



LAND

FOR SALE & LEASE

±0.51-ACRE VACANT LAND

694 Pompton Ave, Cedar Grove, NJ 07009

For More Information, Contact the Exclusive Brokers

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Route 23 - High Traffic / High Car Count
3 Miles from I-80 / Route 46 / Route 23

OFFERING SUMMARY

Sale Price:	\$950,000
Lease Rate:	Negotiable
Available SF:	0.51 Acres
Lot Size:	0.51 Acres

PROPERTY HIGHLIGHTS

- Lot Size at ±0.51 Acres
- Block 170, Lot 44
- Corner Lot Location Across Bus Stop NJ Transit 11 & 195
- Taxes at \$7,923.31 (2021)
- Land Use: Commercial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,127	37,815	115,431
Total Population	8,598	103,247	312,193
Average HH Income	\$123,926	\$135,570	\$113,478

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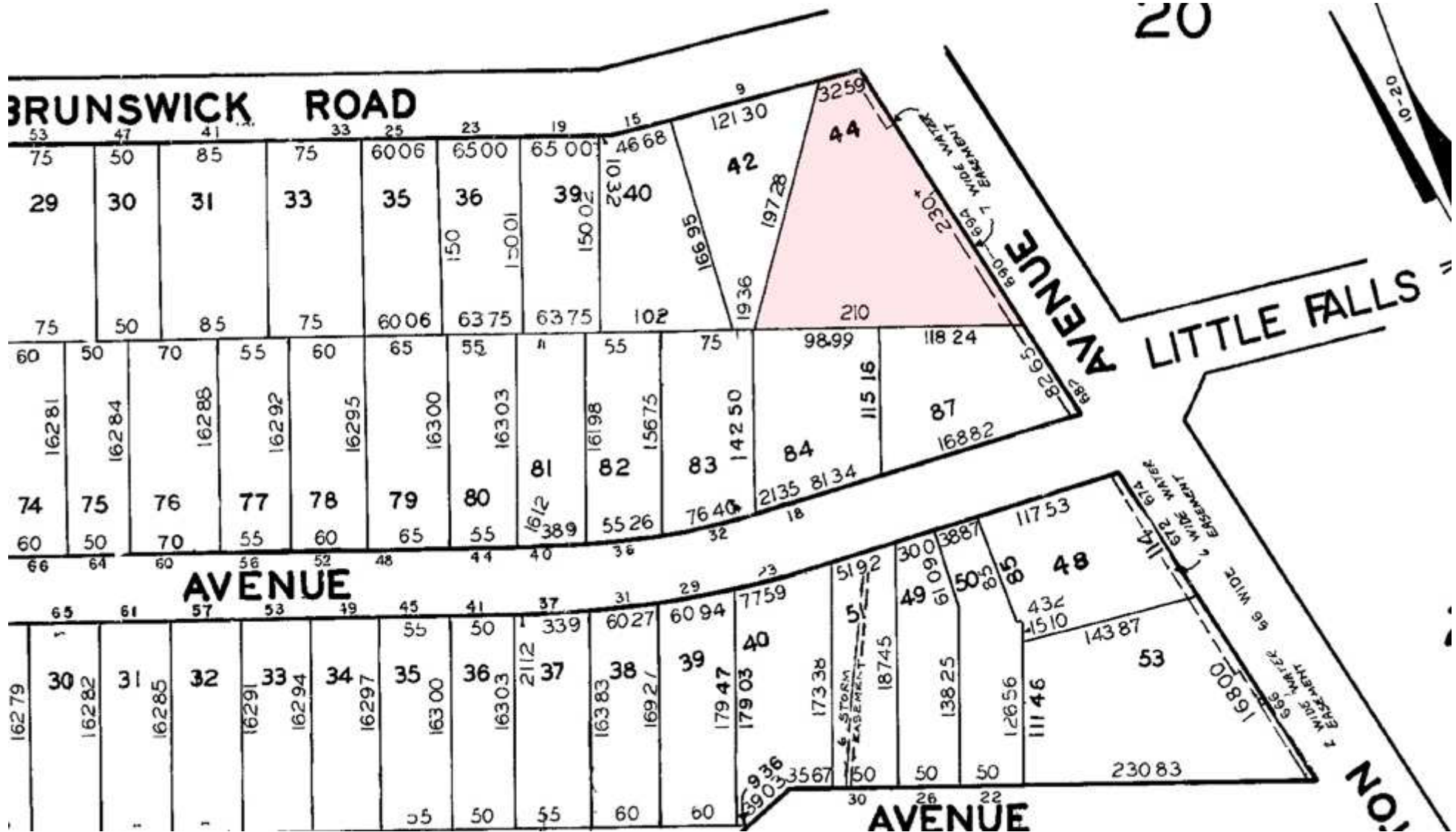
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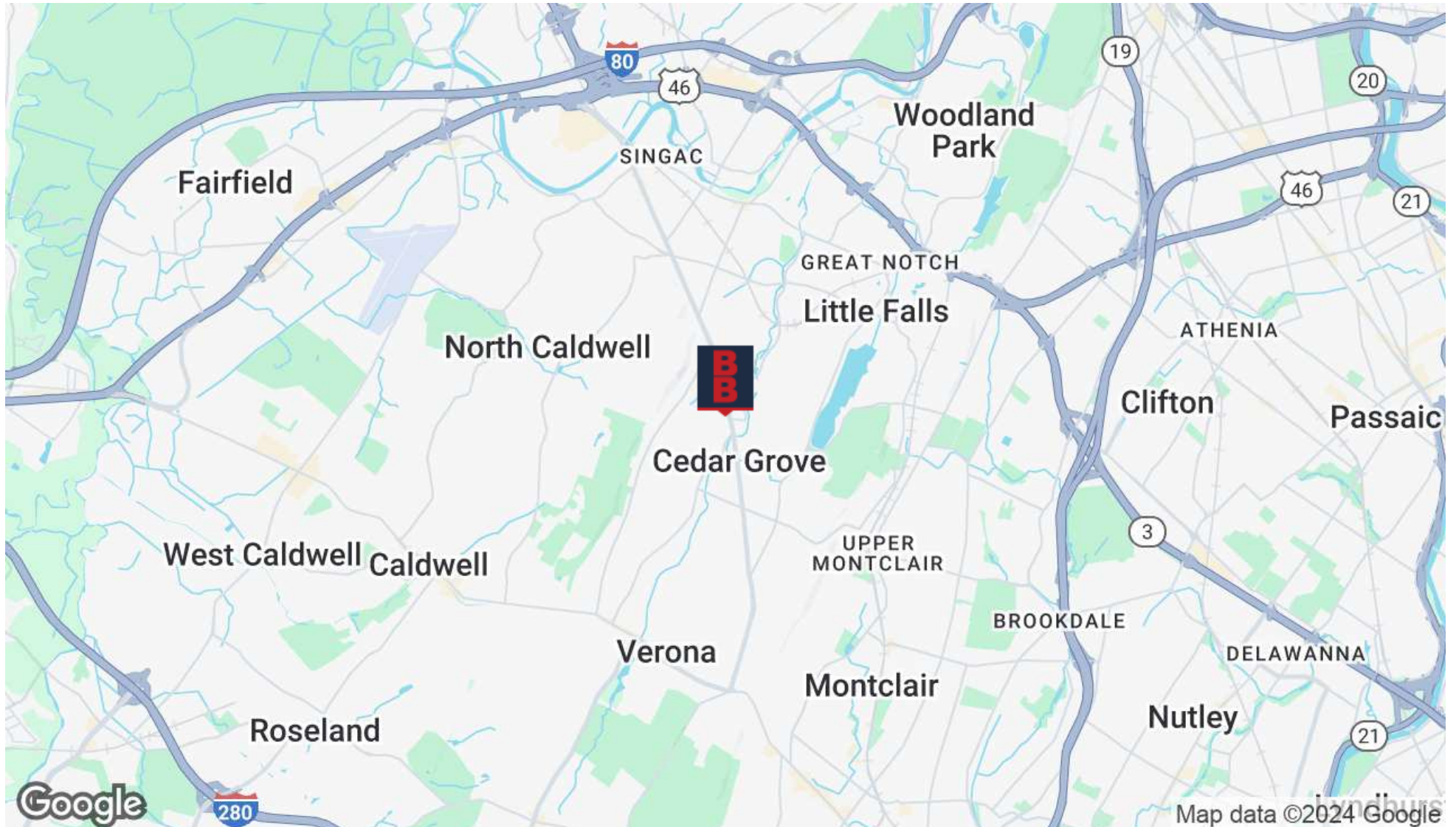
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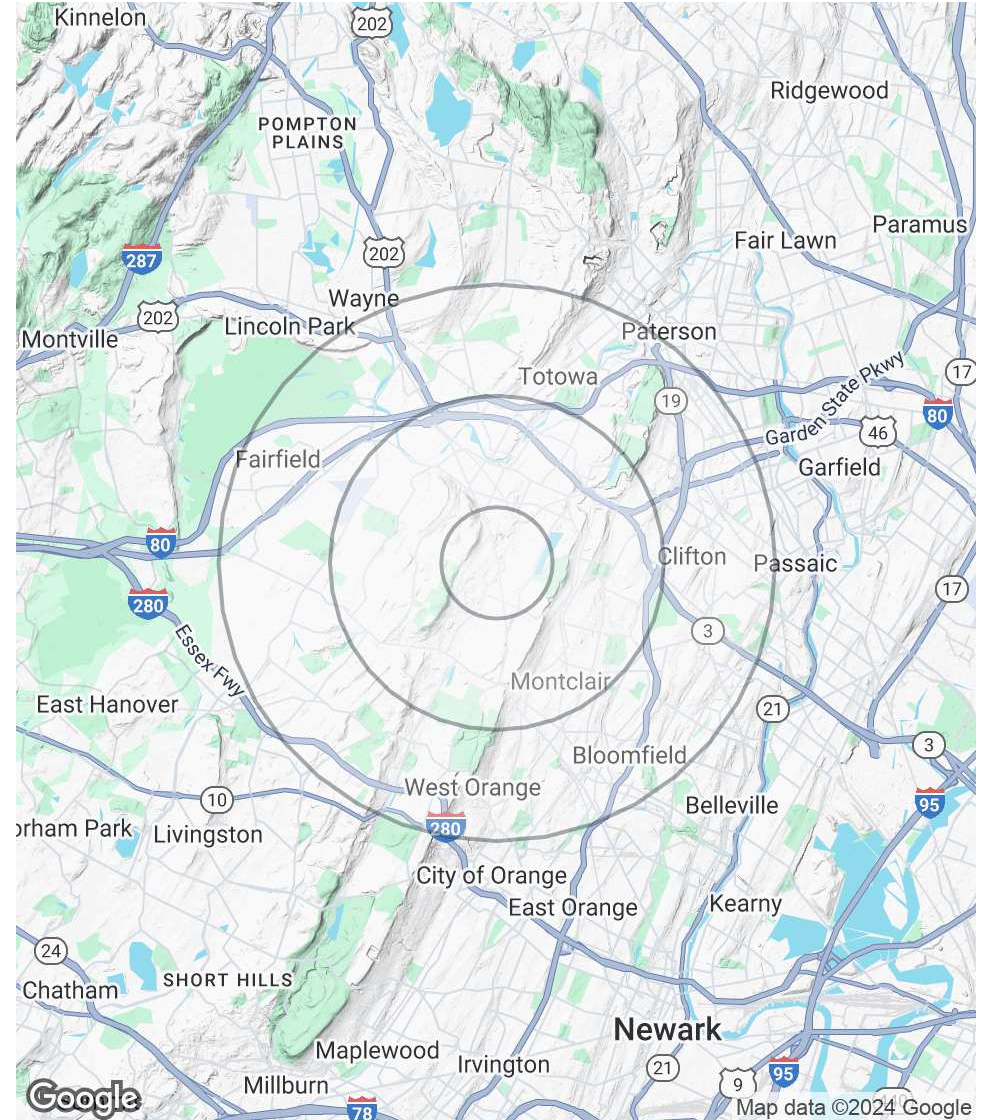
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,598	103,247	312,193
Average Age	45.1	41.9	40.6
Average Age (Male)	43.9	41.1	39.0
Average Age (Female)	46.7	42.7	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,127	37,815	115,431
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$123,926	\$135,570	\$113,478
Average House Value	\$532,936	\$524,025	\$479,246

* Demographic data derived from 2020 ACS - US Census



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