

**Specifications**

**Property Highlights**

- 3.14 Acres with a ±1,600 SF SFH
- Zoned EDO-3 Economic Development Zone 3 – Office / Retail and Light Industrial
- Permitted Uses – Retail / Medical / Professional / Recreation / Education / Wholesale / Contractor / Self-Storage / Light Industrial
- Conditional Uses – Gas Convenience / QSR / New and Used Auto Dealers
- City Water / New Septic
- Ideal Route 9 Location – ±87,000 Cars Per Day
- Close to GSP, Route 18 and Route 34
- Taxes at \$11,718.65 (2025)

**Accessibility**

- 3.3 Miles to GSP Exit 123
- 5.7 Miles to Route 440
- 8.9 Miles I-95 Exit 10
- 9.5 Miles I-287

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

**John Longo**  
Senior Director  
973.379.6644 x 129  
JLongo@blaugberg.com

**Patrick Clancy**  
Associate  
973.379.6644 x 238  
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### 5 MILES

- Total Population: 192,351
- Households: 70,681
- Median Household Income: \$111,517
- Average Household Size: 2.7
- Transportation to Work: 101,243
- Labor Force: 156,881

### 10 MILES

- Total Population: 883,466
- Households: 310,318
- Median Household Income: \$125,076
- Average Household Size: 2.8
- Transportation to Work: 458,344
- Labor Force: 720,184

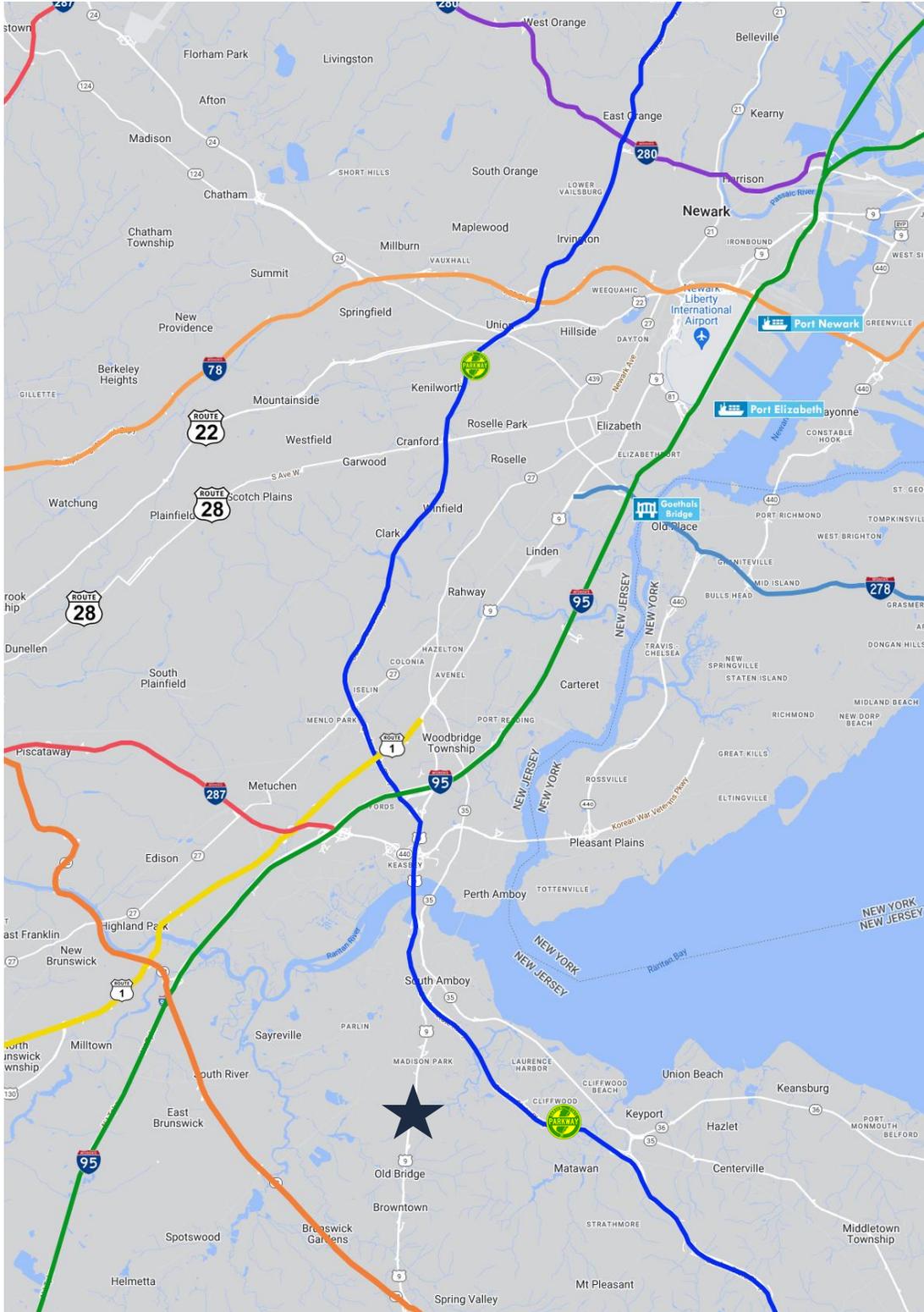
### 15 MILES

- Total Population: 1.84M
- Households: 652,469
- Median Household Income: \$126,215
- Average Household Size: 2.8
- Transportation to Work: 946,964
- Labor Force: 1.5M

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**ACCESSIBILITY**



3.3 MI  
GSP Exit 123



5.7 MI  
Route 440



8.9 MI  
I-95 Exit 10



9.5 MI  
I-287



18.7 MI  
Goethals Bridge

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