

Specifications

±130,000 SF BUILDING SIZE	±3,926 SF AVAILABLE SPACE
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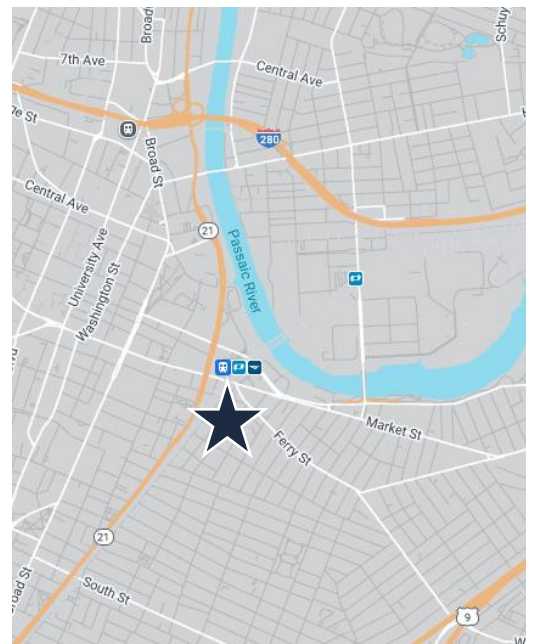
Ideal for Coffee Shop, Bakery, Restaurant, Wellness Concepts, Grocery, Juice Bar  
IDEAL USE

High Ceilings  
Floor to Ceiling Windows  
Open Canvas, Boutique, Artsy and Modern  
PROPERTY FEATURES

±0.4 AC (Block 194, Lot 10)  
LOT SIZE

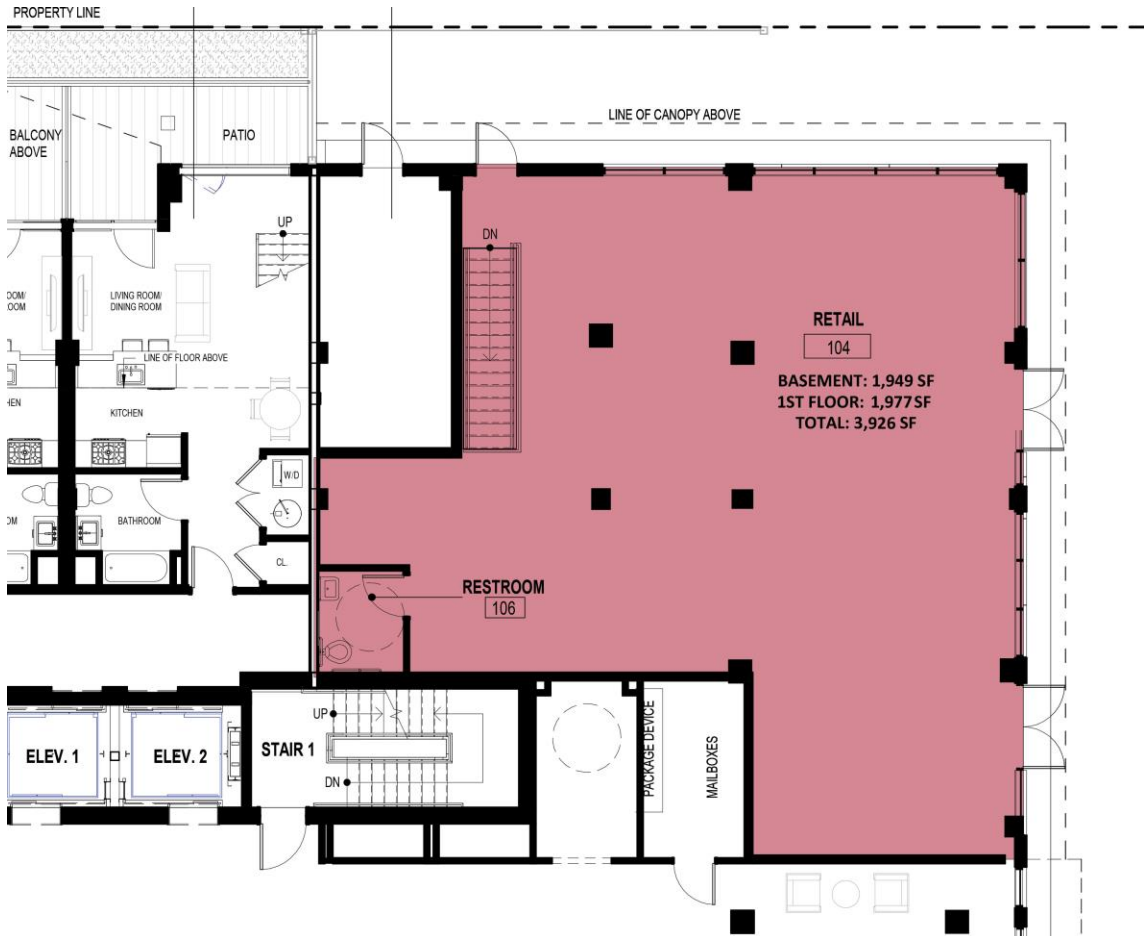
\$25,294.48  
TAXES (2024)

0.4 MI to Newark Penn Station  
1.8 MI to I-78  
1.9 MI to US Highway 1 & 9  
ACCESSIBILITY



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

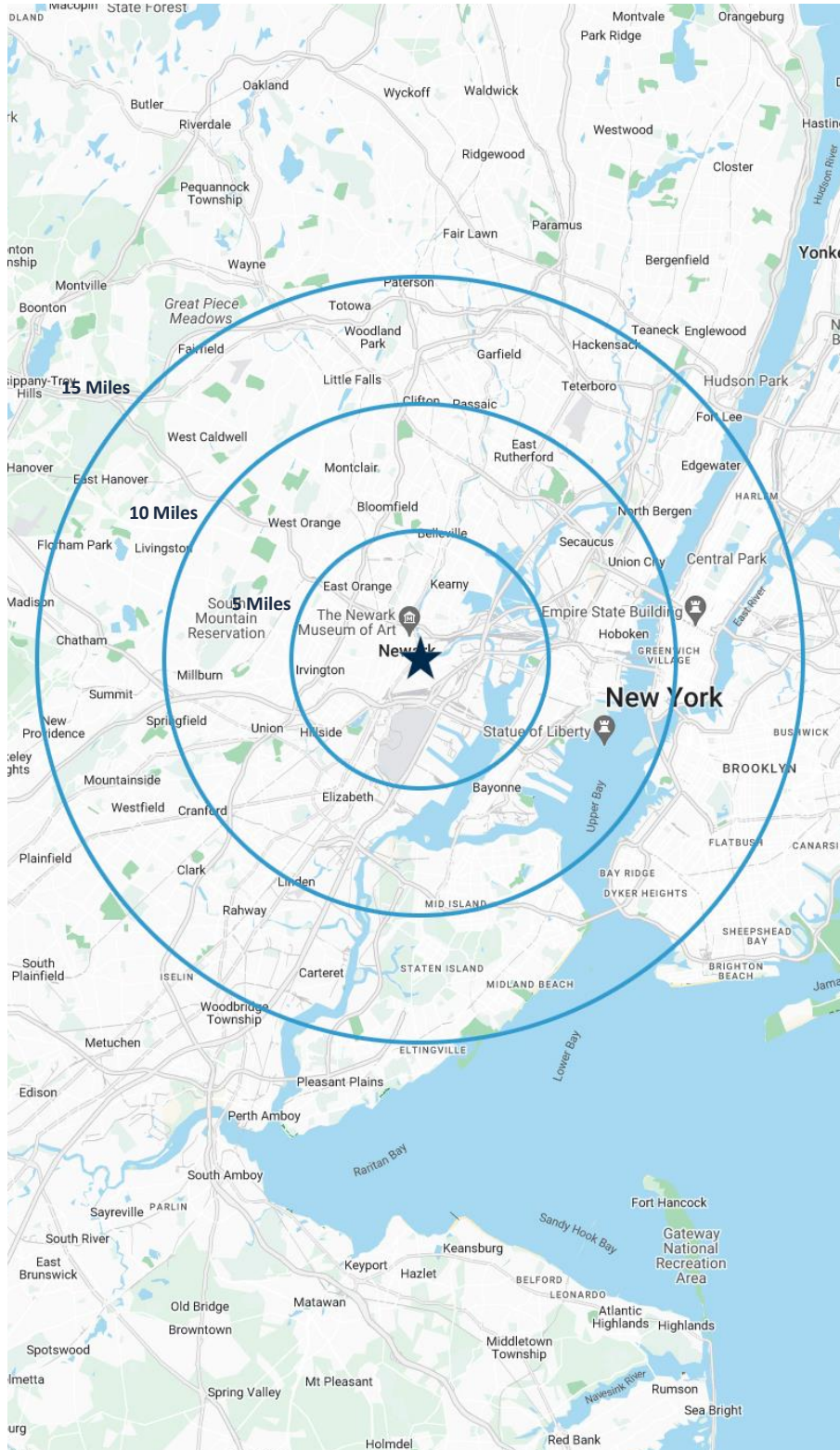
Juan Disla  
Director  
973.379.6644 x 226  
JD@blauberg.com



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### 5 MILES

- Total Population: 837,196
- Households: 312,797
- Median Household Income: \$69,295
- Average Household Size: 2.6
- Transportation to Work: 402,534
- Labor Force: 666,799

### 10 MILES

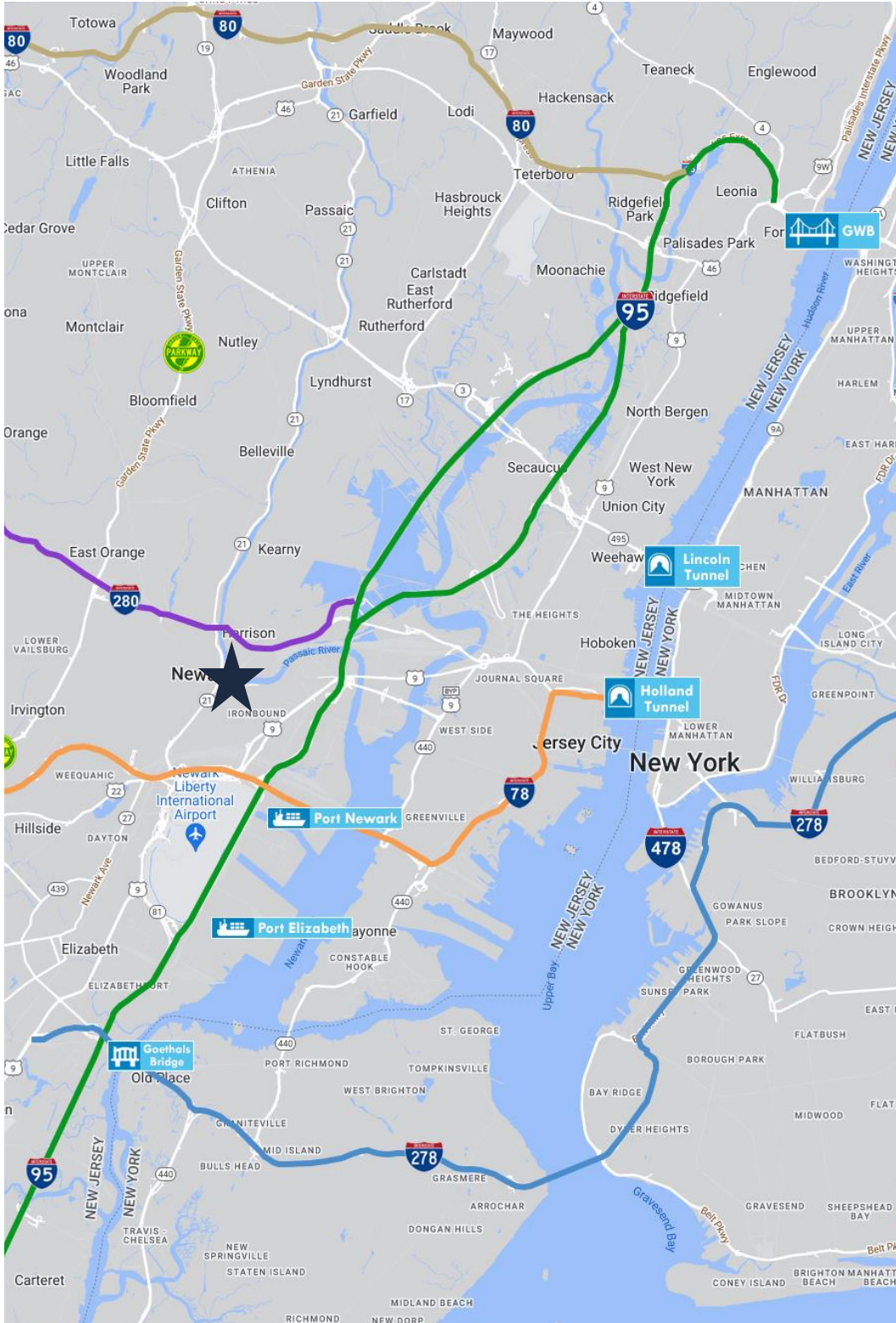
- Total Population: 3.15M
- Households: 1.29M
- Median Household Income: \$109,335
- Average Household Size: 2.4
- Transportation to Work: 1.66M
- Labor Force: 2.59M

### 15 MILES

- Total Population: 8.32M
- Households: 3.35M
- Median Household Income: \$102,720
- Average Household Size: 2.4
- Transportation to Work: 4.27M
- Labor Force: 6.82M

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**ACCESSIBILITY**



0.4 MI  
Penn Station



1.8 MI  
I-78



1.9 MI  
US Hwy 1 & 9



3.4 MI  
Ports Newark  
and Elizabeth



4.3 MI  
Newark Airport



5.1 MI  
I-95 Exit 13A



7.7 MI  
Holland Tunnel



10.6 MI  
Lincoln Tunnel

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