

Premier Final Mile Reposition Opportunity

Q2 2023



PARKING

+/- 185

AUTOS

+/- 261

SPRINTER
VANS

120 Aldene Road

Roselle, NJ 07203

- Site totals 8.6 acres
- Located in an Urban Enterprise Zone, with ideal uses of contractor storage, vehicle and equipment storage, and final-mile fleet
- Located only 1.8 miles from Garden State Parkway (Exit 137) and 5 miles from New Jersey Turnpike
- Planned improvements include demolishing all but one of the buildings (leaving a vehicle maintenance building), mill and repave the entire lot, new fencing, site lighting, signage and landscaping
- Secured and fenced site
- Surrounded by very favorable Cranford/Westfield demographics

Please contact

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LABOR AND DEMOGRAPHICS

WITHIN A 7 MILE RADIUS

904,437

TOTAL
POPULATION

\$116,867

EST. TOTAL
HOUSEHOLD
INCOME

719,206

TOTAL LABOR
POPULATION
(16+ YRS OLD)

163,153

BLUE COLLAR
WORKERS

\$24.71 B

TOTAL ANNUAL
HOUSEHOLD
EXPENDITURE



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