



# For Sublease

## Property information

- Former Rite Aid space available
- 1.45 acres
- One drive-thru
- Property is located in the B-C zone
- Sublease thru 8/18/2022

**16,887 SF**

435 Lexington Avenue  
Clifton, NJ 07011

## Asking rent

- Upon request

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## Traffic counts

- Lexington Avenue: 11,878 VPD
- Clifton Avenue: 13,246 VPD

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Conor Ryan

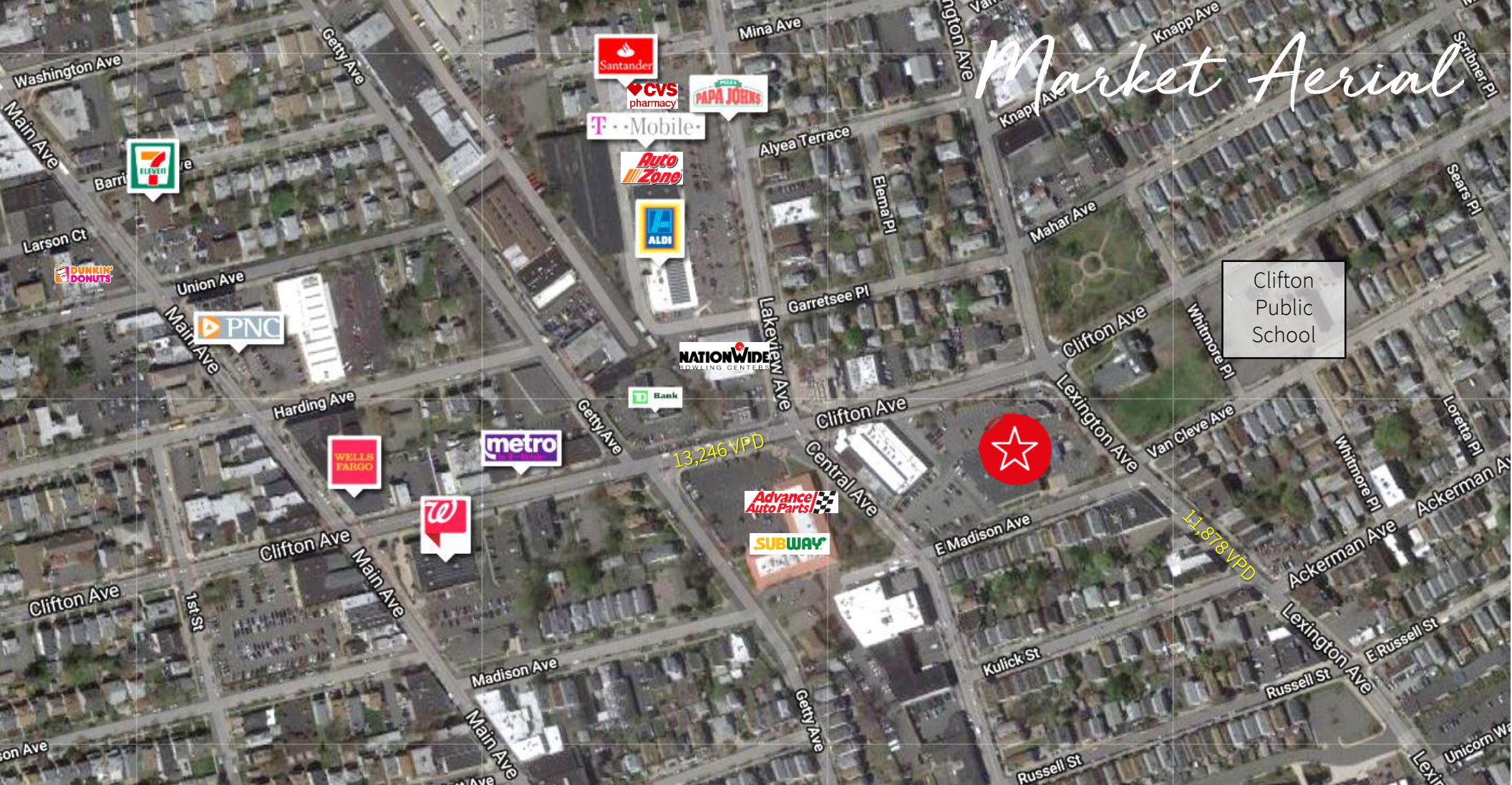
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# Market Aerial



Clifton  
Public  
School

13,246 VPD

11,878 VPD

				
Demographics	Population	Median Household Income	Employees	Number of Businesses
0.5-mile	19,305	\$43,392	3,816	643
1-mile	62,043	\$42,289	13,964	1,942
2-mile	174,227	\$47,996	51,844	5,912

