

FOR SALE OR LEASE

494 Broadway, Bayonne, NJ



PURCHASE PRICE: \$4,000,000

LOT SIZE: 7,499 SF (0.172 acres)

YEAR BUILT: 1918

RE TAXES: \$47,900

BLOCK & LOT: 205 & 1

ZONING: Central Business District (CBD)

SPACE SIZE: 7,500 SF of retail space plus

6,000 SF of basement area

RENT: Upon Request

LEASE TYPE: NNN

FRONTAGE: 88 Feet

CEILING HEIGHTS: 18 Feet

INVESTMENT HIGHLIGHTS:

- Prime location in the heart of **Downtown** Bayonne across from a new **RWJ hospital**
- Redevelopment opportunity
- Corner location with great visibility (**88 Feet of frontage**)
- Surrounded by national retail brands including **Playa Bowls, Wing Stop and McDonalds**
- Excellent demographics (**526,000 residents & \$91,000 average household income** within a 5-mile radius)

FOR MORE DETAILS CONTACT:

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KW Commercial | 237 Lorraine Ave, Montclair, NJ 07043 | 973.783.7400 | Licensed Real Estate Broker This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN

EXCEDO
COMMERCIAL REAL ESTATE



TAX MAP



EXTERIOR PHOTOS

EXCEDO
COMMERCIAL REAL ESTATE



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	41,050	176,868	526,961	4,424,692	328,123
5 Yr Growth	-4.1%	-3.2%	-3.3%	-4.6%	-2.2%
Median Age	40	39	38	38	38
5 Yr Forecast	41	40	40	39	40
White / Black / Hispanic	44% / 14% / 37%	36% / 21% / 35%	33% / 21% / 35%	40% / 21% / 24%	32% / 24% / 30%
5 Yr Forecast	43% / 14% / 38%	36% / 21% / 35%	33% / 21% / 35%	40% / 21% / 24%	32% / 24% / 30%
Employment	12,126	53,747	177,230	2,739,596	158,624
Buying Power	\$1B	\$4.5B	\$12.3B	\$134.1B	\$9.2B
5 Yr Growth	-6.9%	-5.4%	-5.1%	-7.5%	-2.5%
College Graduates	32.0%	32.0%	28.6%	41.3%	43.5%
Household					
Households	15,589	63,440	185,146	1,729,213	119,221
5 Yr Growth	-4.7%	-3.6%	-3.5%	-4.9%	-2.4%
Median Household Income	\$66,461	\$71,241	\$66,222	\$77,521	\$77,363
5 Yr Forecast	\$64,903	\$69,885	\$65,131	\$75,464	\$77,306
Average Household Income	\$89,184	\$95,096	\$91,141	\$109,620	\$103,810
5 Yr Forecast	\$87,523	\$94,288	\$90,023	\$107,667	\$104,131
% High Income (>\$75K)	44%	48%	44%	51%	51%
Housing					
Median Home Value	\$385,002	\$461,260	\$497,212	\$648,474	\$583,492
Median Year Built	1957	1955	1962	1954	1960
Owner / Renter Occupied	33% / 67%	40% / 60%	39% / 61%	30% / 70%	37% / 63%