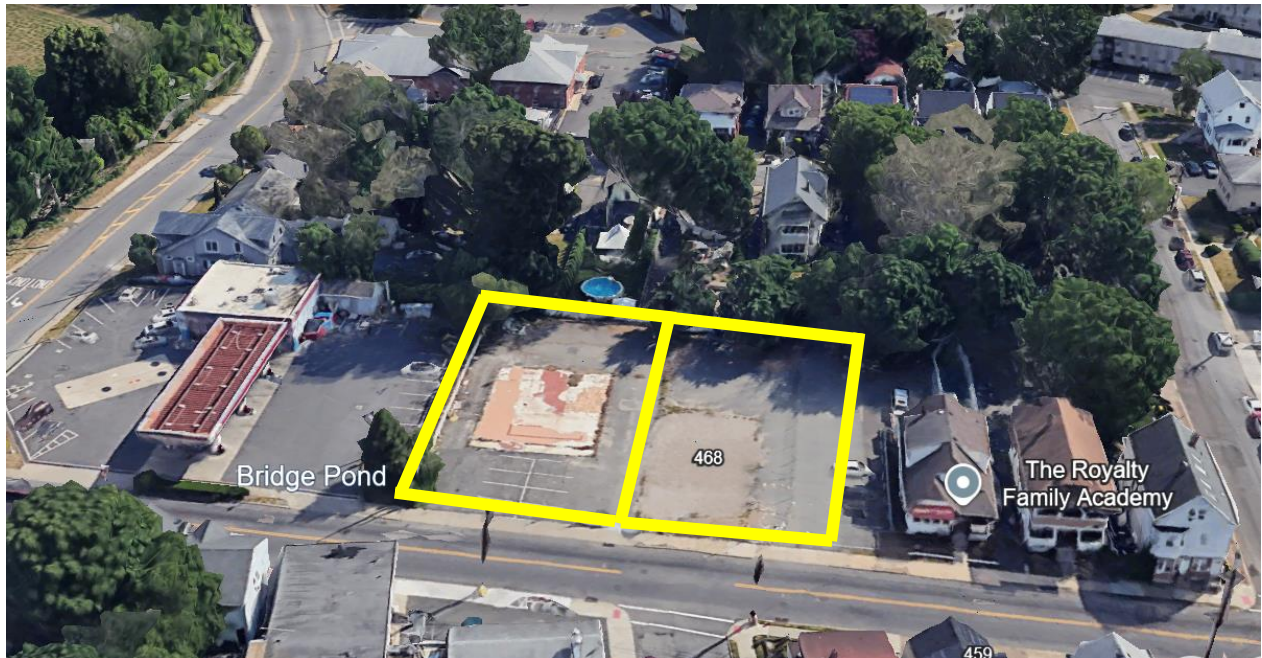


FOR SALE

Land over ½ AC



468-470 HALEDON AVE. HALEDON, NJ. 07508

For more information

Property Features

- Lot size: 160 x 140
Vacant Land (22,400 SF)
- Business Zone
- Potential Commercial Pad
- Great retail location
- Clear environmental
- Block 84, Lots: 6 & 7
- Taxes: \$14,300
- Nearby amenities include:
Banks, Restaurants, Schools
Groceries, Pharmacies.



**Nicholas
Tselepis**

Broker/Owner

Cell: (973) 725-3778

Nick@NicholasRealEstate.com



**Alexandra
Constandinou**

Broker Salesperson

Cell: (973) 634-8853

Alexa@NicholasRealEstate.com

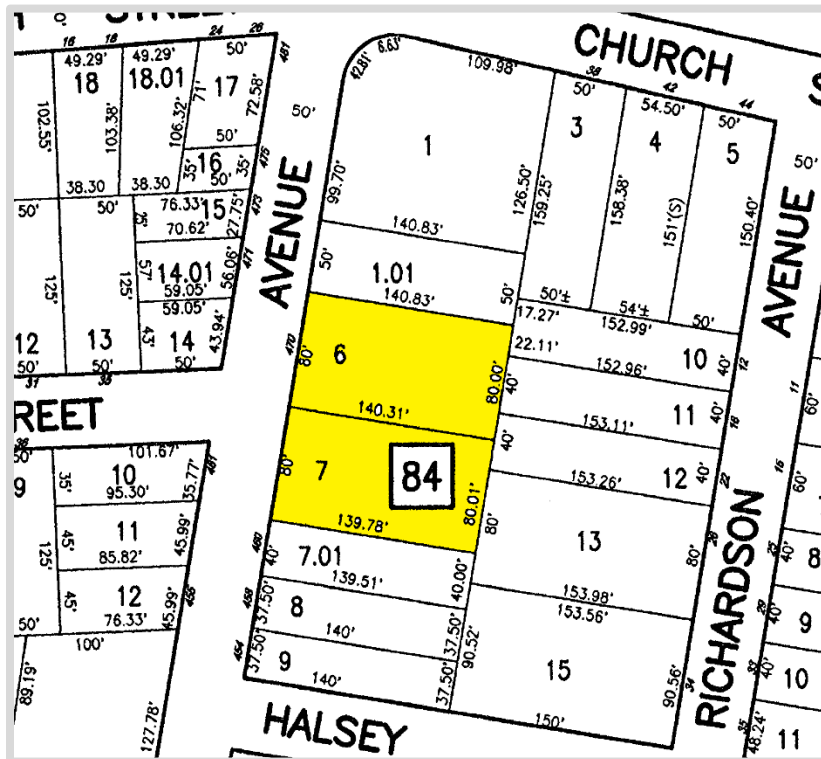
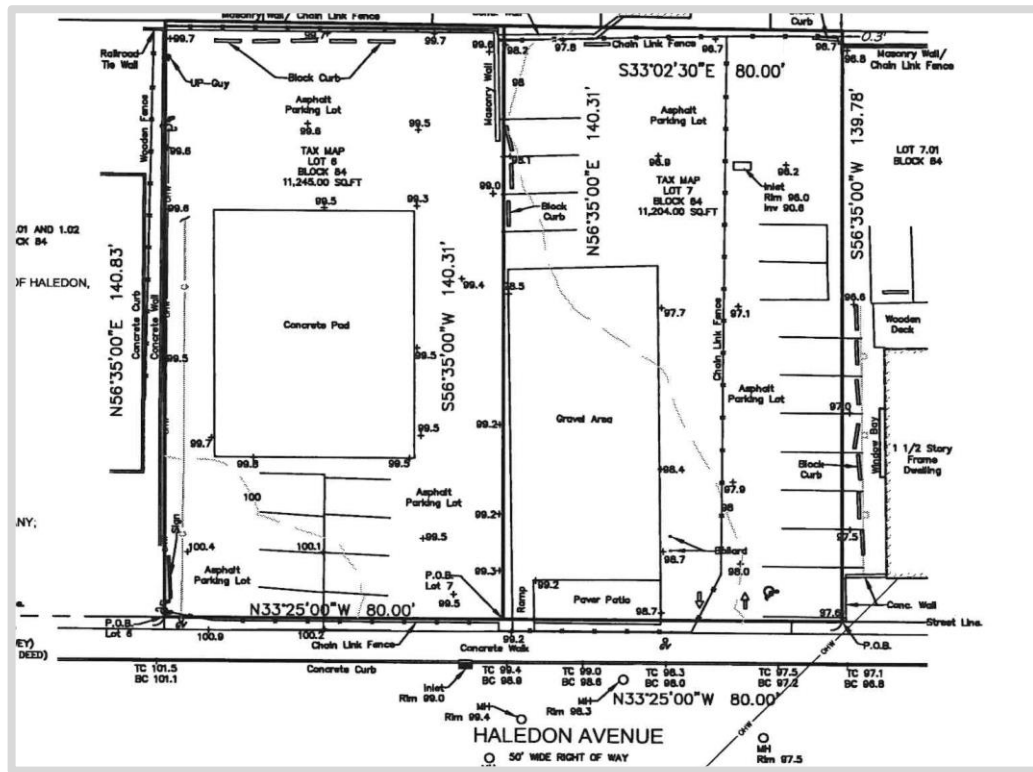


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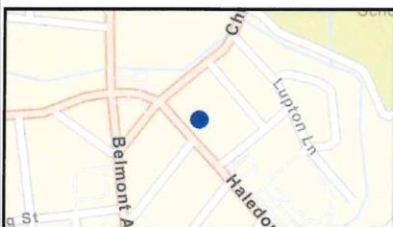
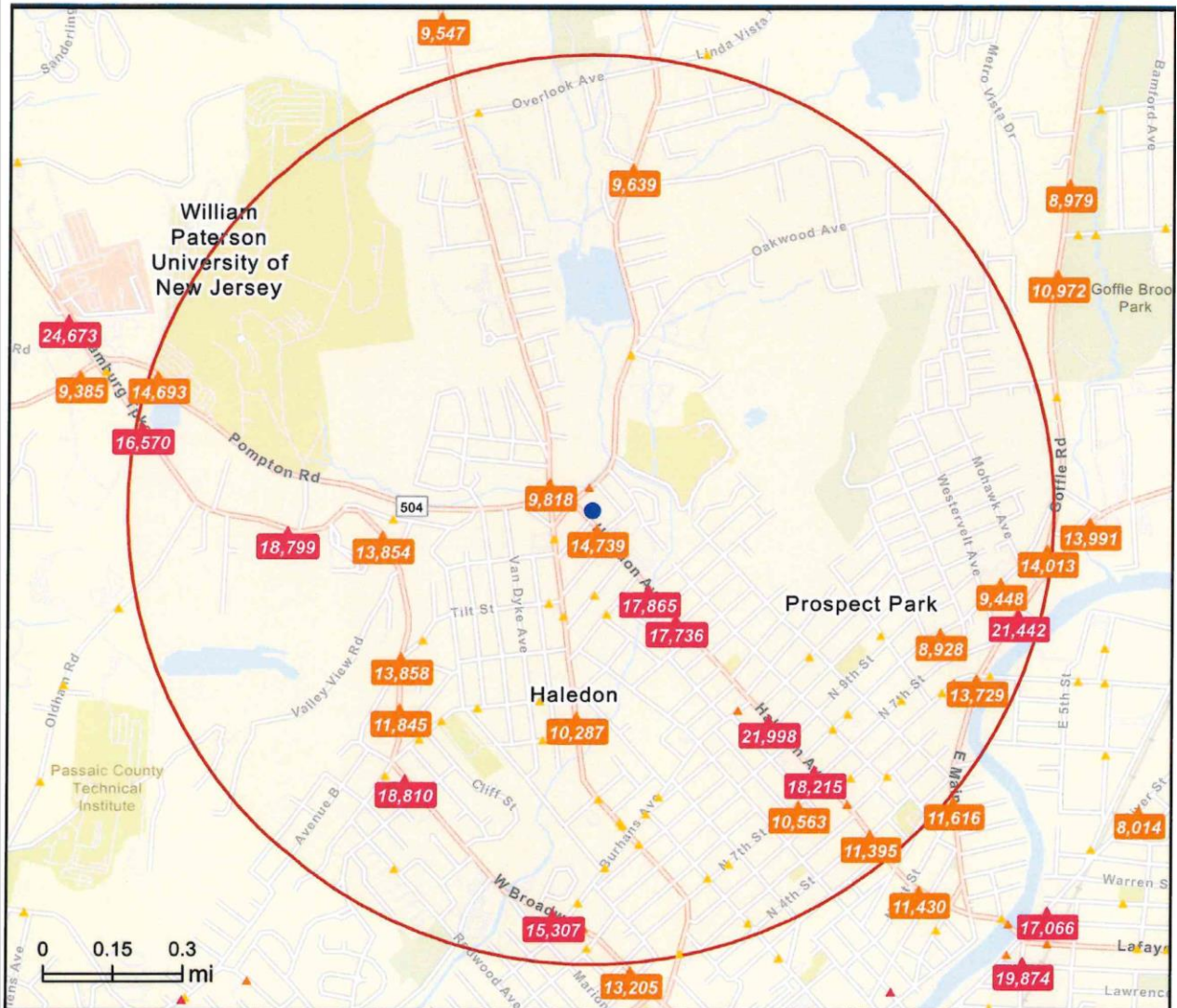
Traffic Count Map

470 Haledon Ave, Haledon, New Jersey, 07508
Rings: 1 mile radii

Prepared by Esri

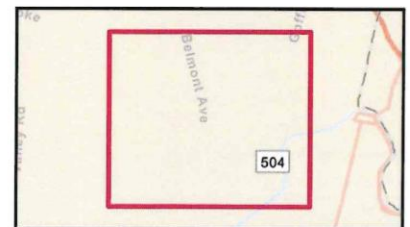
Latitude: 40.93950

Longitude: -74.18342



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

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Traffic Count Profile

470 Haledon Ave, Haledon, New Jersey, 07508
Rings: 1 mile radii

Prepared by Esri
Latitude: 40.93950
Longitude: -74.18342

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Haledon Ave	Halsey Ave (0.01 miles SE)	2013	14739
0.05	Church St	Richardson Ave (0.02 miles NE)	2013	9639
0.07	Haledon Ave	Church St (0.03 miles E)	2013	13228
0.10	Belmont Ave	Pompton Rd (0.02 miles N)	2013	6386
0.11	Belmont Ave	W Haledon Ave (0.03 miles S)	2013	9818
0.19	Harris St	Haledon Ave (0.1 miles NE)	2013	1580
0.21	Haledon Avenue	(0.0 miles)	2019	17865
0.23	Tilt St	Morrissee Ave (0.02 miles W)	2013	4230
0.23	Zabriskie St	Post St (0.01 miles SW)	2013	4670
0.24	Belmont Ave	Harris St (0.03 miles S)	2013	5185
0.30	Haledon Ave	N 15th St (0.01 miles SE)	2015	17736
0.35	Church Street	Leonhard Dr (0.01 miles N)	2018	2658
0.43	W Haledon Ave	Al Lyn Ct (0.04 miles E)	2013	6711
0.43	Barbour St	Van Dyke Ave (0.02 miles W)	2013	854
0.45	Belmont Ave	Barbour St (0.04 miles N)	2012	10287
0.46	Central Ave	Stansfield Ave (0.07 miles SE)	2015	13854
0.46	Tilt St	Grand Summit Ave (0.04 miles NE)	2013	4230
0.50	Barbour Street	Mason Ave (0.02 miles E)	2018	4836
0.52	Henry St	Legion Pl (0.02 miles W)	2013	819
0.52	Central Avenue	Tilt St (0.01 miles S)	2017	13858
0.54	Burhans Ave	Carbon St (0.02 miles SW)	2013	8162
0.57	Barbour Street	Cliff St (0.04 miles SW)	2017	2574
0.57	North 11th Street	(0.0 miles)	2018	4484
0.60	Haledon Ave	N 10th St (0.02 miles SE)	2013	21998
0.60	Central Ave	Westside Ave (0.06 miles S)	2013	11845
0.63	Barbour St	Cliff St (0.02 miles NE)	2013	7974
0.64	Belmont Avenue	John St (0.01 miles NW)	2017	3262
0.65	Burhans Ave	Clinton St (0.03 miles NE)	2012	5329
0.66	Central Ave	Ailsa Ave (0.02 miles E)	2013	18799
0.68	Burhans Avenue	Temple St (0.01 miles NE)	2017	3560

Data Note:The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2024 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.
Source: ©2024 Kalibrate Technologies (Q4 2024).



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