



**SIGNATURE**  
REALTY NJ



PROPERTY:

**122 Central Ave**

Clark, NJ 07066

Exclusively Listed By:



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# PROPERTY DESCRIPTION

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549 MILLBURN AVE  
SHORT HILLS, NJ 07078  
973-921-1111

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## Clark – High Visibility & Excellent Access

Location, Location, Location! This is a rare and incredible opportunity to own a high-exposure commercial property ideally situated just off Garden State Parkway Exit 135 (North & South) in the thriving township of Clark, NJ.

Positioned on a high-traffic roadway, this property offers exceptional visibility and is perfect for a wide range of uses including office, retail, or professional services (verify permitted uses with the township).

### Property Highlights:

- Exclusive on-site parking lot with 25 spaces
- Surrounded by top-tier shopping and national retailers, including Clark Commons, Whole Foods, Marshalls, and major banks
- Convenient access to public transportation
- Minutes from Hyatt Hills Golf Course, restaurants, and essential services
- Located in one of Union County's most accessible and commercially vibrant areas

Whether you're looking to establish a new business, relocate, or expand your investment portfolio, this property delivers unmatched location benefits and long-term potential.

Zoned for commercial use – Buyers must verify permitted uses with the Township of Clark.





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# LISTING OVERVIEW

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# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Just off Garden State Parkway Exit 135 with high daily traffic and excellent exposure.
- Private parking lot with 25 spaces for staff and clients.
- Near Clark Commons, Whole Foods, Marshalls, banks, and restaurants.
- improvements formula to increase rents to market

UNITS	COUNT
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Tenant 1	7,612.58
Tenant 2	5,932.46

## OFFERING SUMMARY

Sale Price:	\$2,199,000
Number of Units:	2
Price Per sq ft:	\$522.09
Gross Income:	\$162,540
NOI:	\$124,094.92 psf
EGR:	\$155,262
Block:	70
Lot:	4.0
Acre:	.34
Gross Building Area:	6,500 SF (including basement)
Built:	1972, 53 yrs
Total sq ft	4,210



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# PHOTOS

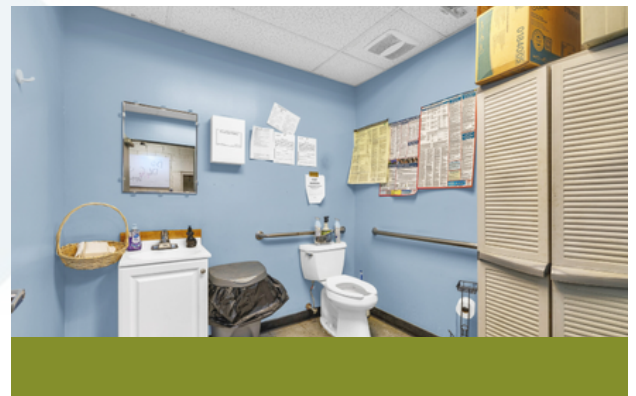
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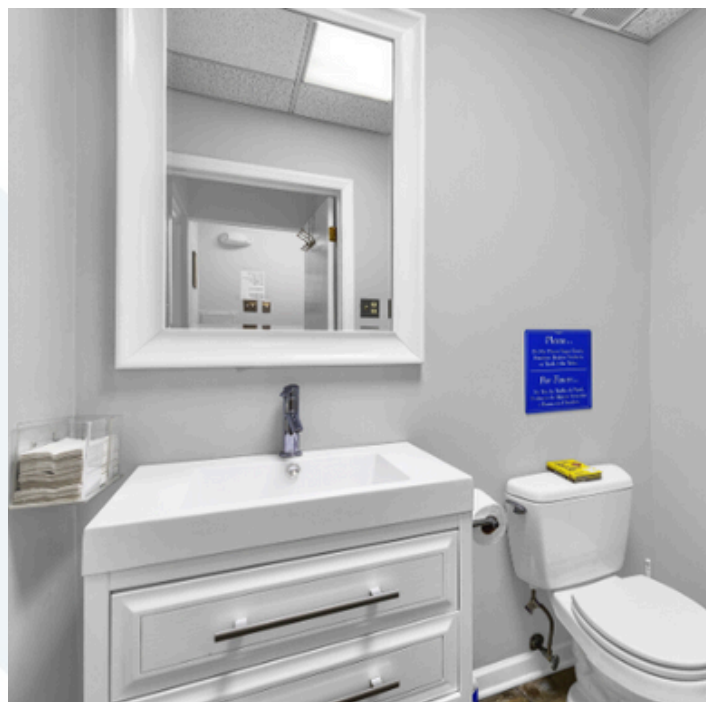
## PHOTOS





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## PHOTOS





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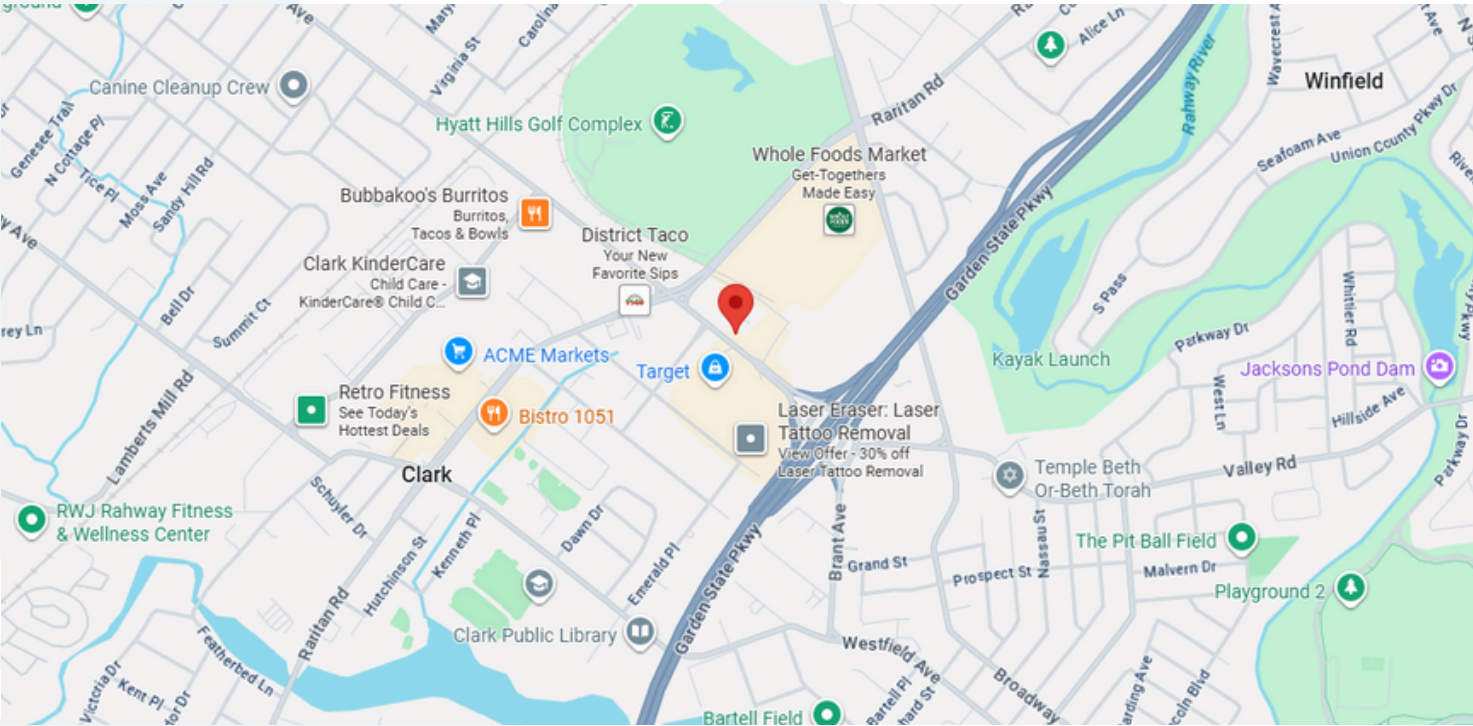
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

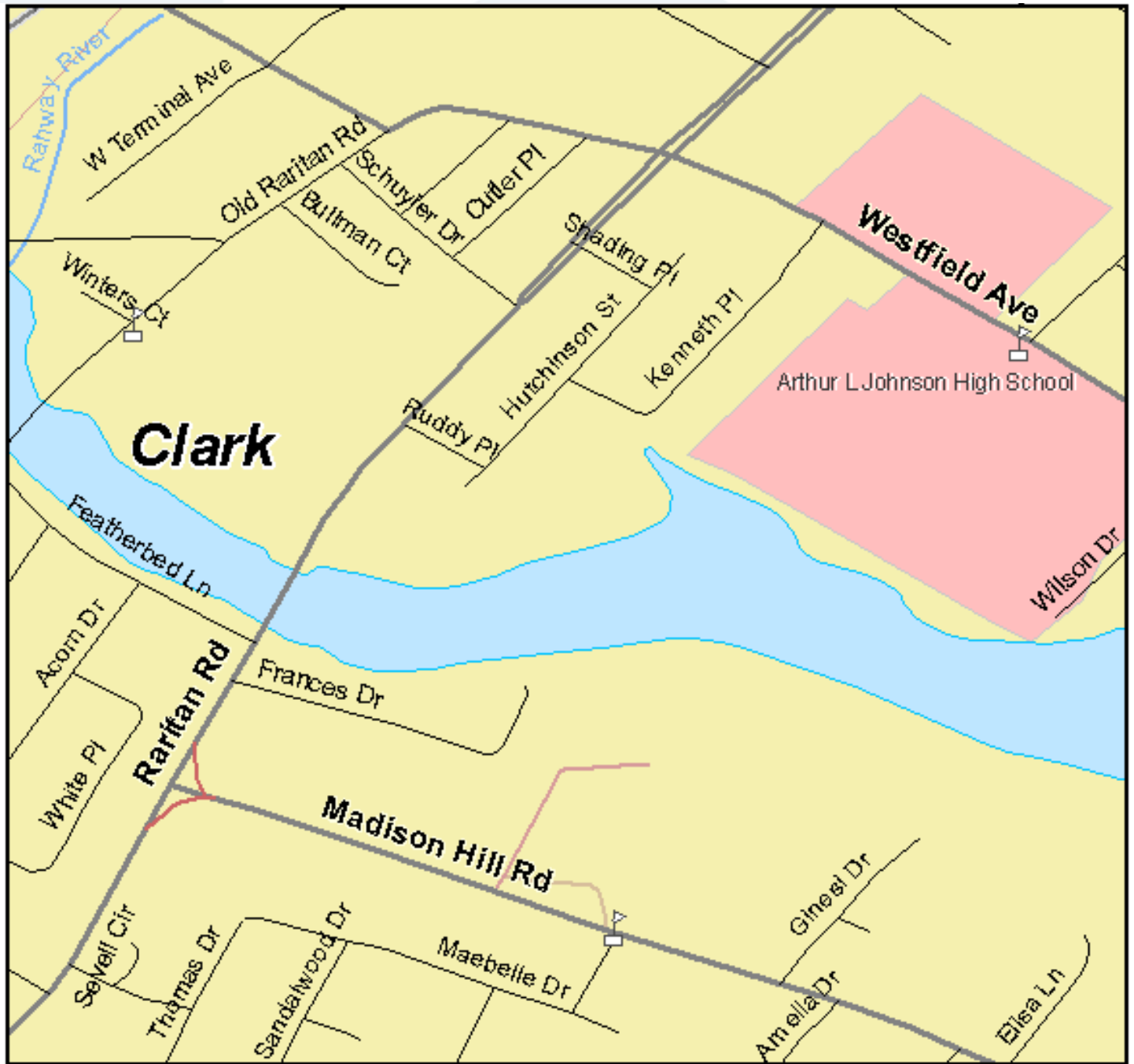
Total Population	15,410
Average Age Average	43.2 yrs old
Age (Male) Average	47.8%
Age (Female)	52.2%

Census Reporter profile



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## LOCATION MAP





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# AERIAL MAP





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# FINANCIAL ANALYSIS

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# RENT ROLL SUMMARY

## Tenant 1

CLFE, LLC (formerly 1-800 Flowers)

Use: Florist / Retail

**Lease Term:**

- June 1, 2025 – May 31, 2027
- One (1) Five-Year Renewal Option

**Base Rent:**

- \$5,431.83 per month
- \$65,182 per year NNN

**Additional Rent:**

- Taxes: Approximately \$1,165.98/month (56.25%)
- Arrears Amortization: \$507.39/month

**Total Monthly Rent:**

- \$7,612.58

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# RENT ROLL SUMMARY

## Tenant 2

Pecoraro Periodontics, LLC

Use: Dental / Medical Office

### Lease Term:

- February 1, 2013 – January 31, 2028 (currently in 2nd option)
- Two (2) Five-Year Renewal Options
- 1,782 sq ft

### Base Rent:

- \$4,909.41 per month (initial term)
- \$58,912.92 per year NNN

### Additional Rent:

- Taxes: \$1,023.05/month (43.75%)
- CAM: Approximately \$4,028.62 per year during the initial term

### Total Monthly Rent:

- \$5,932.46 (initial total)



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# SALE COMPARABLES


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# SALE COMPARABLES

#	Property	Photo	Sales Date	Sale Price	# of Units	Price/Unit	Price/SF
1	301 Central Ave Clark, NJ		--	\$3,068,584	--	--	--



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# BUILDING EXPENSES

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# BUILDING EXPENSES

UTILITIES	EXPENSES
Water, Sewer, Telephone, Alarm	\$5,309.00
Landscaping/Snow Removal	\$5,848.00
PSEG Egress	\$2,700.00
Building Maintenance	\$945.00





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# AGENT BIOS

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# LISTING AGENT



**Kerlly Bochicchio**

Kerlly@signaturerealtynj.com  
908-499-8918

## PROFESSIONAL BACKGROUND

With 10 years of real estate experience, I proudly serve clients across New Jersey in both residential and commercial real estate. I've successfully helped hundreds of families and investors buy, sell, and lease properties—always with a focus on transparency, communication, and exceptional results.

Whether it's finding your dream home, marketing a new development, or negotiating a high-value commercial deal, my mission is to guide you through every step with confidence and care. My background includes extensive experience in new construction sales, multi-family investments, and commercial leasing, giving me the expertise to handle a wide range of real-estate goals.

Fluent in English, Portuguese, and Spanish, I'm proud to serve a diverse community and build lasting relationships based on trust and results.

Serving Union, Essex, Middlesex, Bergen, and Somerset Counties  
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