

**Specifications**

±2,400 SF  
BUILDING SIZE

9'  
CEILING HEIGHT

20 Spaces  
PARKING

B (General Retail)  
ZONING

0.25 Acres (Block 110, Lot 171)  
LOT SIZE

\$11,285.40  
TAXES (2025)

Salons, Convenience Stores, Bakery,  
Coffee Shop, Professional Office  
IDEAL USES

2.6 Miles to Route 46

3.7 Miles to Route 3

4.0 Miles to I-80 Exit 53

ACCESSIBILITY

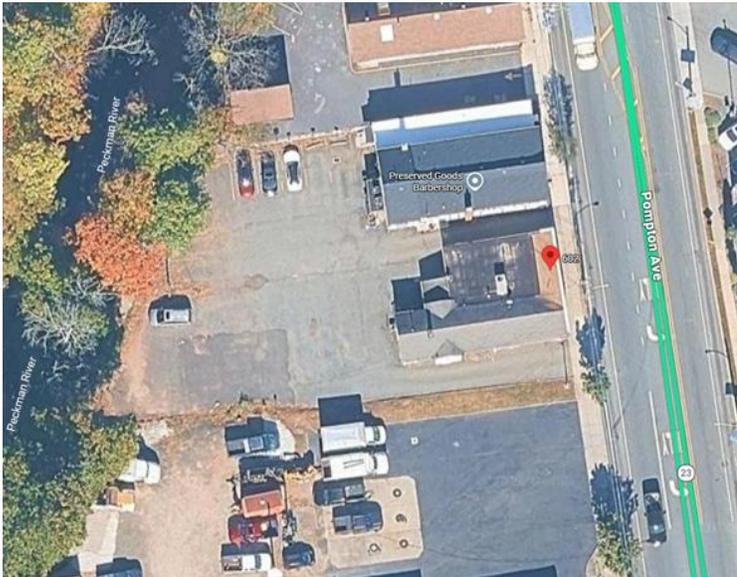
For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com**

**Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, acont@blauberg.com**

**Peter J. Murano, Jr., SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**

**Jack Schlenger Associate, 973.379.6644 x 239, jack@blauberg.com**



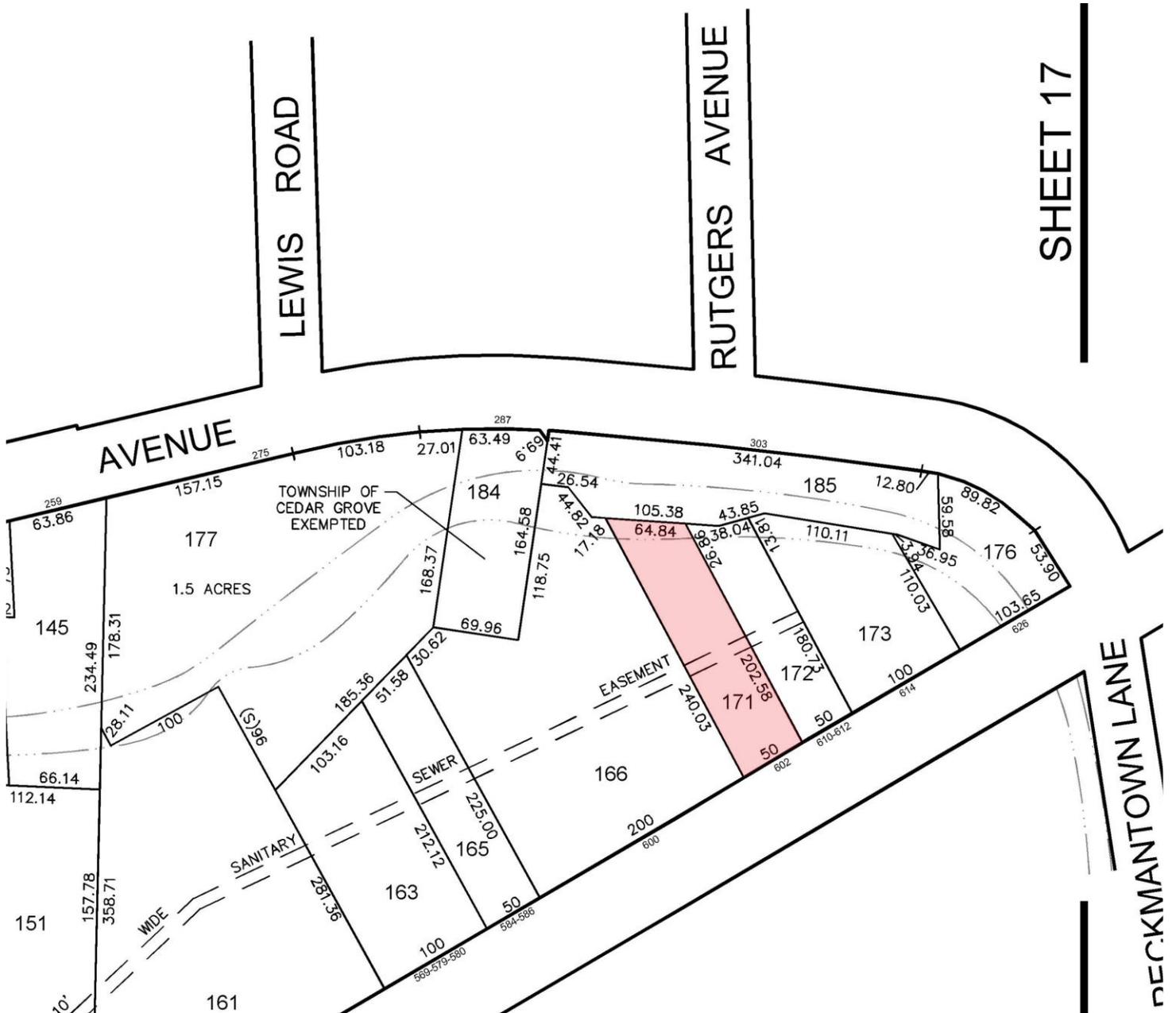
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SHEET 17

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### 5 MILES

- Total Population: 378,971
- Households: 139,980
- Median Household Income: \$131,826
- Average Household Size: 2.7
- Transportation to Work: 199,819
- Labor Force: 305,724

### 10 MILES

- Total Population: 1.84M
- Households: 669,920
- Median Household Income: \$107,864
- Average Household Size: 2.7
- Transportation to Work: 936,483
- Labor Force: 1.47M

### 15 MILES

- Total Population: 4.31M
- Households: 1.7M
- Median Household Income: \$123,729
- Average Household Size: 2.5
- Transportation to Work: 2.31M
- Labor Force: 3.54M

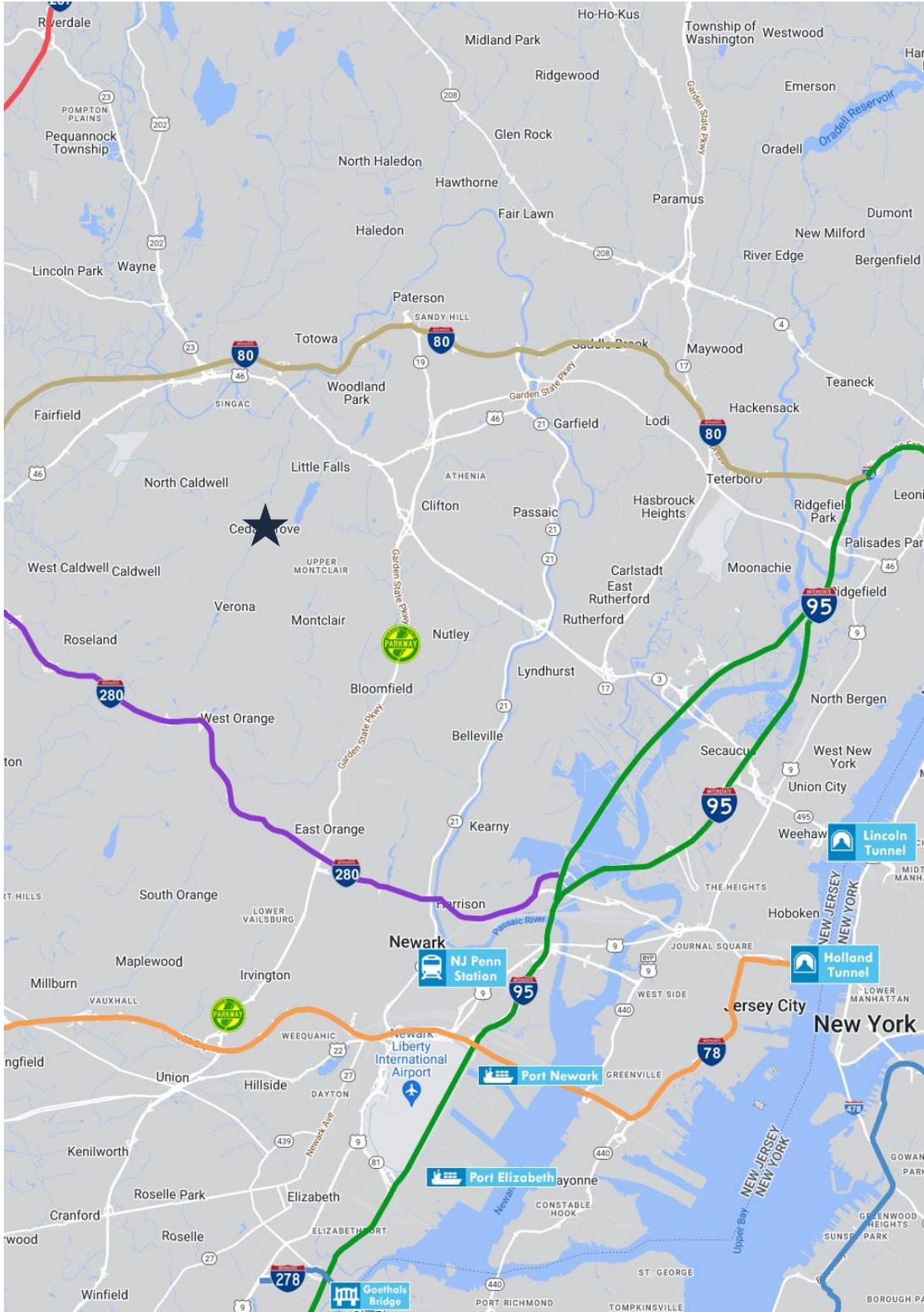
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**ACCESSIBILITY**



2.6 MI  
Route 46



3.7 MI  
Route 3



4.0 MI  
I-80 Exit 53



4.7 MI  
I-280



5.1 MI  
GSP Exit 153

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