



Specifications

HIGHLIGHTS:

- ±1.66 AC Lot (Block 11, Lot 4.02)
- Taxes at \$12,895.45 (2024)
- A site with a fully executed 15-year Goddard School lease with an option to renew

OPPORTUNITY TO:

- Purchase as a shovel-ready site to build out a Goddard School per the lease requirements (redevelopment opportunity)
- Purchase a fully built-out Goddard School with a 15-year lease in place (NNN investment).

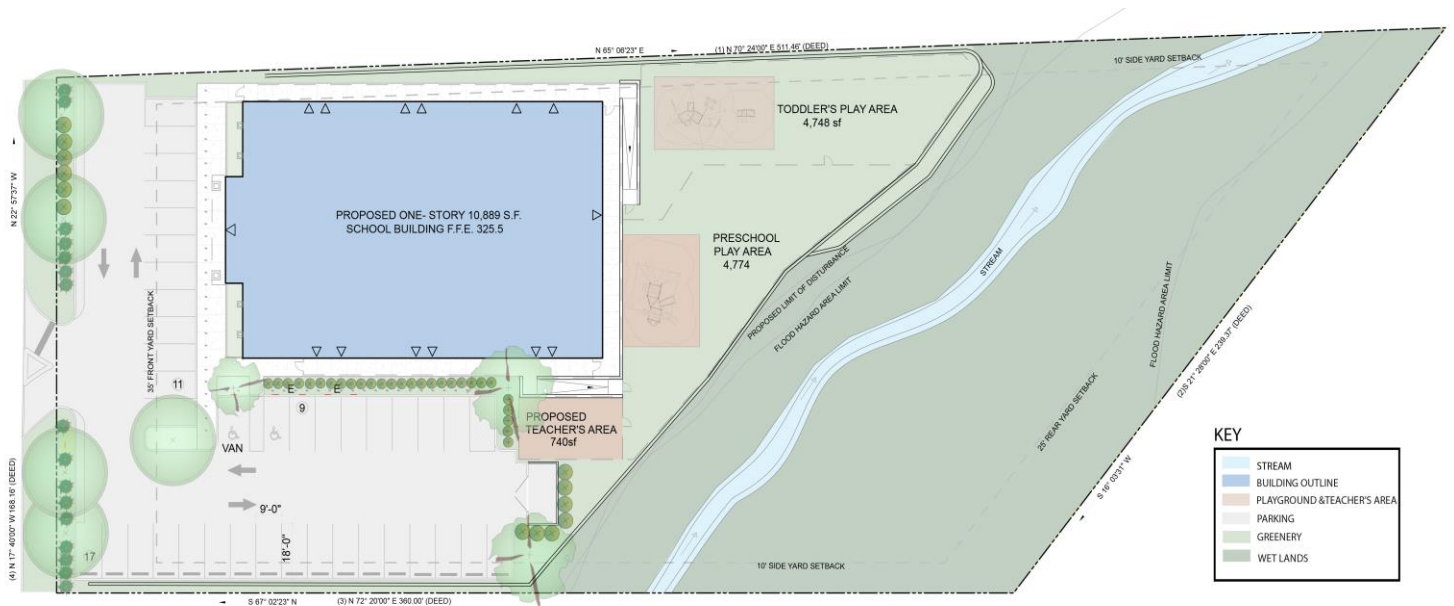
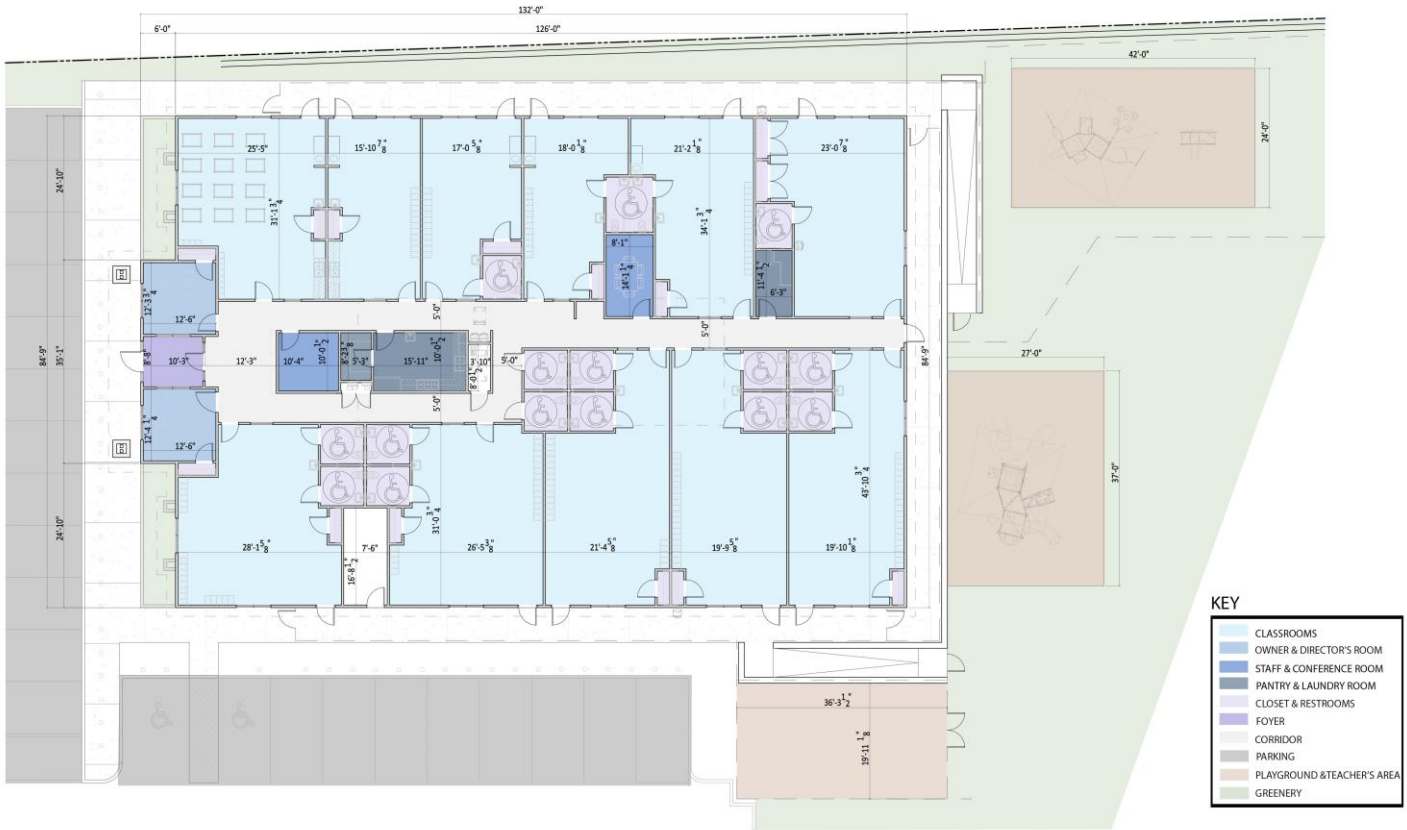
SALE PRICE:

- \$3.1M for shovel-ready redevelopment
- \$7.1M for completed project (NNN investment opportunity)

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Justyna Kuczaj
Associate
973.379.6644 x 121
JKuczaj@blauberg.com

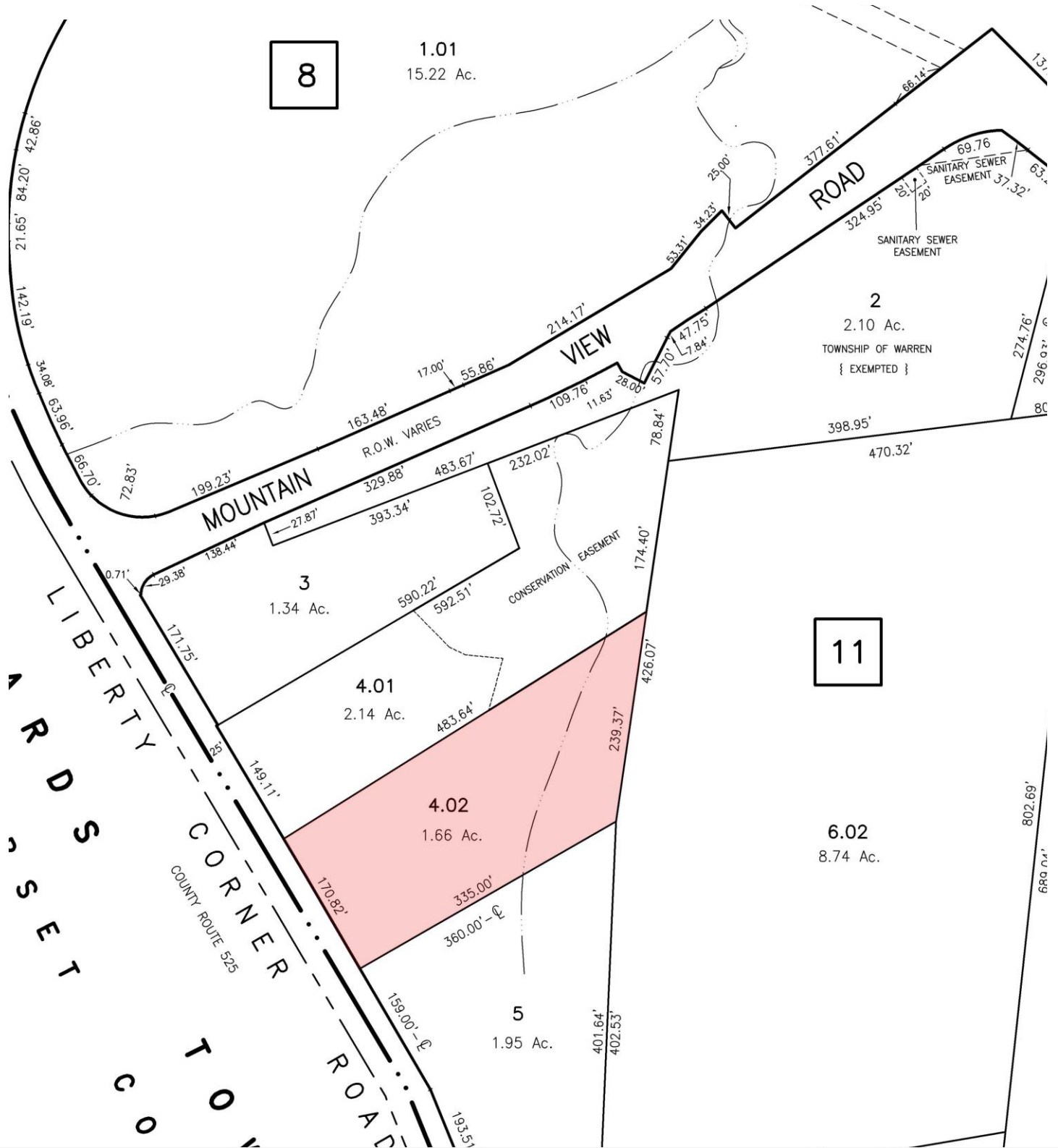
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5 MILES

- Total Population: 82,390
- Households: 31,251
- Median Household Income: \$180,086
- Average Household Size: 2.6
- Transportation to Work: 42,711
- Labor Force: 68,230

10 MILES

- Total Population: 443,963
- Households: 160,622
- Median Household Income: \$139,957
- Average Household Size: 2.7
- Transportation to Work: 231,999
- Labor Force: 361,411

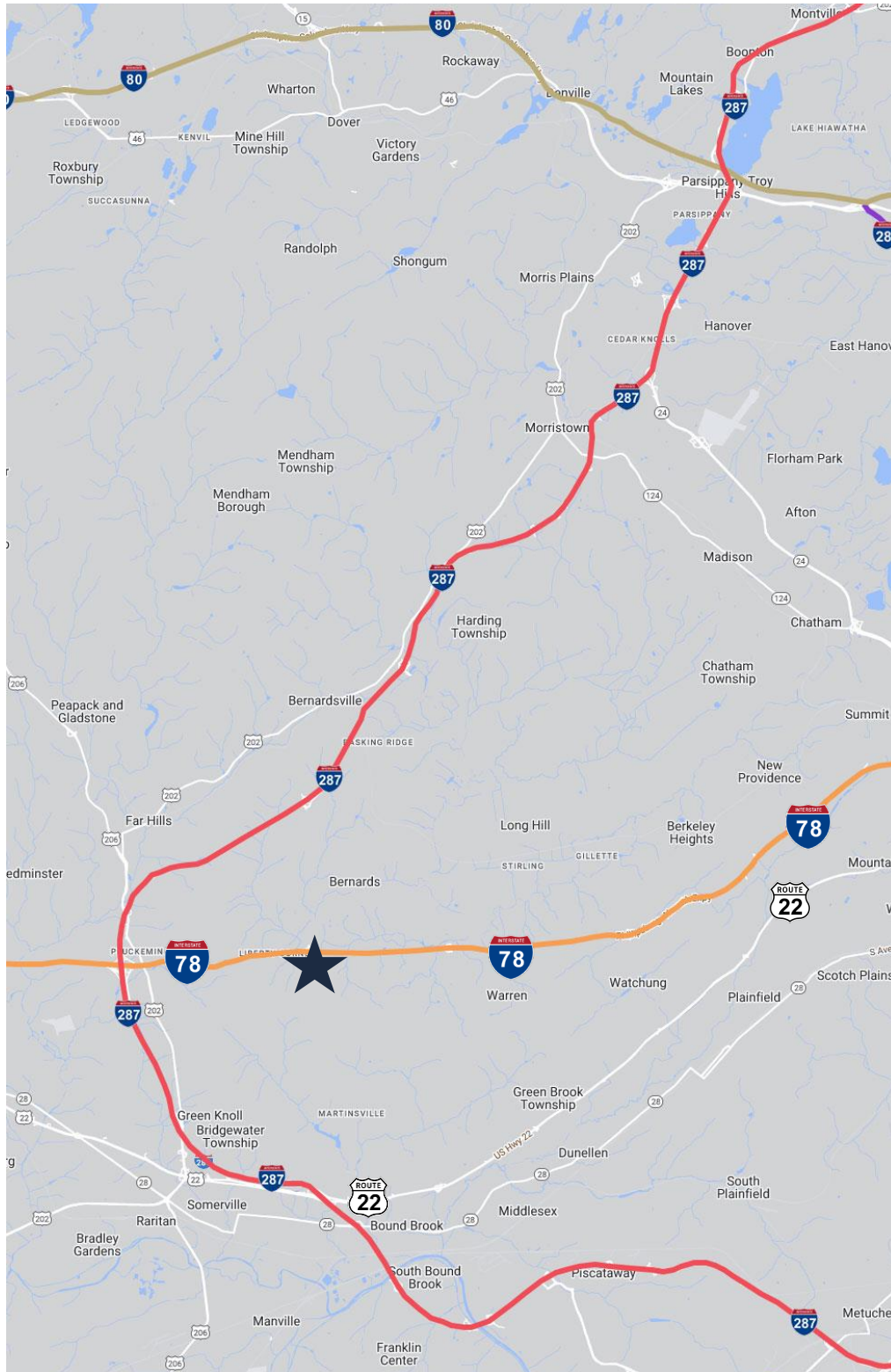
15 MILES

- Total Population: 1.18M
- Households: 422,482
- Median Household Income: \$148,043
- Average Household Size: 2.7
- Transportation to Work: 616,996
- Labor Force: 964,177

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ACCESSIBILITY



0.3 MI
I-78



4.1 MI
I-287



5.7 MI
Route 22

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