



INVESTMENT OPPORTUNITY

**THE SALE & LEASING OF
1501 TILTON RD, NORTHFIELD**



PRESENTED BY FARLEY&FERRY REALTY

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OFFERING HIGHLIGHTS

- UNIQUE COMMERCIAL INVESTMENT OPPORTUNITY ON A POPULAR HIGH TRAFFIC STREET
- CURRENTLY 2 TENANTS - ONE TENANTS IS MOVING OUT AS OF SEPTEMBER 2024, THAT UNIT ALSO OFFERED FOR LEASE
- PLENTY OF PARKING OFFERED, IMPRESSIVE HIGH VISIBLE CORNER LOCATION



PRICE FOR SALE
\$4,949,000



CENTRALLY LOCATED, CLOSE TO THE PARKWAY AND THE SHORE - HIGH TRAFFIC AREA



3 STORY 15,713 SQFT BUILDING WITH CURRENTLY 2 UNITS



O-P - OFFICE PROFESSIONAL ZONING



1.79 ACRES CORNER PROPERTY

OFFERING HIGHLIGHTS

- UNIQUE COMMERCIAL INVESTMENT OPPORTUNITY ON A POPULAR HIGH TRAFFIC STREET
- FORMER POPULAR BANK OF AMERICA LOCATION
- PLENTY OF PARKING OFFERED
- IMPRESSIVE HIGH VISIBLE CORNER LOCATION



PRICE
\$20/SQFT TRIPLE NET LEASE



CENTRALLY LOCATED, CLOSE TO THE PARKWAY AND THE SHORE - HIGH TRAFFIC AREA



6219 SQFT OFFICE SPACE



O-P - OFFICE PROFESSIONAL ZONING



PLENTY OF OFF STREET PARKING

BUILDING LAYOUT



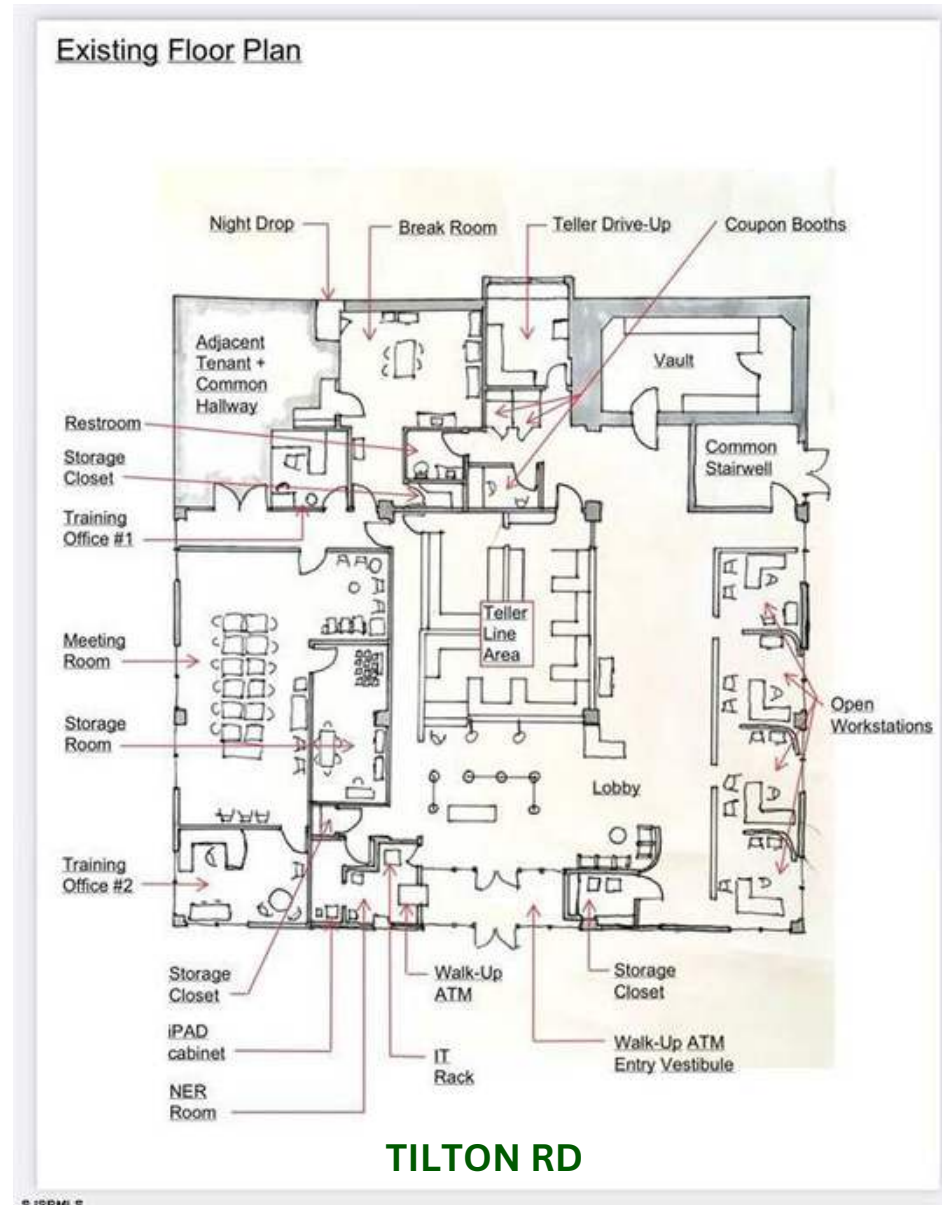
2 TENANTS CURRENTLY

GROUND LEVEL - 6219 SQFT
CURRENTLY OCCUPIED BY BANK OF AMERICA - THEIR ETA TO MOVE OUT IS BY SEPTEMBER 2024 - CURRENTLY MARKETED FOR LEASE

UPPER LEVEL AND BASEMENT
9754 SQFT (INCLUDING COMMON AREAS) OCCUPIED BY TITLE COMPANY OF JERSEY WITH AN ACTIVE LEASE

BUILDING LAYOUT

ENTRANCE FROM THE PARKING LOT ALSO TCJ ENTRANCE



FLOOR PLAN I GROUND FLOOR

- MULTIPLE OFFICE SPACES
- CONFERENCE ROOMS
- 1 BATHROOM
- KITCHEN / BREAK ROOM
- VAULT
- ONE OPEN FLOOR PLAN IN THE MAIN OFFICE
- THIS FLOOR PLAN DOESN'T REFLECT CURRENT LAYOUT

BUILDING LAYOUT

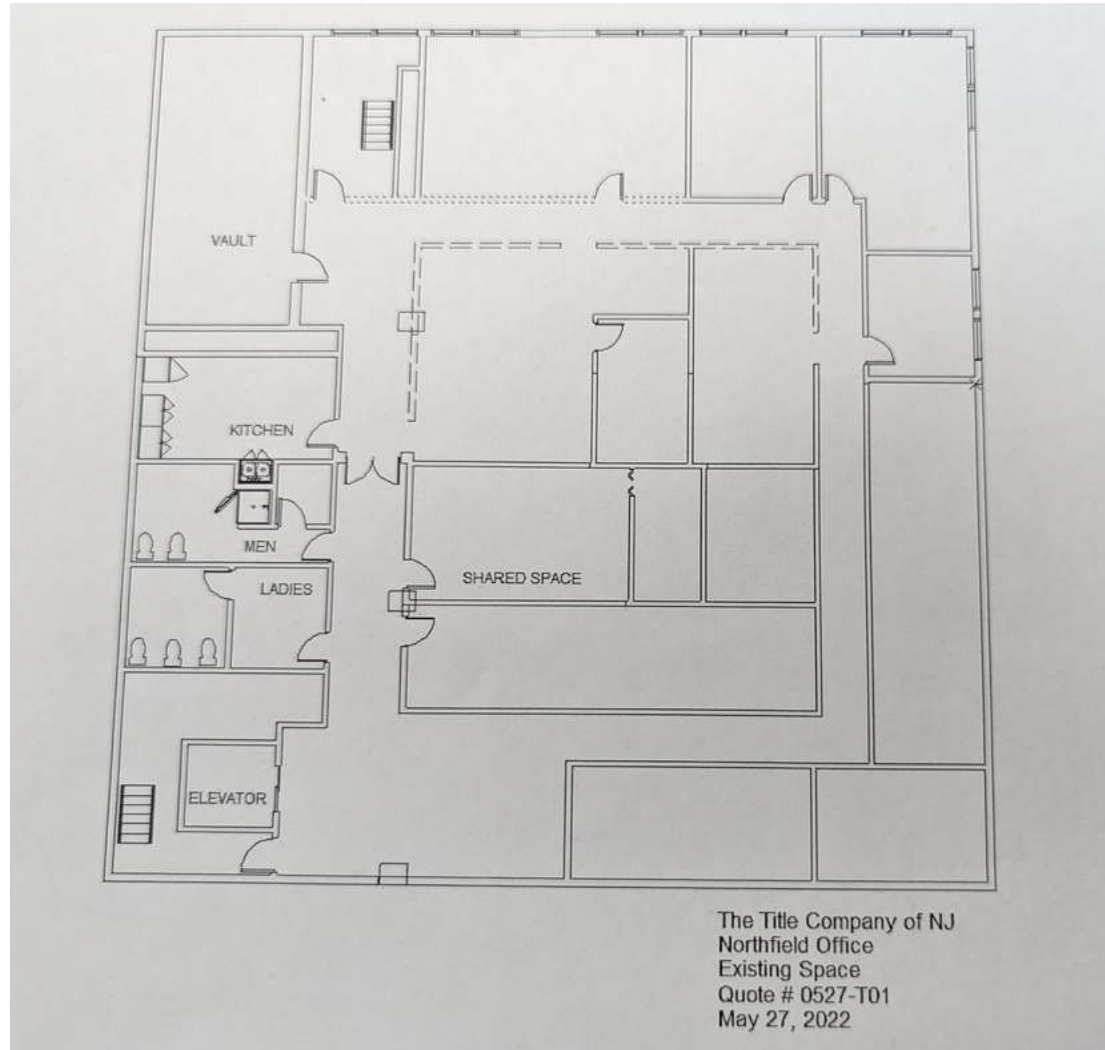
GROUND FLOOR | CURRENTLY OCCUPIED BY BANK OF AMERICA



BUILDING LAYOUT



FLOOR PLAN | SECOND FLOOR



- MULTIPLE OFFICE SPACES
- CONFERENCE ROOMS
- 2 BATHROOMS - HIS AND HERS (ONE OF THE BATHROOM WITH A SHOWER)
- KITCHEN
- VAULT

The Title Company of NJ
Northfield Office
Existing Space
Quote # 0527-T01
May 27, 2022

BUILDING LAYOUT

SECOND FLOOR | CURRENTLY OCCUPIED BY TITLE COMPANY OF JERSEY



BUILDING LAYOUT

BASEMENT | WE DON'T HAVE A FLOOR PLAN AVAILABLE

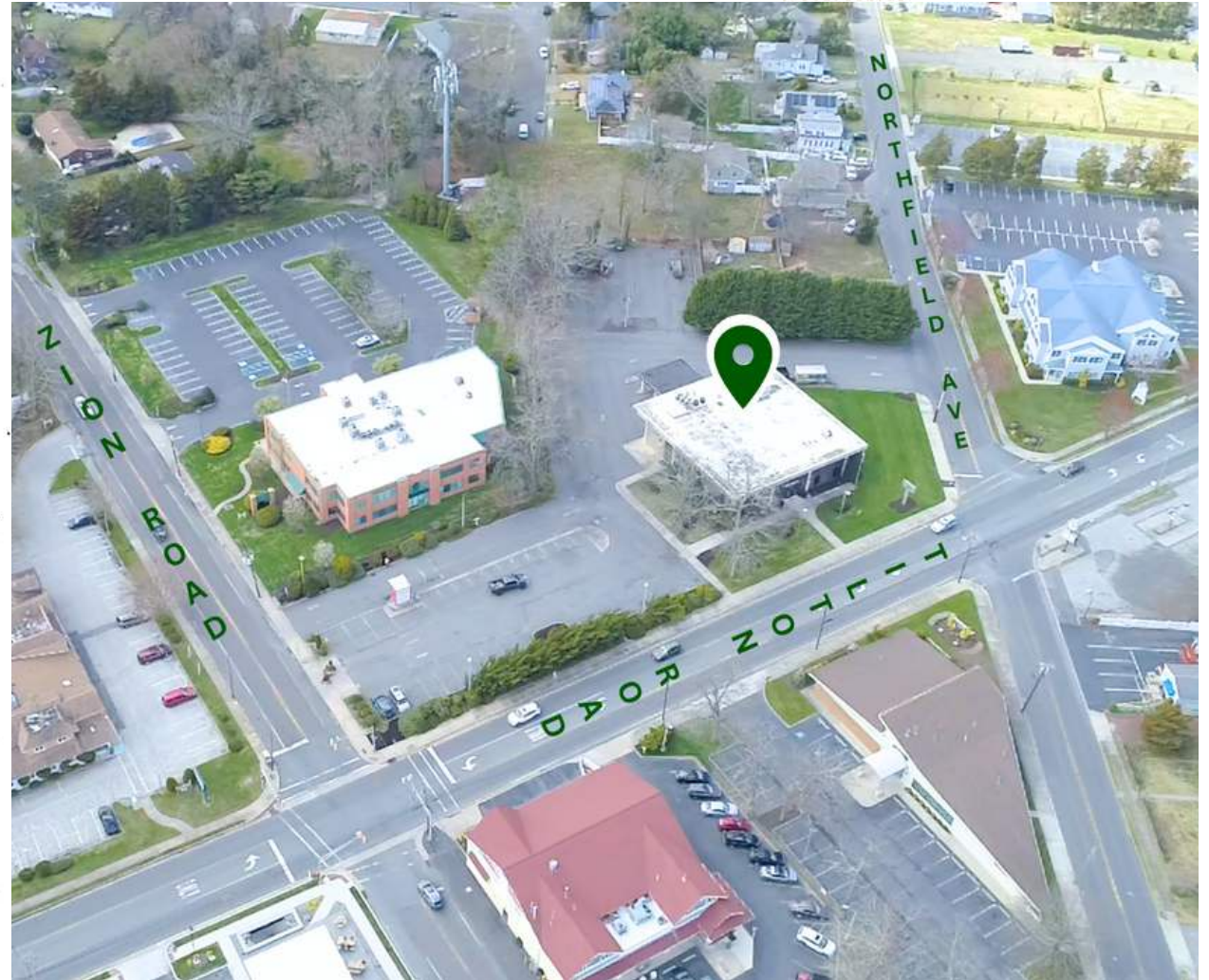
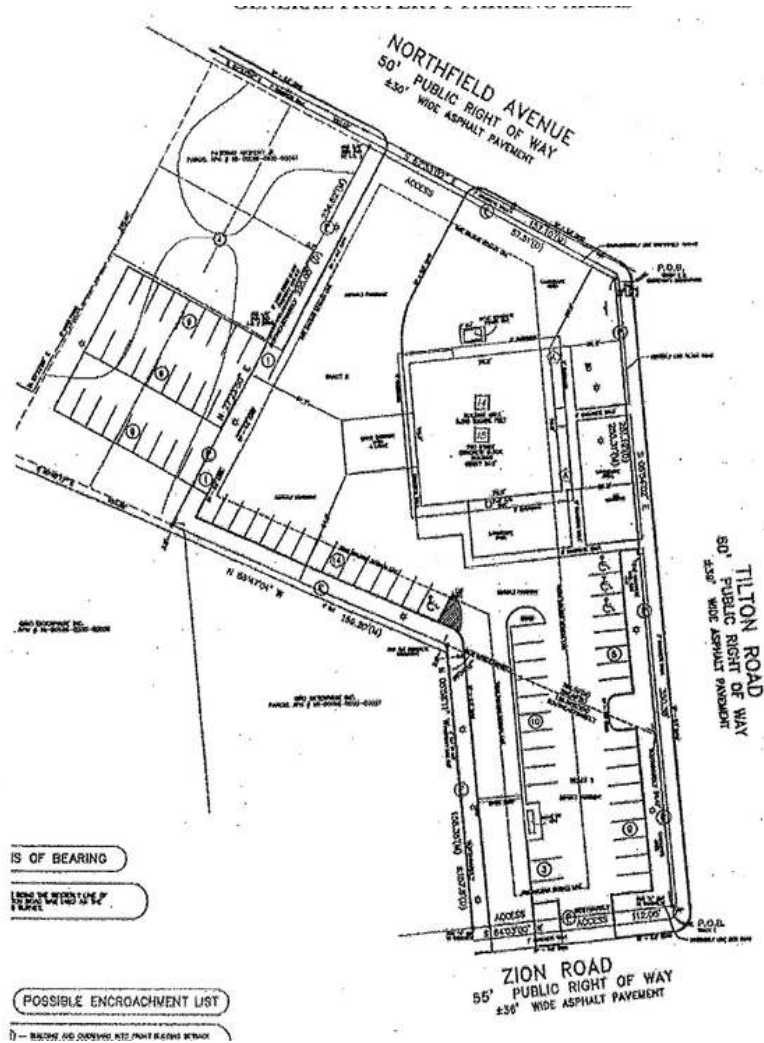
- ELEVATOR AND STAIRS GOES DOWN TO THE BASEMENT
- BOILER ROOM IS LOCATED HERE
- IT HAS A VAULT
- 2 BATHROOMS
- A KITCHEN
- A LARGE CONFERENCE ROOM/TRAINING ROOM
- OFFICE SPACES/STORAGE

BUILDING LAYOUT

BASEMENT | BELONGS TO TITLE COMPANY OF JERSEY



PROPERTY LAYOUT



APPROXIMATELY 70 PARKING SPACES INCLUDING DRIVE THROUGH

BUILDING CHARACTERISTICS

- THE PROPERTY IS 15,713 SQFT
- THE PROPERTY HAS CENTRAL GAS HEAT
- PROPERTY HAS CENTRAL AIR, BUT NOT IN USE - THERE ARE NEW SPLIT UNITS INSTALLED IN 2023 AND THEY WORK AS HEATING AND COOLING AS WELL
- PUBLIC WATER & SEWER (ONE METER)
- THERE IS ONE 3 STOP ELEVATOR
- MECHANICAL ROOM IS LOCATED IN THE BASEMENT
- EACH FLOOR HAS A VAULT



BUILDING CHARACTERISTIC



CURRENT INCOME



FLOOR OCCUPIED/RELATED	CURRENT TENANT NAME	BASE RENT (MONTHLY)	BASE RENT (YEARLY)	ADDITIONAL RENT (MONTHLY)	ADDITIONAL RENT (YEARLY)	TTL RENT (BASE PLUS ADDITIONAL)	OCCUPIED SQFT	PRO-RATA SHARE	LEASE TERM
BASEMENT AND UPSTAIRS	TITLE COMPANY OF JERSEY	\$18,838.85	\$226,066.20	\$8,506.73	\$102,080.76	\$328,146.96	9754	62%	2/28/2029
GROUND FLOOR	BANK OF AMERICA / ACTIVELY MARKETED FOR LEASE	\$10,365.00	\$124,380.00	\$6,737.25	\$80,847.00	\$205,227.00	6219	38%	AVAILABLE AS OF 9/1/2024
<i>* these incomes are prepared based on the currently marketed \$20/sqft triplet net lease with a \$13/sqft additional fee</i>									
	TOTAL PROJECTED INCOME	\$29,203.85	\$350,446.20	\$15,243.98	\$182,927.76	\$533,373.96			

ADDITIONAL RENT DEFINITION

- TENANT COVENANTS AND AGREES TO PAY FOR EACH CALENDAR OF THE TERM HEREOF (PRORATED FOR ANY PARTIAL CALENDAR YEAR) AS ADDITIONAL RENT (THE "ADDITIONAL RENT"), TENANT'S PRO RATA SHARE OF OPERATING EXPENSES
- TENANT'S PRO RATA SHARE SHALL BE A FRACTION, THE NUMERATOR OF WHICH IS THE RENTABLE AREA OF THE PREMISES AND THE DENOMINATOR OF WHICH IS THE RENTABLE AREA OF THE BUILDING.
- ALL OPERATING EXPENSES SHALL BE DETERMINED IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES, CONSISTENTLY APPLIED AND SHALL BE COMPUTED ON THE **ACCRUAL BASIS**.

AVAILABLE EXPENSES



CATEGORY	2023 EXPENSES	AMOUNT
MAINTENANCE	CLEANING AND JANITORIAL	\$17,875.66
UTILITY	ELECTRIC	\$47,156.45
LANDSCAPING	LANDSCAPING	\$11,488.55
UTILITY	GAS	\$8,451.48
INSURANCE	INSURANCE	\$13,274.00
MAINTENANCE	REPAIRS AND MAINTENANCE	\$54,026.75
UTILITY	WATER,SEWER	\$3,285.64
TAX	PROPERTY TAX	\$69,344.96
TRASH	TRASH REMOVAL	\$1,886.39
ELEVATOR	ELEVATOR MAINTENANCE	\$4,092.97
	TOTAL	\$230,882.85
HVAC	NEW SPLIT SYSTEM INSTALLED IN 2023	\$103,748.48

SERVICES AND UTILITIES OUTLINE

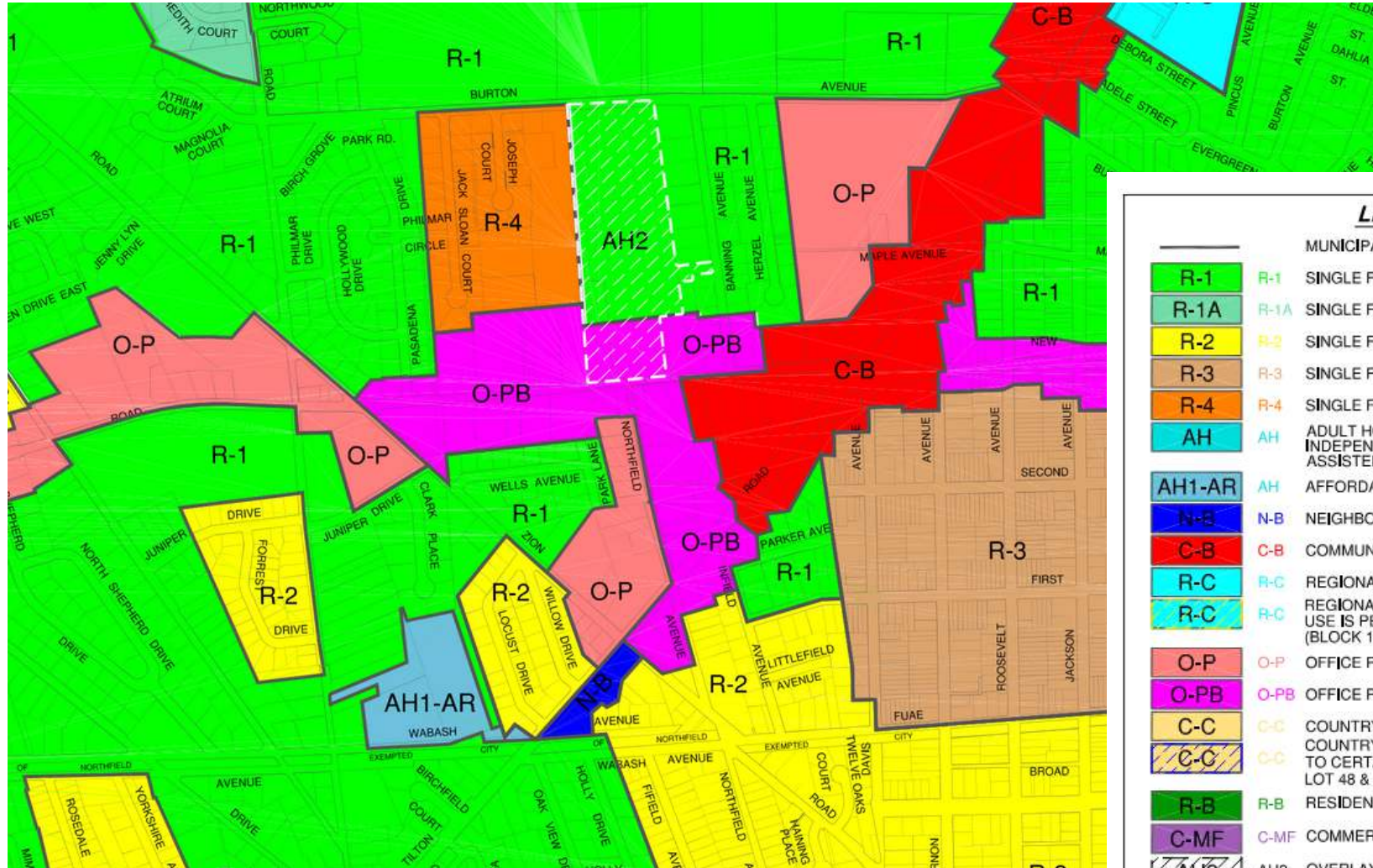
OWNER RESPONSIBILITY AT THIS TIME



BASED ON CURRENT LEASES, SELLER FURNISH THE FOLLOWING SERVICES AND AMENITIES TO TENANT (AND ITS ASSIGNEES AND SUBLESSEES PERMITTED HEREUNDER) WHILE OCCUPYING THE PREMISES:

- (1) **WATER AND SEWER SERVICES** TO THE PREMISES AND AT THOSE POINTS OF SUPPLY PROVIDED FOR GENERAL USE OF THE TENANTS OF THE BUILDING;
- (2) **CENTRAL HEAT, VENTILATION AND AIR CONDITIONING** IN SEASON, AT SUCH TIMES, AT SUCH TEMPERATURES AND IN SUCH AMOUNTS AS ARE REASONABLY CONSIDERED BY LANDLORD TO BE STANDARD, BUT IN KEEPING WITH THE STANDARDS OF OTHER COMPARABLE OFFICE BUILDINGS IN NORTHFIELD, NEW JERSEY;
- (3) **ELECTRIC LIGHTING SERVICE** FOR ALL PUBLIC AREAS AND SPECIAL SERVICE AREAS OF THE BUILDING IN THE MANNER AND TO THE EXTENT DEEMED BY LANDLORD TO BE IN KEEPING WITH THE STANDARDS OF OTHER COMPARABLE OFFICE BUILDINGS IN NORTHFIELD, NEW JERSEY;
- (4) **JANITOR SERVICE ON A WEEKLY BASIS**, IN THE MANNER AND TO THE EXTENT DEEMED STANDARD BY LANDLORD DURING THE PERIODS AND HOURS AS SUCH SERVICES ARE NORMALLY FURNISHED TO ALL TENANTS IN THE BUILDING;
- (5) **ON-SITE SECURITY PERSONNEL AND/OR EQUIPMENT FOR THE BUILDING**; PROVIDED, HOWEVER, THAT TENANT AGREES THAT LANDLORD SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OR EFFECTIVENESS OF SUCH SECURITY PROVIDED THAT (I) LANDLORD HAS EXERCISED REASONABLE CARE IN THE SELECTION OF THE SECURITY CONTRACTOR AND EQUIPMENT, AND (II) THE SCOPE AND EXTENT OF THE SECURITY SERVICES CONTRACTED FOR BY LANDLORD ARE IN KEEPING WITH THE STANDARDS OF OTHER COMPARABLE OFFICE BUILDINGS IN NORTHFIELD, NEW JERSEY;
- (6) **ELECTRICAL FACILITIES** AND SERVICES SUFFICIENT FOR THE PERMITTED USE OF THE PREMISES SET FORTH IN PARAGRAPH 5 HEREOF;
- (7) ALL BUILDING STANDARD **FLUORESCENT BULB REPLACEMENT** IN ALL AREAS AND ALL INCANDESCENT BULB REPLACEMENT IN PUBLIC AREAS OUTSIDE OF THE PREMISES, REST ROOMS AND STAIRWELLS; AND
- (8) IF APPLICABLE, **NON-EXCLUSIVE PASSENGER ELEVATOR SERVICE** TO THE PREMISES TWENTY-FOUR (24) HOURS PER DAY AND NON-EXCLUSIVE FREIGHT ELEVATOR SERVICE DURING NORMAL BUSINESS HOURS.

ZONING - OFFICE PROFESSIONAL



LEGEND

	MUNICIPAL BOUNDARY
	R-1 SINGLE FAMILY 3-4 DU/AC
	R-1A SINGLE FAMILY 3-4 DU/AC-VARIABLE LOT SIZE
	R-2 SINGLE FAMILY 4-5 DU/AC
	R-3 SINGLE FAMILY 6-7 DU/AC
	R-4 SINGLE FAMILY
	AH ADULT HOUSING 15 DU/AC - AGE RESTRICTED, INDEPENDENT LIVING, OR CONGREGATE CARE / ASSISTED LIVING
	AH1-AR AFFORDABLE HOUSING 1 - AGE RESTRICTED 12 DU/AC
	N-B NEIGHBORHOOD BUSINESS
	C-B COMMUNITY BUSINESS
	R-C REGIONAL COMMERCIAL
	R-C REGIONAL COMMERCIAL - AFFORDABLE HOUSING MIXED USE IS PERMITTED WITH CERTAIN RESTRICTIONS (BLOCK 16.01 LOTS 52 & 57)*
	O-P OFFICE PROFESSIONAL
	O-PB OFFICE PROF. BUSINESS
	C-C COUNTRY CLUB
	C-C COUNTRY CLUB - TOWNHOUSES PERMITTED SUBJECT TO CERTAIN CONDITIONS (BLOCK 175, PORTION OF LOT 48 & BLOCK 179.01, LOT 1.01)*
	R-B RESIDENTIAL BUSINESS
	C-MF COMMERCIAL MULTI-FAMILY
	AH2 OVERLAY ZONE ADULT HOUSING - AGE RESTRICTED, INDEPENDENT LIVING, OR CONGREGATE CARE / ASSISTED LIVING (BLOCK 40, LOTS 28, 29, & 40)*

* PER ORDINANCE #7-2018 ADOPTED SEPT. 25, 2018

THE LOCATION



THE LOCATION

ABOUT NORTHFIELD

Northfield, New Jersey, a **thriving commercial trade area**, is dominated by the Pleasantville tapestry segment, accounting for 56.8% of households. With a median age of 43.4, this mature yet active community is largely comprised of professionals in management, business, and finance sectors, suggesting a robust and stable local economy.

The area boasts an **impressive homeownership rate of 84.4%**, with the majority residing in single-family homes, offering businesses a stable and affluent customer base.

This community prefers outdoor gardening activities, indicating an interest in home improvement and outdoor retail opportunities.

Northfield provides a promising investment landscape for businesses seeking to tap into a prosperous and established market.

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