



Cedar Grove Triple Net Retail Asset, Columbia Bank & Medical Space

1027 POMPTON AVE, CEDAR GROVE NJ



OFFERING MEMORANDUM

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PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



CEDAR GROVE TRIPLE NET RETAIL ASSET, COLUMBIA BANK & SOL BEAUTY STUDIOS

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY DETAILS

EXTERIOR PHOTOS

FIRST FLOOR

SECOND FLOOR

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

This investment opportunity offers the chance to acquire a partially leased property with stable income already in place and additional upside through the vacant 3,500 square foot space. The property is currently anchored by Columbia Bank, which is in year 2 of a 5-year lease and pays \$16,198.25 per month. The lease includes 3% annual rent increases and a 5-year renewal option, giving the next owner steady cash flow and long-term tenant stability.

The vacant 3,500 square foot space gives a new owner the opportunity to increase income by leasing it to a new tenant or using it for their own business. This makes the property attractive to both investors looking for income with upside and owner-users who want to occupy part of the building while benefiting from the existing bank lease. Overall, this is a strong opportunity with current income, future growth potential, and flexibility.

PROPERTY HIGHLIGHTS

- 7,500 SF modern office building
- 1 unit, built in 2000
- Zoned RC for commercial use

OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	2
Lot Size:	40,696 SF
Bank Drive Through:	Yes
Building Size:	7,500 SF
NOI:	\$194,379.00
Cap Rate:	5.55%
Occupancy:	50%
Units:	2
Parking Spots:	25

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	814	3,577
Total Population	858	2,265	9,607
Average HH Income	\$170,491	\$174,528	\$184,860



Property Description



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LOCATION DESCRIPTION

Explore the vibrant community surrounding the office suite in Cedar Grove, NJ. Enjoy local dining at The Wood Pit, Agamie's, and Cedar Grove Bagels, or unwind at Cedar Grove Park. With easy access to Route 23 and Route 46, commuting is a breeze.

PARKING DESCRIPTION

25 Surface Parking Spots

UTILITIES DESCRIPTION

Elevator access

Air conditioning, water, gas, electric

Signage

Strong visibility and frontage on Route 23 at a signalized intersection

Drive Through



Property Details

Sale Price **\$3,500,000**

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	RC
Lot Size	40,696 SF
APN #	0704_300_83
Waterfront	No
Power	Yes

LOCATION INFORMATION

Building Name	Cedar Grove Triple Net Retail Asset, Columbia Bank & Medical Space
Street Address	1027 Pompton Ave
City, State, Zip	Cedar Grove, NJ 07009
County	Essex
Signal Intersection	No
Nearest Highway	All Major NJ Highways within 15 minute drive
Nearest Airport	Newark, La Guardia, JFK within 60 minute drive

PARKING & TRANSPORTATION

Street Parking	No
Parking:	25 Surface Parking Spaces
Number of Parking Spaces	25

BUILDING INFORMATION

Building Size	7,500 SF
NOI	\$194,379.00
Cap Rate	5.55
Building Class	C
Ceiling Height	10 ft
Number of Floors	2
Year Built	2000
Roof	Good
Free Standing	Yes
Number of Buildings	1

UTILITIES & AMENITIES

Elevators	Yes
Central HVAC	Yes
HVAC	Yes
Gas / Propane	Yes
Drive Through	Yes



Property Details

Location Information

County	Essex	Lot Acres	0.937	Class 4 Code	051
Municipality	Cedar Grove Township	Lot Sq Ft	40,815.72	Building Class	10
Block / Lot / Qual	300 / 83 / ---	Land Use	Commercial	Building Desc	2SB
Additional Lots	---	Land Desc	0.937 AC	Building Sq.Ft.	0
Census Code	340130213005007	Zoning	RC	Year Constructed	2000

Tax Information

Assessed Year	2026	Land Value	\$1,184,400	Tax Exemption	---
Tax Year	2025	Improved Value	\$1,381,600	Deductions (Amount)	0
Calculated Tax	\$52,396.50	Total Assessed Value	\$2,566,000	Tax Rate (2025)	2.603
Special Tax Codes	G01			Tax Ratio (2025)	74.85

Last Market Sale

Sale / Rec Date	12/28/2004 - 02/22/2005	Buyer Name	JEANCO LLC	Seller Name	SACKS, ALAN & EUGENIA
Sale Price	\$0	Buyer Street	1027 POMPTON AVENUE	Seller Street	1027 POMPTON AVE
Price / Sq.Ft.	---	Buyer City, State	CEDAR GROVE NJ	Seller City, State	CEDAR GROVE, NJ
Book / Page	06159 / 00148				
Assessor Code	25				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34013C0101F	06/04/2007	0.93 (100%)	No



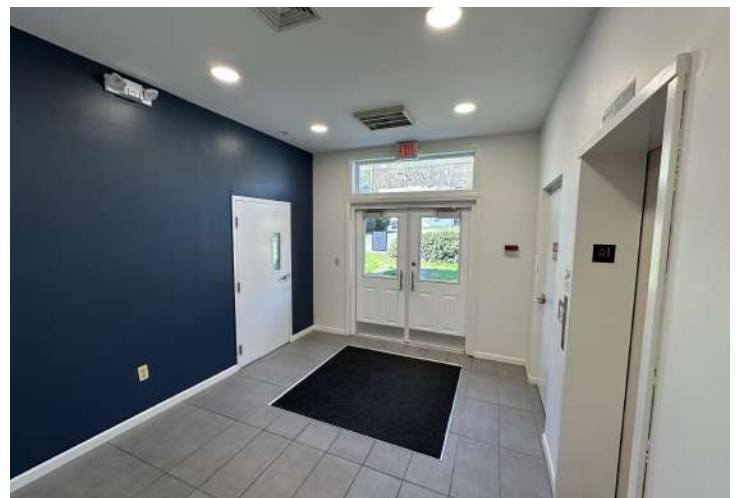
Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



Exterior Photos



First Floor | Columbia Bank



Second Floor | Medical Space



Second Floor Plans | Excellent For Medical Or Salon



CEDAR GROVE TRIPLE NET RETAIL ASSET, COLUMBIA BANK & SOL BEAUTY STUDIOS

LOCATION INFORMATION

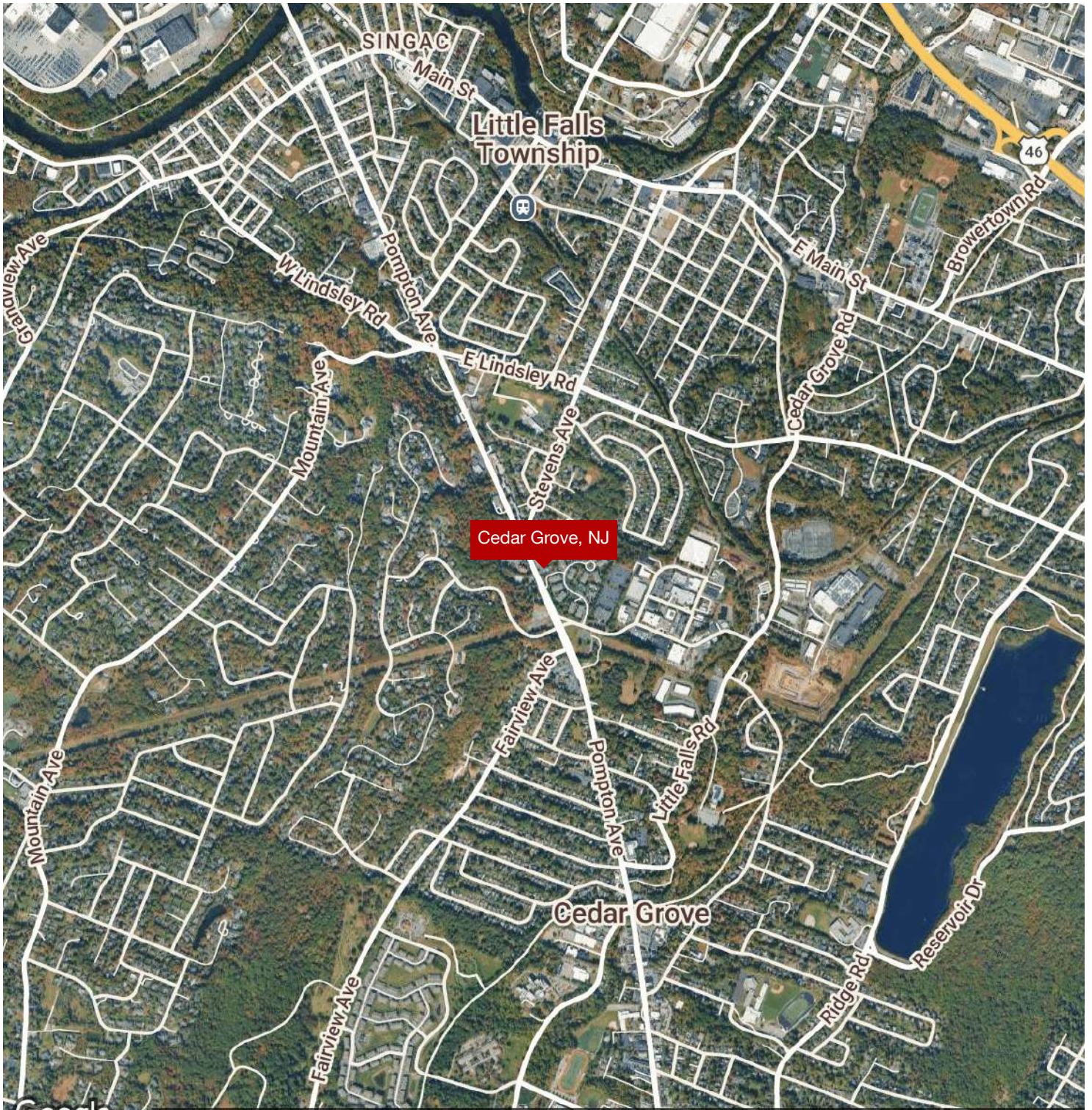
2

REGIONAL MAP

AERIAL MAP

FLOOD MAP

Regional Map

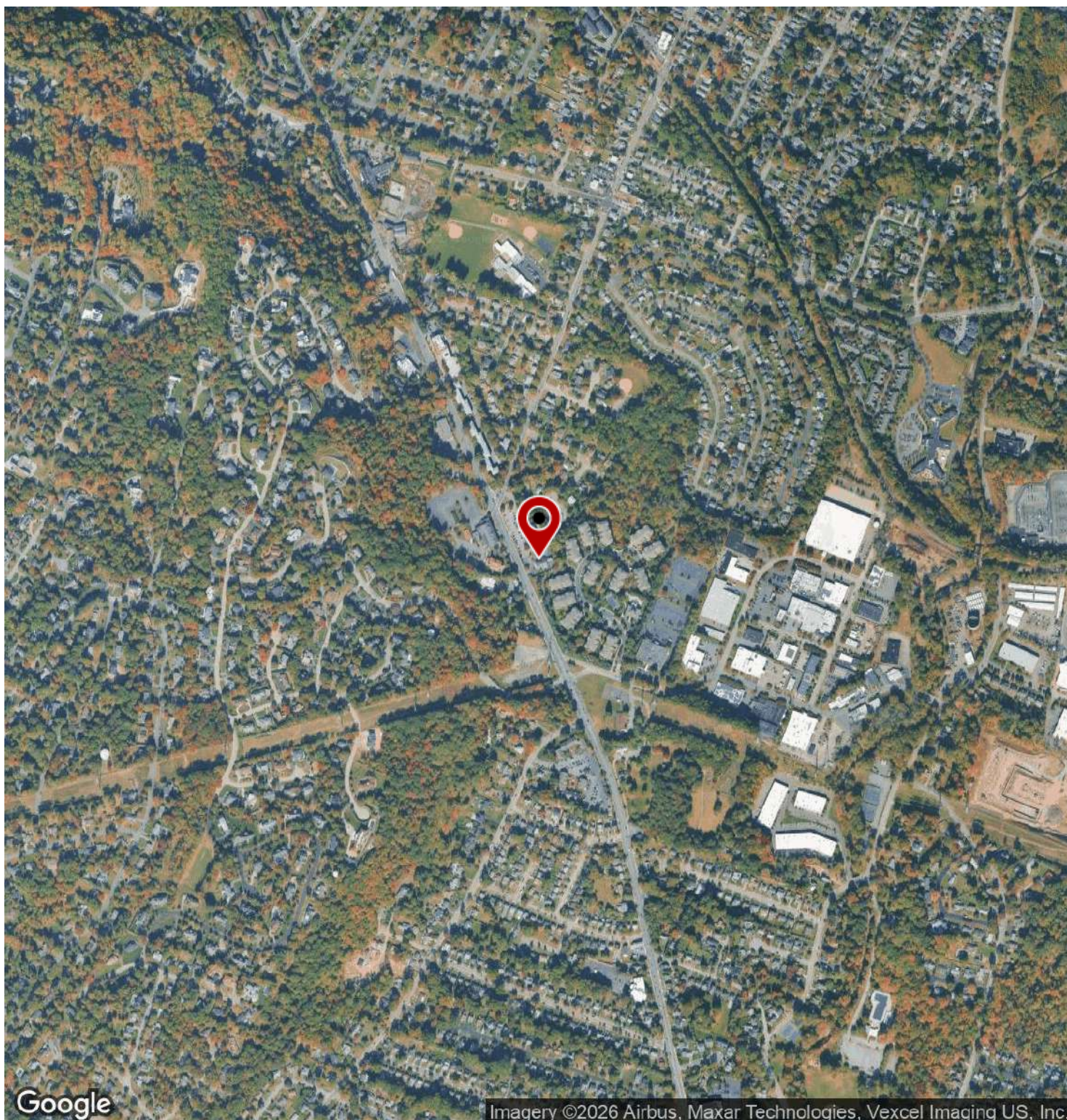


Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.



Aerial Map



FEMA Flood Map

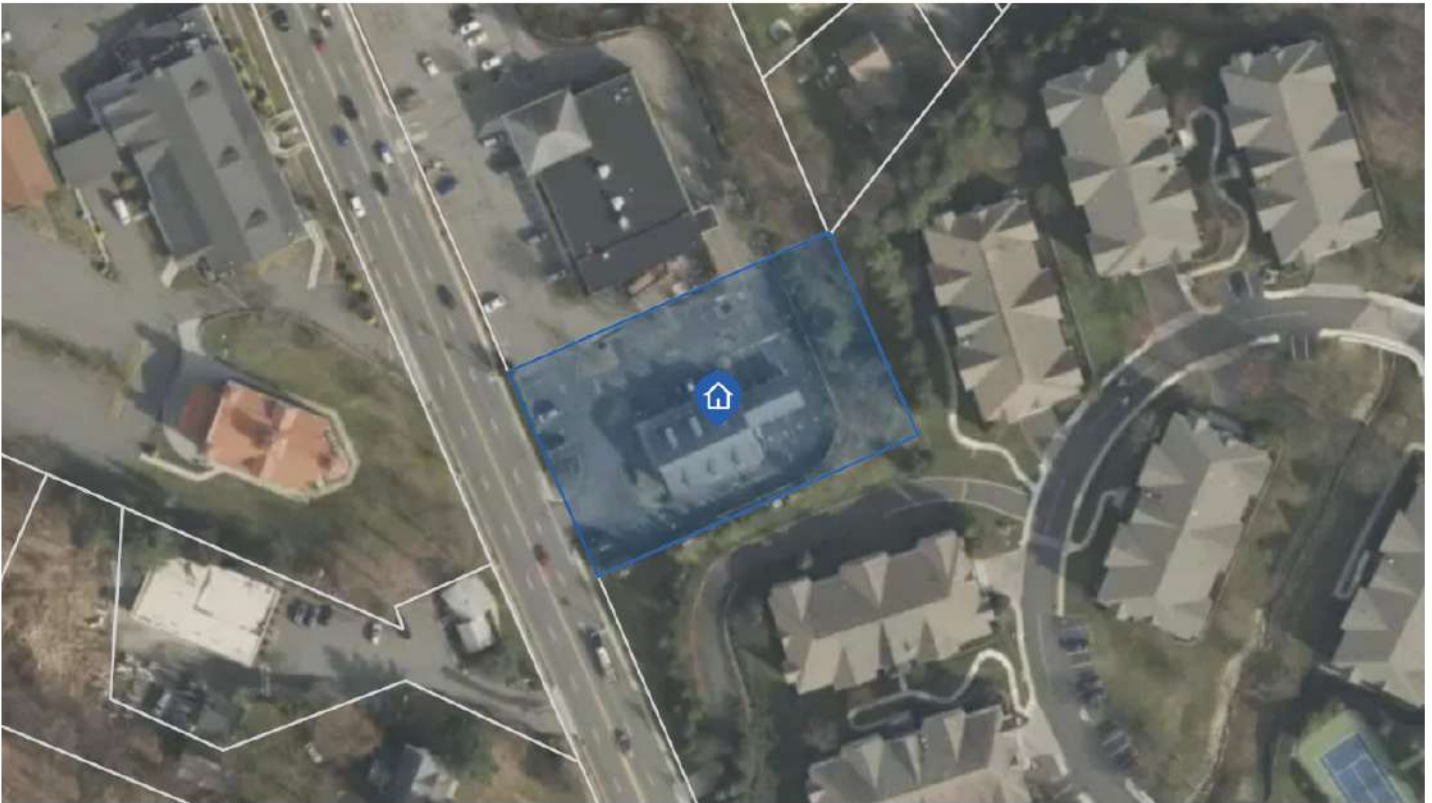
Property Detail Report

For property located at
1027 Pompton Avenue, Cedar Grove, NJ 07009

 **PropertyRecords**

APN: 04-00300-0000-00083-0000
Generation date: 04/10/2026

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.93 (100%)	34013C0101F	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined



CEDAR GROVE TRIPLE NET RETAIL ASSET, COLUMBIA BANK & SOL BEAUTY STUDIOS

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

TAX HISTORY

Financial Summary

INVESTMENT OVERVIEW

CEDAR GROVE TRIPLE NET RETAIL ASSET, COLUMBIA BANK & MEDICAL SPACE

Price	\$3,500,000
Price per SF	\$467
Price per Unit	\$1,750,000
CAP Rate	5.55%
Cash-on-Cash Return (yr 1)	5.55%
Total Return (yr 1)	\$194,379
Rent Increases Annually:	3% annual rent increases
Lease Year:	Year 2 of 5 Year Lease with 5-year renewal option

OPERATING DATA

CEDAR GROVE TRIPLE NET RETAIL ASSET, COLUMBIA BANK & MEDICAL SPACE

Gross Income	\$194,379
Net Operating Income	\$194,379

FINANCING DATA

CEDAR GROVE TRIPLE NET RETAIL ASSET, COLUMBIA BANK & MEDICAL SPACE



Tax History

Property Detail Report



For property located at
1027 Pompton Avenue, Cedar Grove, NJ 07009

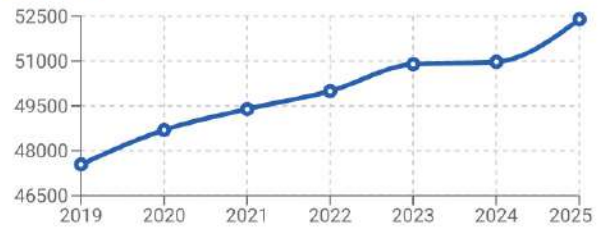
APN: 04-00300-0000-00083-0000
Generation date: 04/10/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$52,396.50	\$1,423.5	2.79%	\$761,400	\$1,188,600	\$1,950,000
2024	\$50,973.00	\$78	0.15%	\$761,400	\$1,188,600	\$1,950,000
2023	\$50,895.00	\$897	1.79%	\$761,400	\$1,188,600	\$1,950,000
2022	\$49,998.00	\$604.5	1.22%	\$761,400	\$1,188,600	\$1,950,000
2021	\$49,393.50	\$702	1.44%	\$761,400	\$1,188,600	\$1,950,000
2020	\$48,691.50	\$1,150.5	2.42%	\$761,400	\$1,188,600	\$1,950,000
2019	\$47,541.00	\$819	1.75%	\$761,400	\$1,188,600	\$1,950,000
2018	\$46,722.00	\$507	1.1%	\$761,400	\$1,188,600	\$1,950,000
2017	\$46,215.00	\$1,423.5	3.18%	\$761,400	\$1,188,600	\$1,950,000
2016	\$44,791.50	\$1,033.5	2.36%	\$761,400	\$1,188,600	\$1,950,000
2015	\$43,758.00	\$897	2.09%	\$761,400	\$1,188,600	\$1,950,000
2014	\$42,861.00	\$1,813.5	4.42%	\$761,400	\$1,188,600	\$1,950,000
2013	\$41,047.50	\$1,579.5	4%	\$761,400	\$1,188,600	\$1,950,000
2012	\$39,468.00	\$1,306.5	3.42%	\$761,400	\$1,188,600	\$1,950,000
2011	\$38,161.50	\$994.5	2.68%	\$761,400	\$1,188,600	\$1,950,000
2010	\$37,167.00	-\$11,164.02	-23.1%	\$761,400	\$1,188,600	\$1,950,000
2009	\$48,331.02	\$1,551.22	3.32%	\$117,100	\$277,600	\$394,700
2008	\$46,779.80	\$2,376.1	5.35%	\$117,100	\$277,600	\$394,700
2007	\$44,403.70	-\$276.3	-0.62%	\$117,100	\$277,600	\$394,700
2006	\$44,680.00	\$1,894.6	4.43%	\$117,100	\$277,600	\$394,700
2005	\$42,785.40	\$1,618.2	3.93%	\$117,100	\$277,600	\$394,700
2004	\$41,167.20	\$1,736.7	4.4%	\$117,100	\$277,600	\$394,700
2003	\$39,430.50	\$3,394.4	9.42%	\$117,100	\$277,600	\$394,700
2002	\$36,036.10	\$671	1.9%	\$117,100	\$277,600	\$394,700



CEDAR GROVE TRIPLE NET RETAIL ASSET, COLUMBIA BANK & SOL BEAUTY STUDIOS

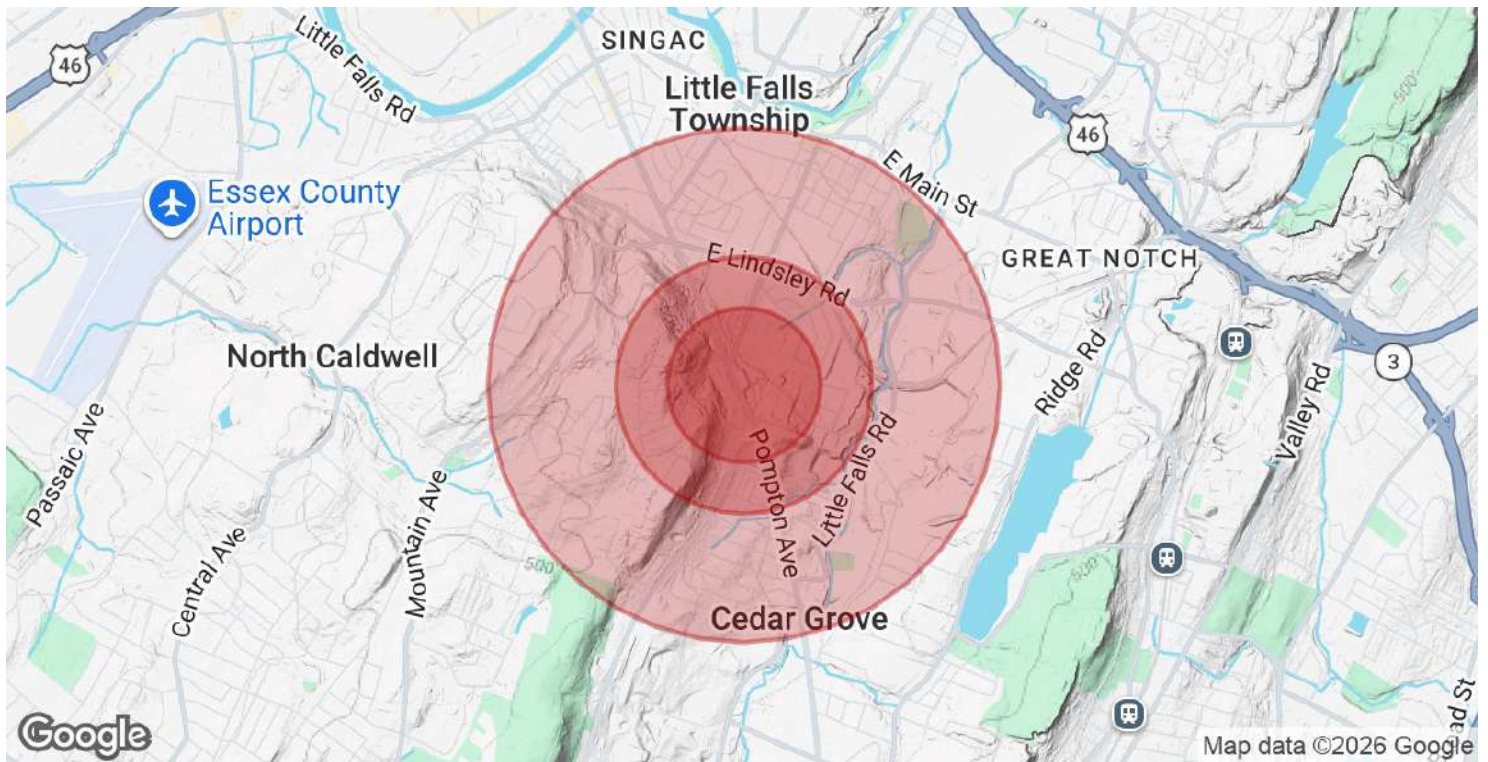
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

ADVISOR BIO & CONTACT INFO

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	858	2,265	9,607
Average Age	50	48	45
Average Age (Male)	47	46	43
Average Age (Female)	52	50	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	814	3,577
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$170,491	\$174,528	\$184,860
Average House Value	\$665,643	\$679,033	\$732,620

Demographics data derived from AlphaMap



Advisor Bio & Contact Information

BRUCE ELIA JR.

Managing Director | Fort Lee



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PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'
Bachelor Degree - University of New Hampshire - June 2008'
Broker-Associate License - May 2011'
Certified Negotiation Expert (C.N.E.)
Financial Analysis for Commercial Real Estate (C.C.I.M)
Feasibility Analysis for Commercial Real Estate (C.C.I.M)
Financial Modeling for Real Estate Development (C.C.I.M)
RE Development: Acquisitions (C.C.I.M)
Industrial Designation - Financial Analysis (C.C.I.M)
Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS & AFFILIATIONS

KW Commercial Advertised on 300+ Websites
Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
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Eastern Bergen County Board of Realtors
Platinum Circle of Excellence Award Recipient

