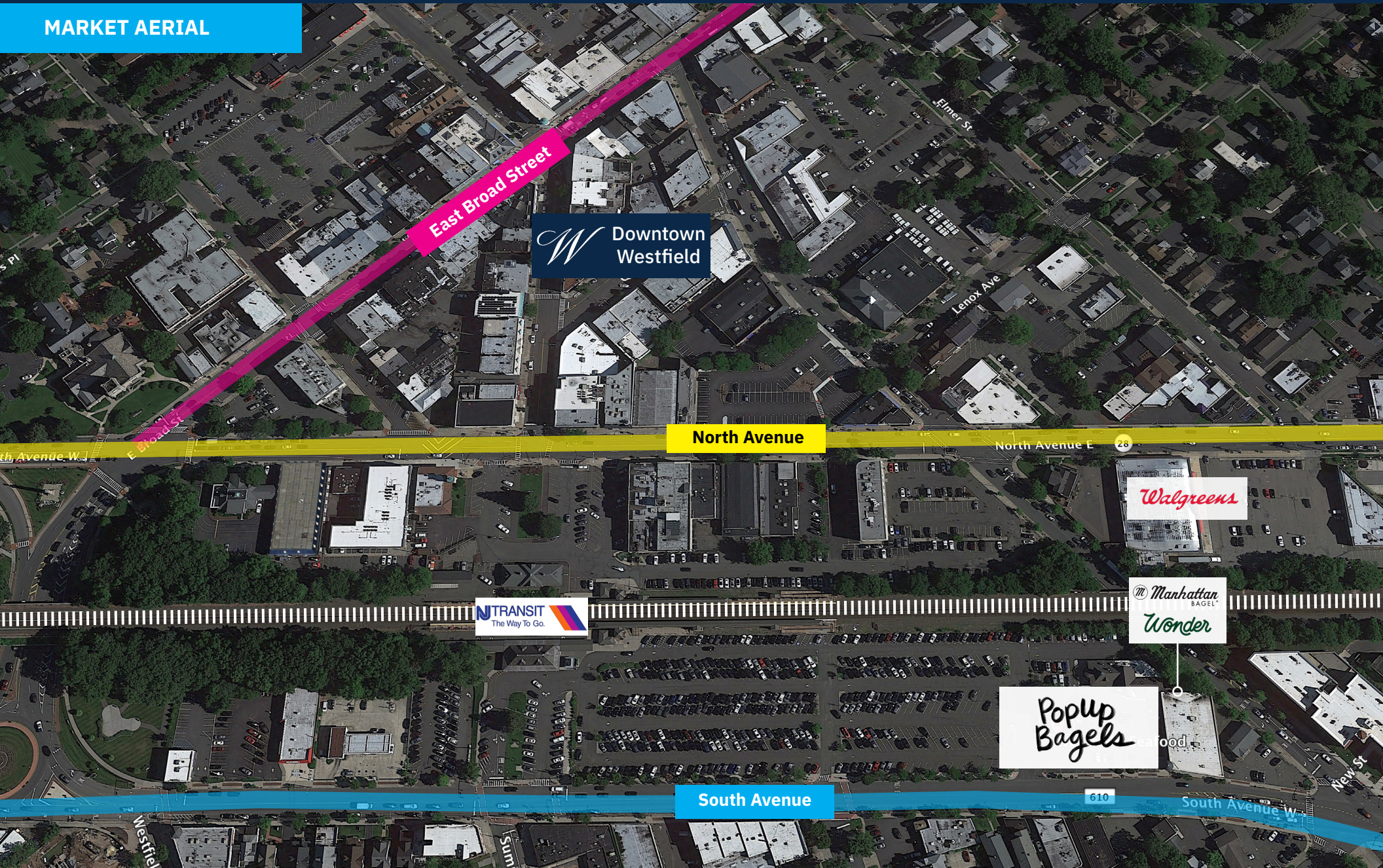
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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

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