



COMMERCIAL BUILDING

FOR SALE

±12,765 SF TOTAL COMMERCIAL BUILDINGS ON ±1 AC

20 Franklin Pl, Summit, NJ 07901

For More Information, Contact the Exclusive Brokers

ASHLEY ROSA
Sales Associate
arosa@blauberg.com
973.379.6644 x230

TAMARA BLAU
Senior Director
tblau@blauberg.com
973.379.6644

BRAD JACOBS
Senior Director
bjacobs@blauberg.com
973.379.6644



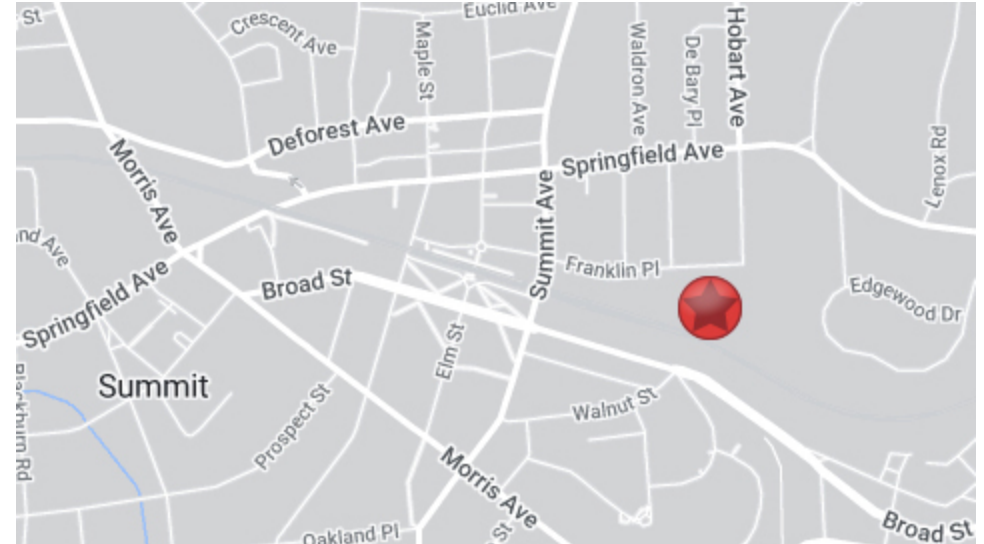
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.25 Miles to NJ Transit Train Summit Station
 Approx. 1.3 Miles to I-78
 Approx. 2.5 Miles to The Mall at Short Hills
 Approx. 12.2 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	1 Acres
Building Size:	12,765 SF

PROPERTY HIGHLIGHTS

- Property Consists of 4 Buildings (3 Occupied) Totaling ±12,765 SF
- Building A: ±3,665 SF; Building B: ±6,130 SF (Includes ±3,920 SF Main Floor and ±2,210 SF Upstairs (Storage Only)); Building C: ±1,890 SF; Building D: ±1,080 SF
- Existing Tenants Include Auto Repair Shop and Other Commercial Trades
- Lot Size at ±1 Acre (Block 3401, Lot 18)
- Commercial Building Land Use
- Zoned R5 (Single Family Use Allowed and All Existing Commercial Uses Are CO'd and Allowed to Remain)
- Rare Opportunity for Heavy Commercial Use in Downtown Area
- Site Offers Unique Redevelopment Opportunity (Subject to Local Approval)
- Taxes at \$26,126.30 (2023)

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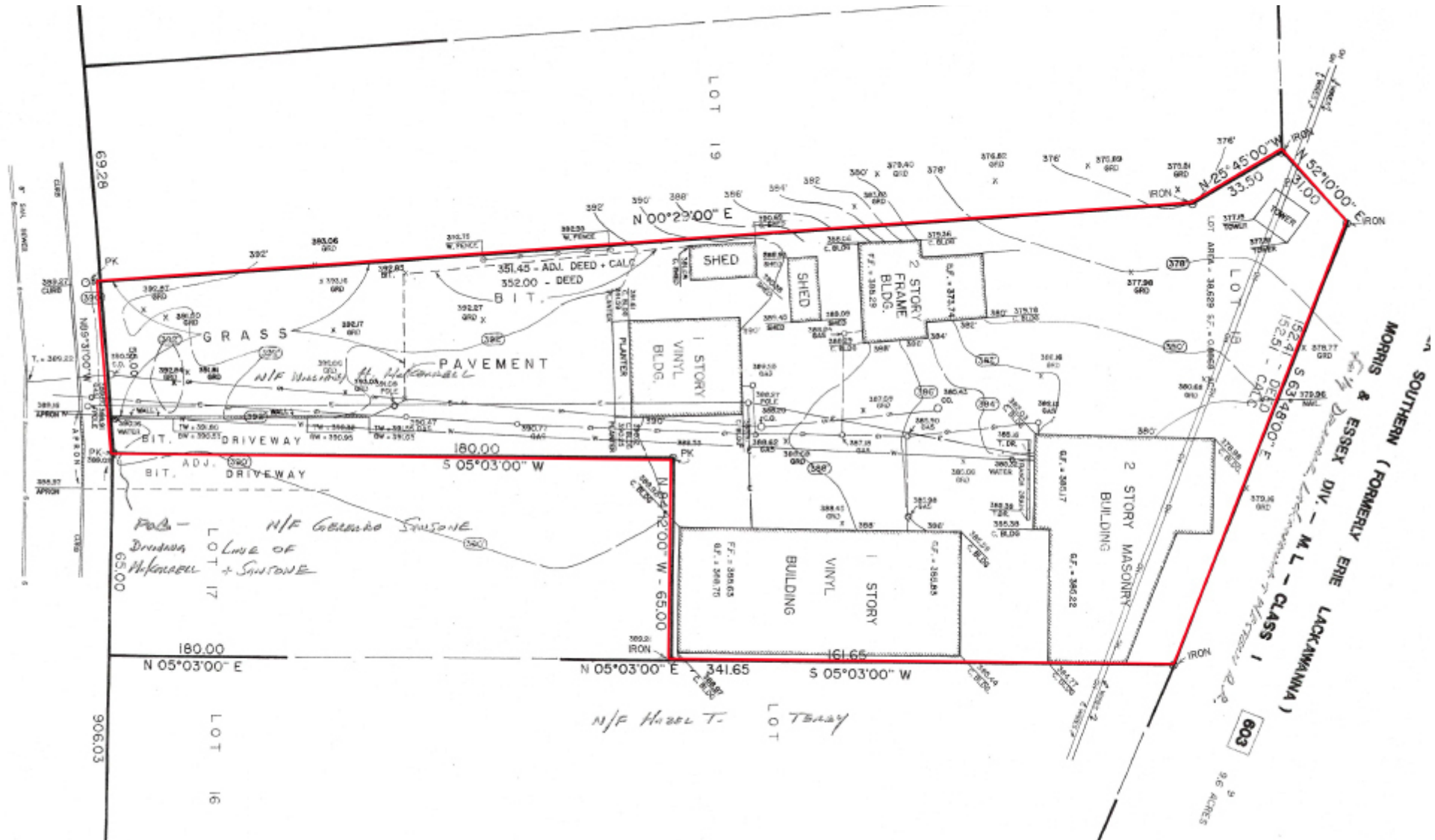
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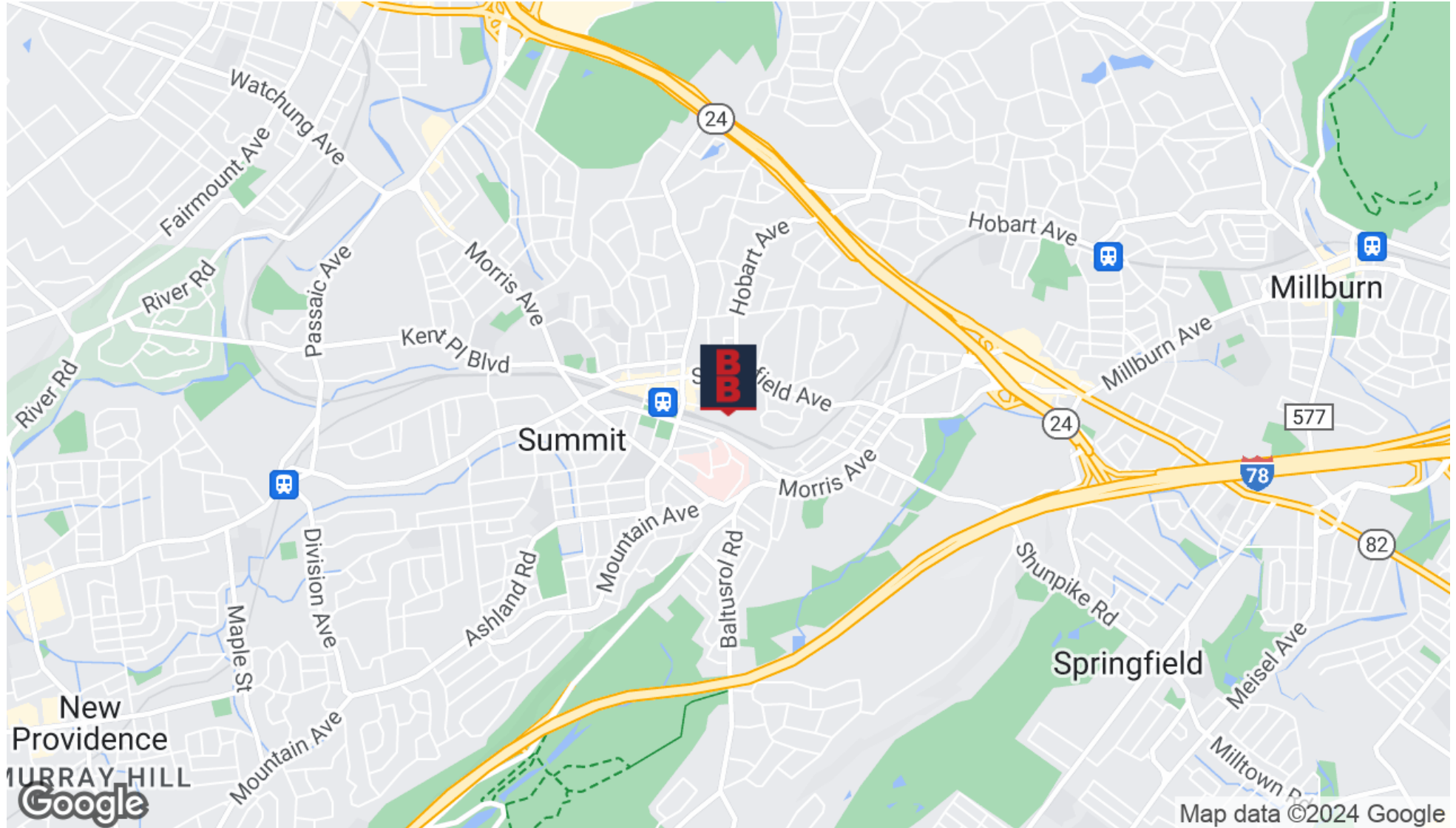
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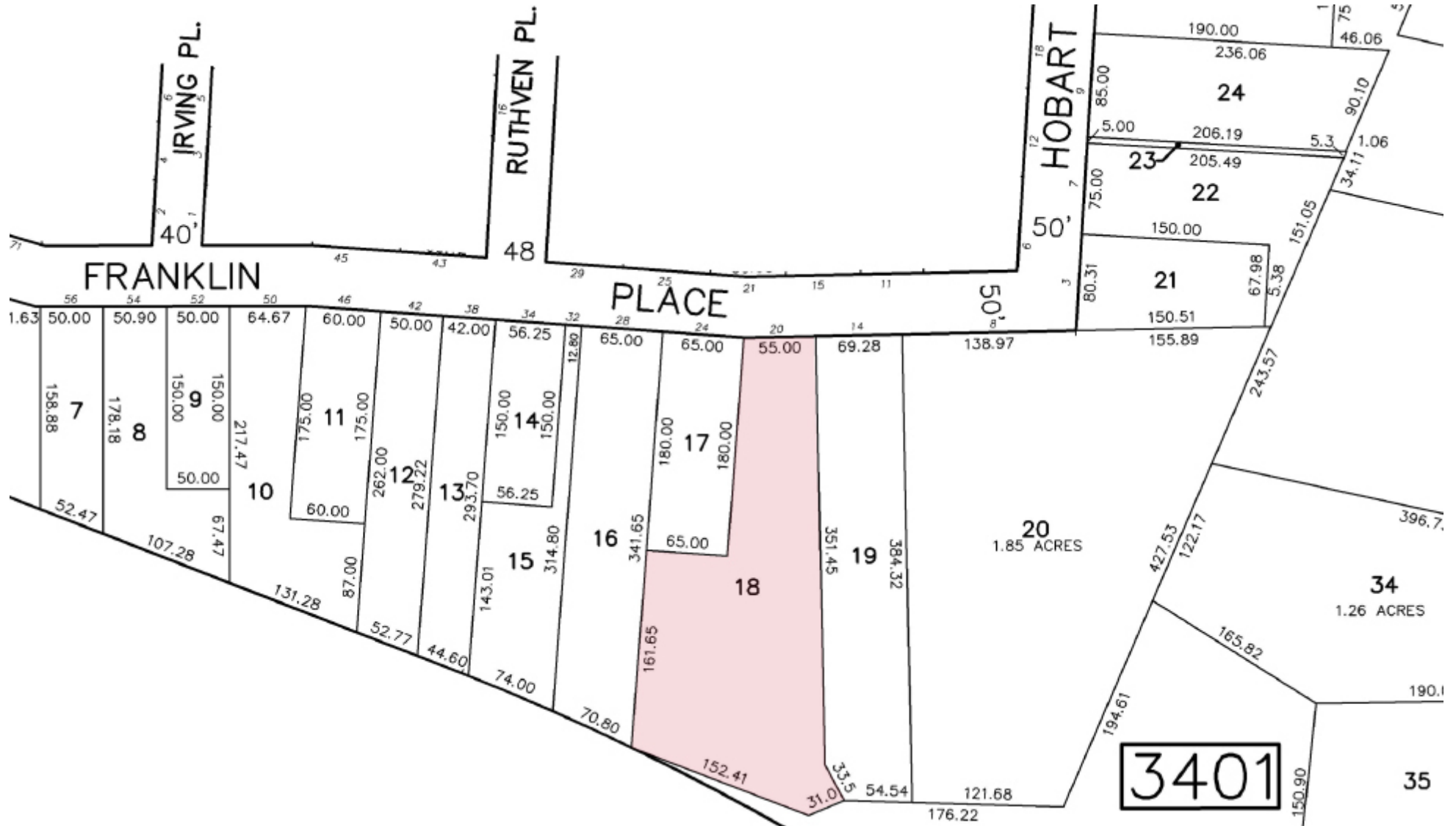
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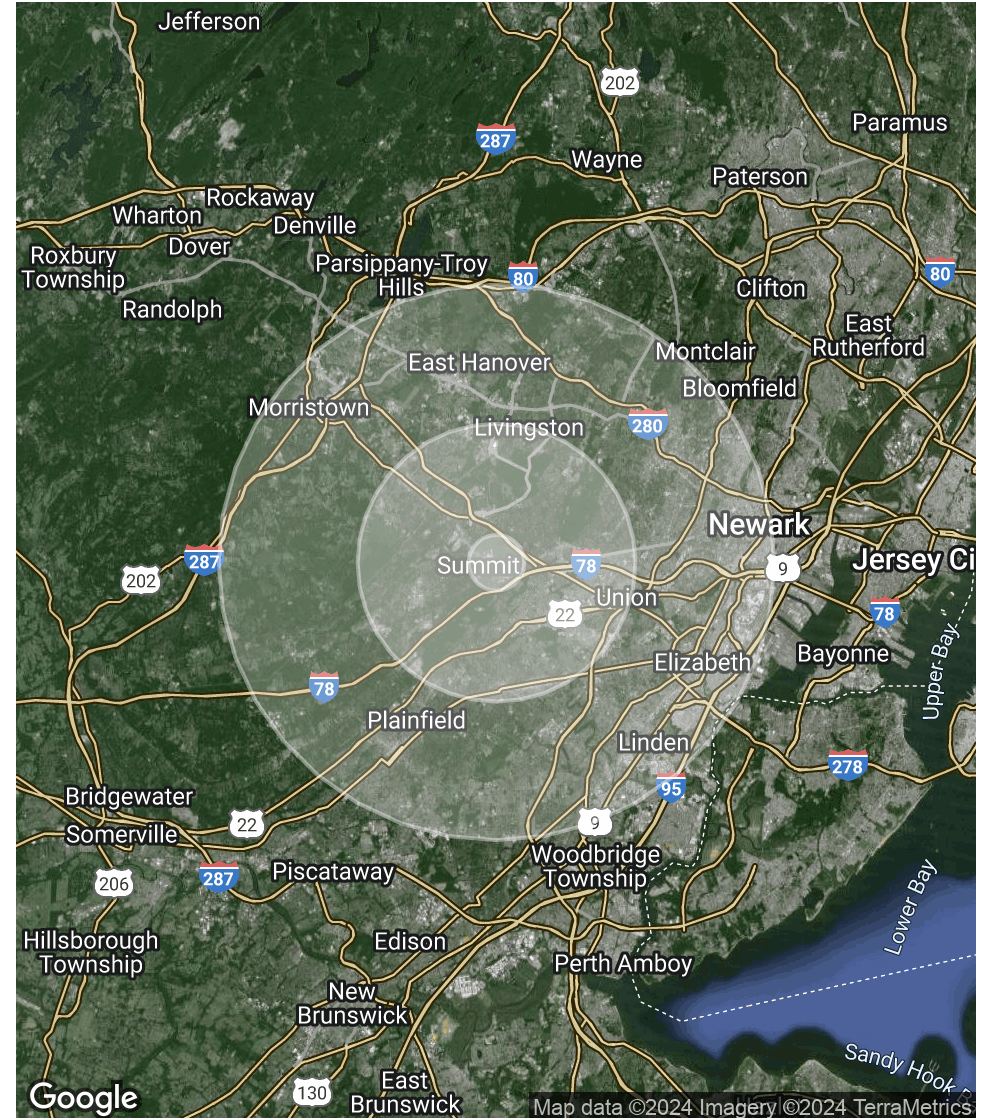
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,966	243,810	1,352,219
Average Age	42.2	42.8	39.3
Average Age (Male)	41.5	41.4	37.6
Average Age (Female)	43.1	43.6	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,980	90,174	518,871
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$201,819	\$192,551	\$110,380
Average House Value	\$851,045	\$662,498	\$379,245

* Demographic data derived from 2020 ACS - US Census



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