

**Specifications**

**Property Highlights**

- Total Bldg Size: ±5,000 SF
- Total Acreage: ±0.14-AC
- Ceiling Height: ±14'
- Loading: 1 Drive-In Door  
10' x 10'
- Year Built: 1925
- Zoning: Professional Office
- Taxes: \$12,282 (2024)
- Sale Price: Please Call

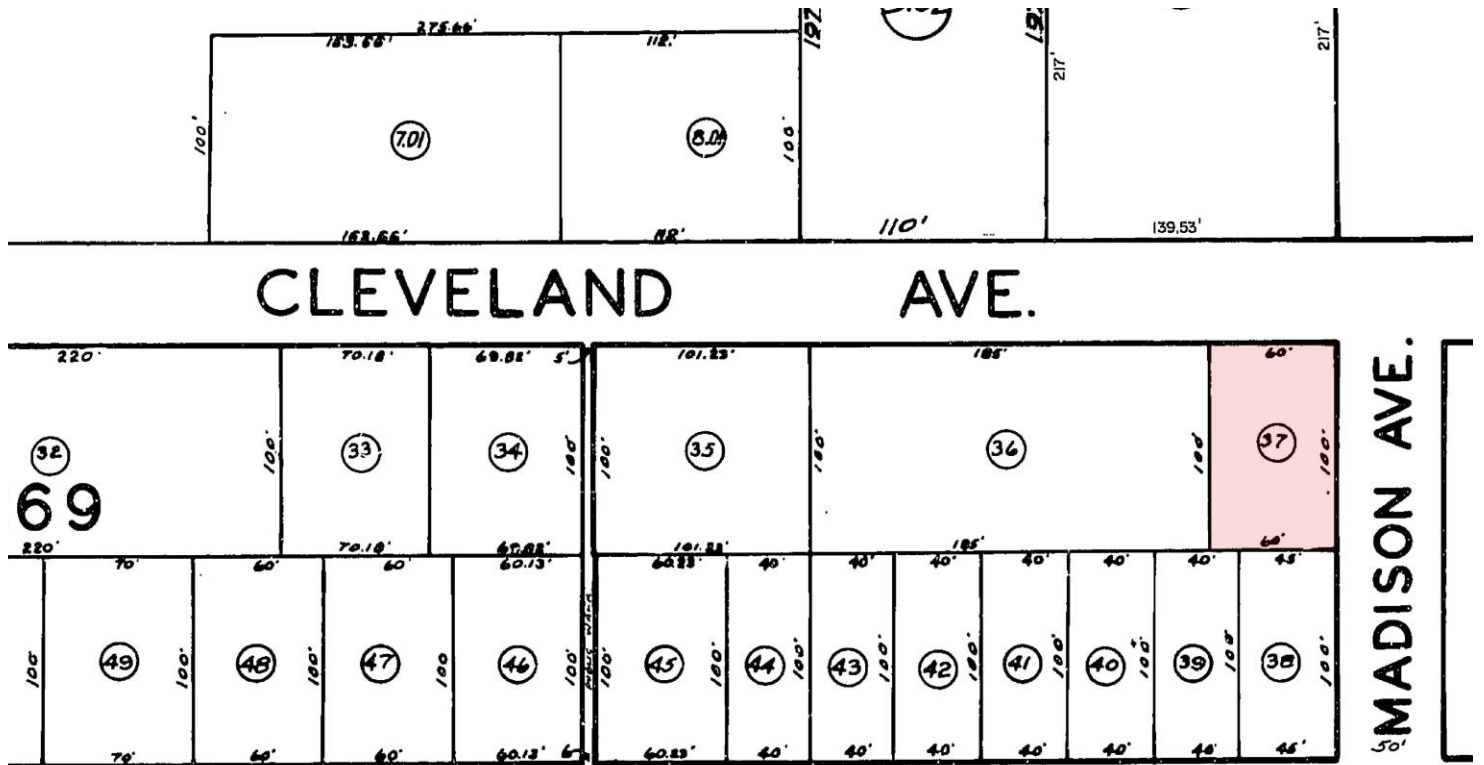
**Accessibility**

- 2.1 MI to US Highway 1
- 3.7 MI to I-95, Exit 9
- 5.4 MI to I-287

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

Alex Dombrowski  
Associate  
973.379.6644 x 229  
ADombrowski@blauberg.com





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

Alex Dombrowski  
 Associate  
 973.379.6644 x 229  
 ADombrowski@blauberg.com

Located on Cleveland Avenue in the heart of the Highland Park downtown district, this property boasts convenient access to US Highway 1 and Route 27. It is approximately two miles to Rutgers University Campus and close to many retailers in the surrounding area.



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

Alex Dombrowski  
Associate  
973.379.6644 x 229  
ADombrowski@blauberg.com

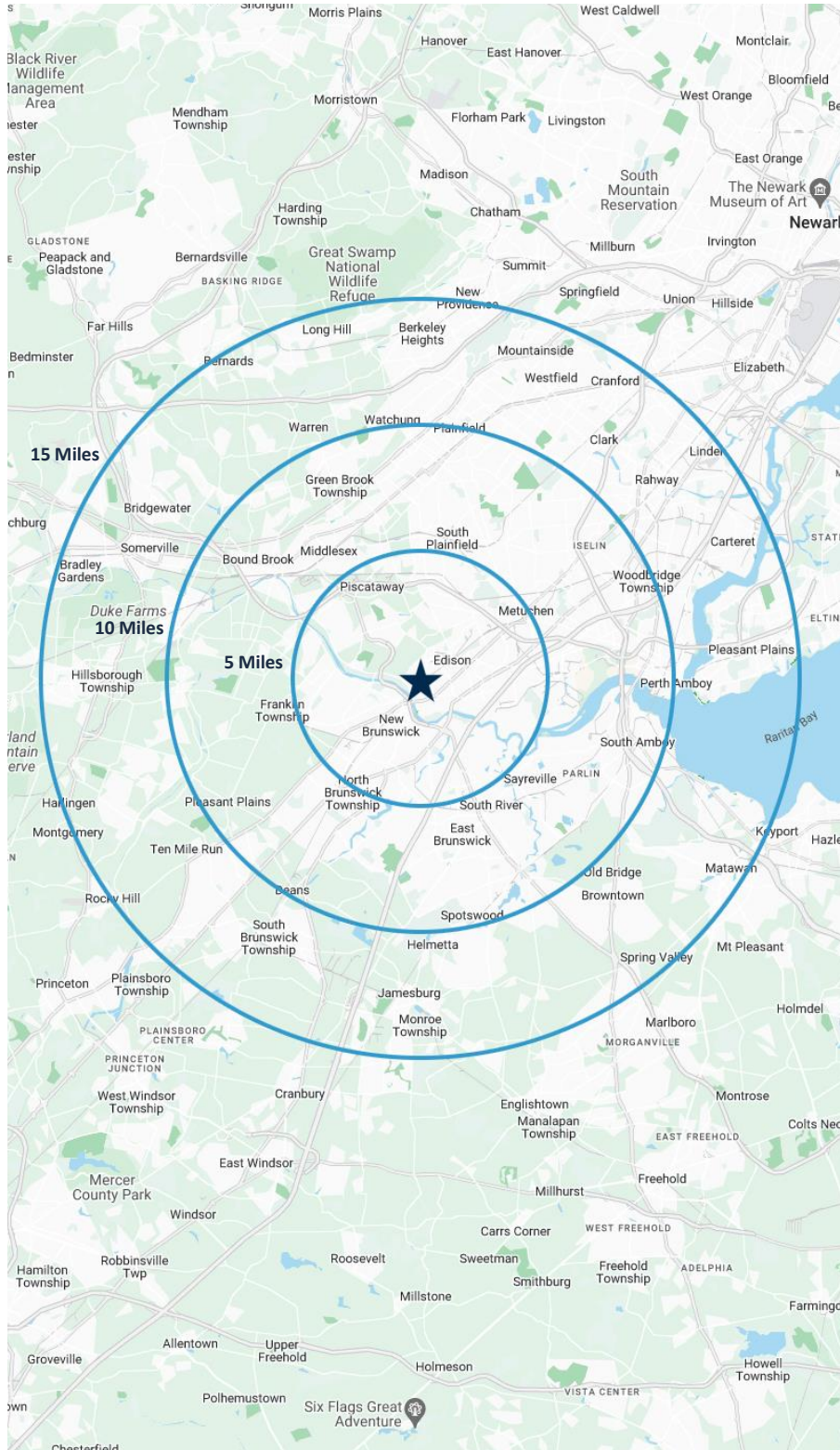




For additional property information or to arrange  
an inspection, please contact the exclusive brokers:

Alex Dombrowski  
Associate  
973.379.6644 x 229  
ADombrowski@blauberg.com





### 5 MILES

- Total Population: 295,683
- Households: 100,293
- Median Household Income: \$111,956
- Average Household Size: 2.8
- Transportation to Work: 152,099
- Labor Force: 243,136

### 10 MILES

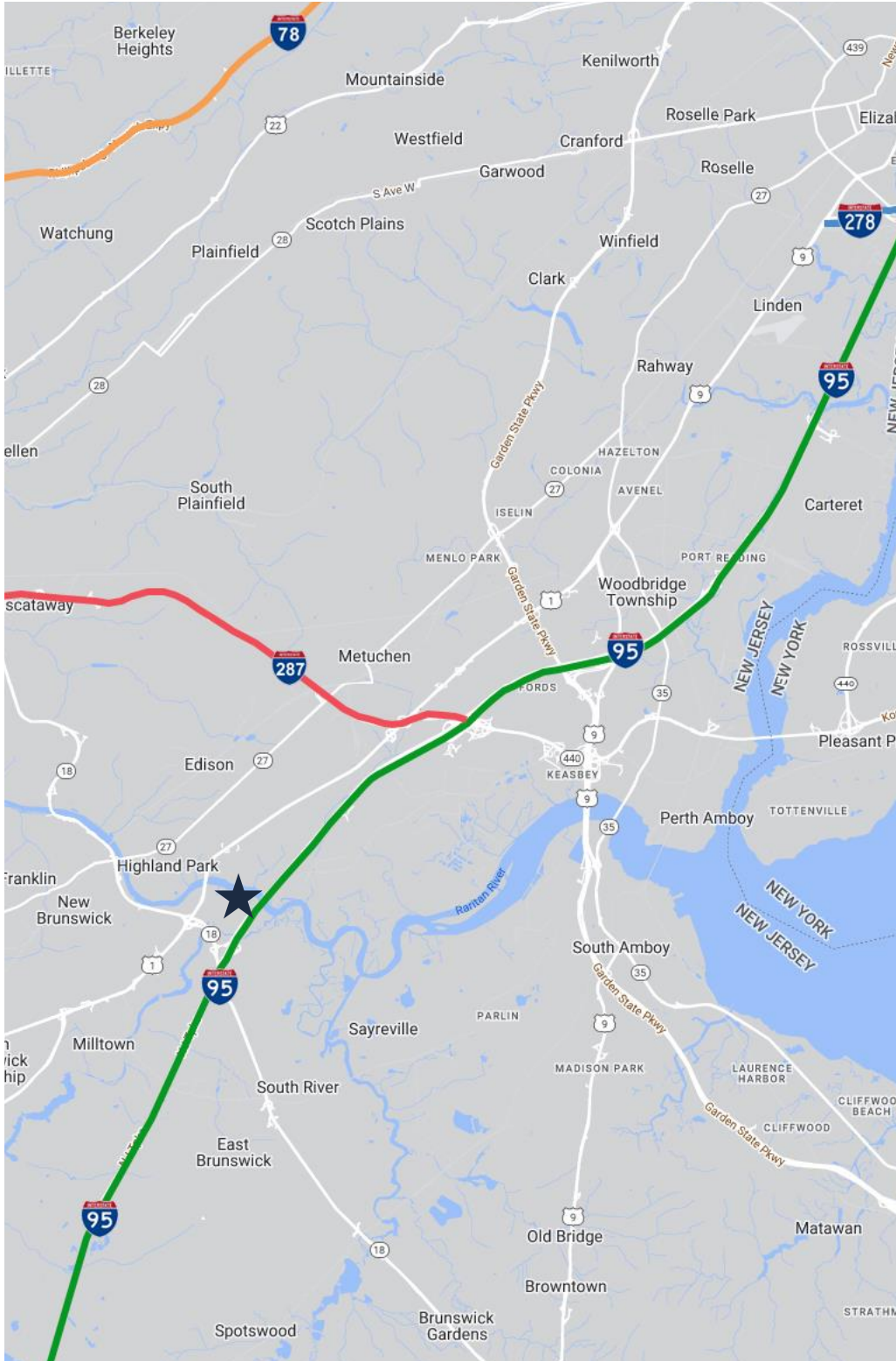
- Total Population: 966,941
- Households: 339,204
- Median Household Income: \$116,397
- Average Household Size: 2.8
- Transportation to Work: 496,748
- Labor Force: 786,616

### 15 MILES








- Total Population: 1.77M
- Households: 640,720
- Median Household Income: \$126,928
- Average Household Size: 2.7
- Transportation to Work: 903,924
- Labor Force: 1.44M

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

Alex Dombrowski  
Associate  
973.379.6644 x 229  
ADombrowski@blauberg.com



**ACCESSIBILITY**

-  2.7 MI  
US Hwy 1
-  3.7 MI  
I-95 Exit 9
-  5.4 MI  
I-287
-  7.8 MI  
GSP Exit 130
-  16.2 MI  
I-78 Exit 29
-  24.9 MI  
EWR
-  27.1 MI  
Ports Newark and Elizabeth
-  34.2 MI  
Holland Tunnel
-  35.6 MI  
Lincoln Tunnel

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

Alex Dombrowski  
Associate  
973.379.6644 x 229  
ADombrowski@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.