



VACANT

FOR SALE

## ±0.15-ACRE VACANT COMMERCIAL / INDUSTRIAL LAND

72 Mine Brook Rd, Bernardsville, NJ 07924

*For More Information, Contact the Exclusive Broker*

**ASHLEY ROSA**

*Sales Associate*

[arosa@blauberg.com](mailto:arosa@blauberg.com)

973.379.6644 x230



**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Less Than 1 Mile to Route 202  
Approx. 2.2 Miles to I-287  
Approx. 7.4 Miles to I-78

## OFFERING SUMMARY

Sale Price:	\$65,000
Number of Units:	1
Lot Size:	0.15 Acres

## PROPERTY HIGHLIGHTS

- Vacant Commercial / Industrial Land
- Lot Size at ±0.15 Acres
- Block 106, Lot 30
- Access Easements In Place (Available Upon Request)
- Zoned C1
- Taxes at \$237.06 (2023)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,394	18,641	115,063
Total Population	4,130	50,311	305,322
Average HH Income	\$214,926	\$221,825	\$186,256

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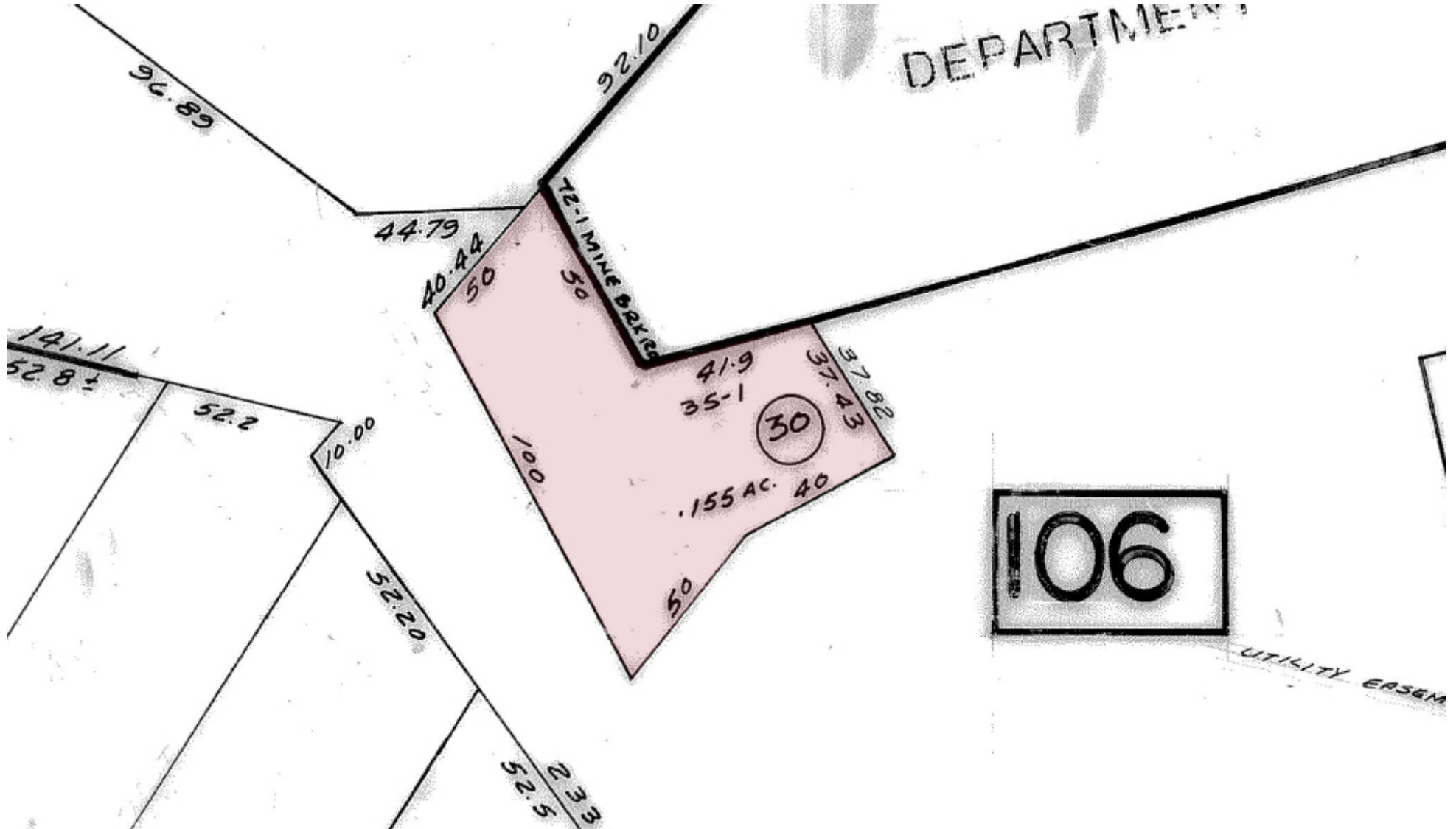
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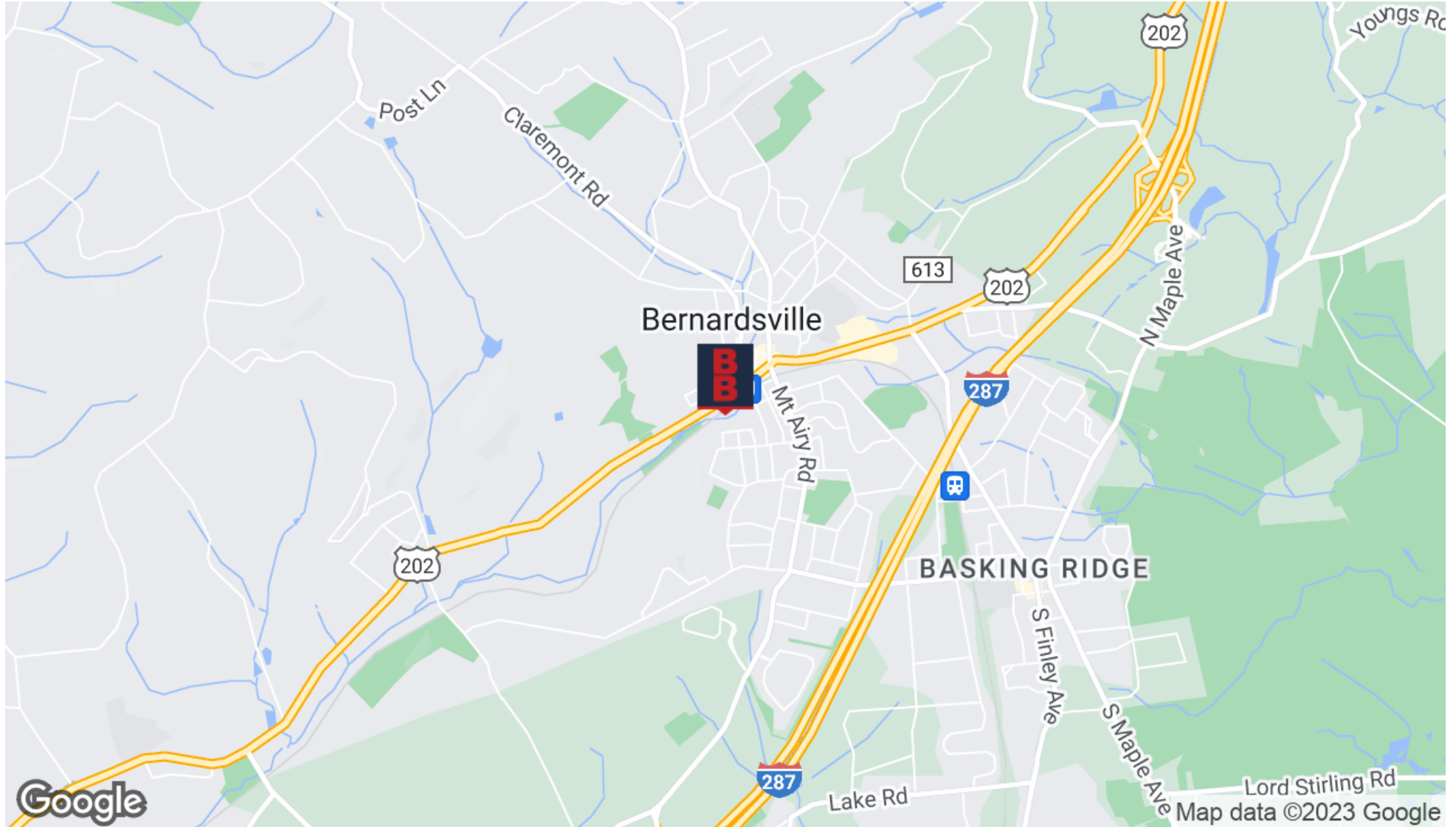
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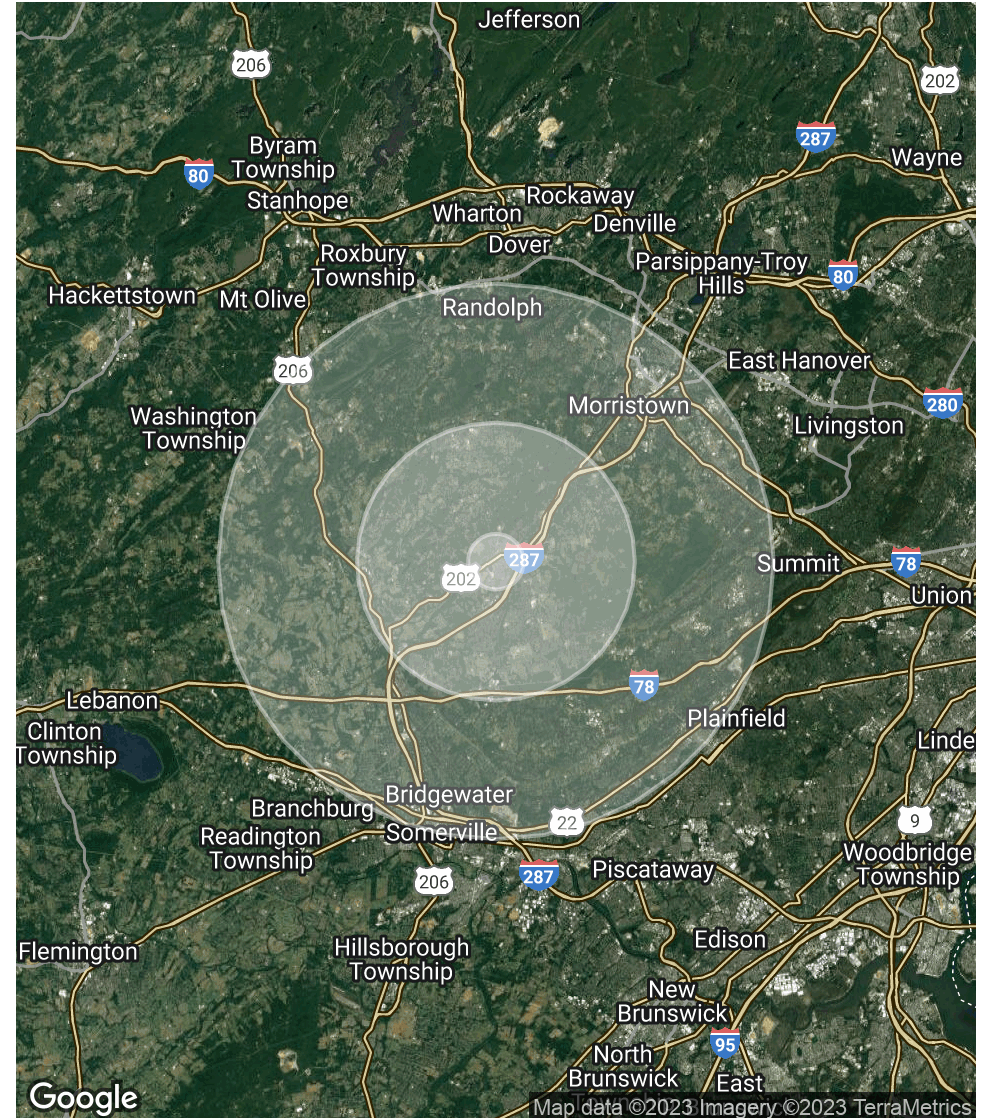
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,130	50,311	305,322
Average Age	39.1	44.8	43.3
Average Age (Male)	39.1	43.8	42.0
Average Age (Female)	38.2	45.2	44.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,394	18,641	115,063
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$214,926	\$221,825	\$186,256
Average House Value	\$636,651	\$762,712	\$617,309

\* Demographic data derived from 2020 ACS - US Census



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## PROFESSIONAL BACKGROUND

Ashley Rosa joined The Blau & Berg Company in 2022, bringing over a decade of experience in asset management and real estate development. Prior to joining The Blau & Berg team, Ashley served as Vice President of a large family-owned real estate investment office. In her role, she oversaw acquisitions, repositioning, and dispositions for a \$100M portfolio with assets in the Northern New Jersey, Northeastern Ohio, and South Florida submarkets.

In addition to hands-on experience as an owner's representative, Ashley strives to provide her brokerage clients with fresh perspectives, creativity, and endless enthusiasm. Ashley is active in several Northern New Jersey market sectors with a particular focus on industrial outdoor storage and land transactions for multifamily housing, mixed-use, and self-storage. Ashley currently represents several automotive dealerships, intermodal freight carriers, daycare operators, and cannabis retailers. Several successful transactions have relied upon Ashley's nuanced understanding of New Jersey land use regulations and her ability to navigate local permitting and entitlement processes.

## EDUCATION

Bachelor of Science in Business Administration from Towson University  
MBA degree in Project and Construction Management from Norwich University  
PMP certified from the Project Management Institute  
Licensed real estate salesperson in the state of New Jersey.

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