



RETAIL PROPERTY

FOR SALE

±2,012 SF FULL SERVICE AUTO REPAIR SHOP

195 Miller St, Newark, NJ 07114

For More Information, Contact the Exclusive Broker

DYLAN MEADE | *Senior Associate* | dmeade@blauberg.com | 973.379.6644 x115

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

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PETER J. MURANO, JR., SIOR | *Managing Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114



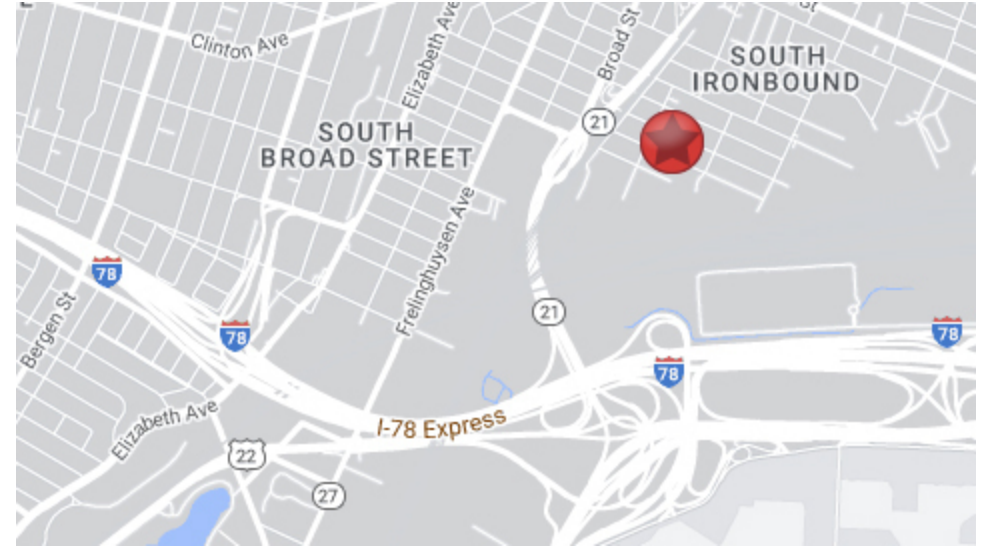
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.8 Miles to I-78

Approx. 1.5 Miles to US Highway 1 & 9

Approx. 2.6 Miles to Newark Liberty International Airport

Approx. 2.9 Miles to I-95, Exit 14

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.05 Acres
Building Size:	2,012 SF

PROPERTY HIGHLIGHTS

- ±2,012 SF Building Size
- ±0.05-AC Lot Size (Block 1178, Lot 14)
- 1 Drive-In Door
- 12' 8" Ceiling Height
- 3 Auto Lifts
- Brand New Air Compressor
- Gas Suspended Heat
- High Density Traffic Area
- Taxes at \$7,285.20 (2022)

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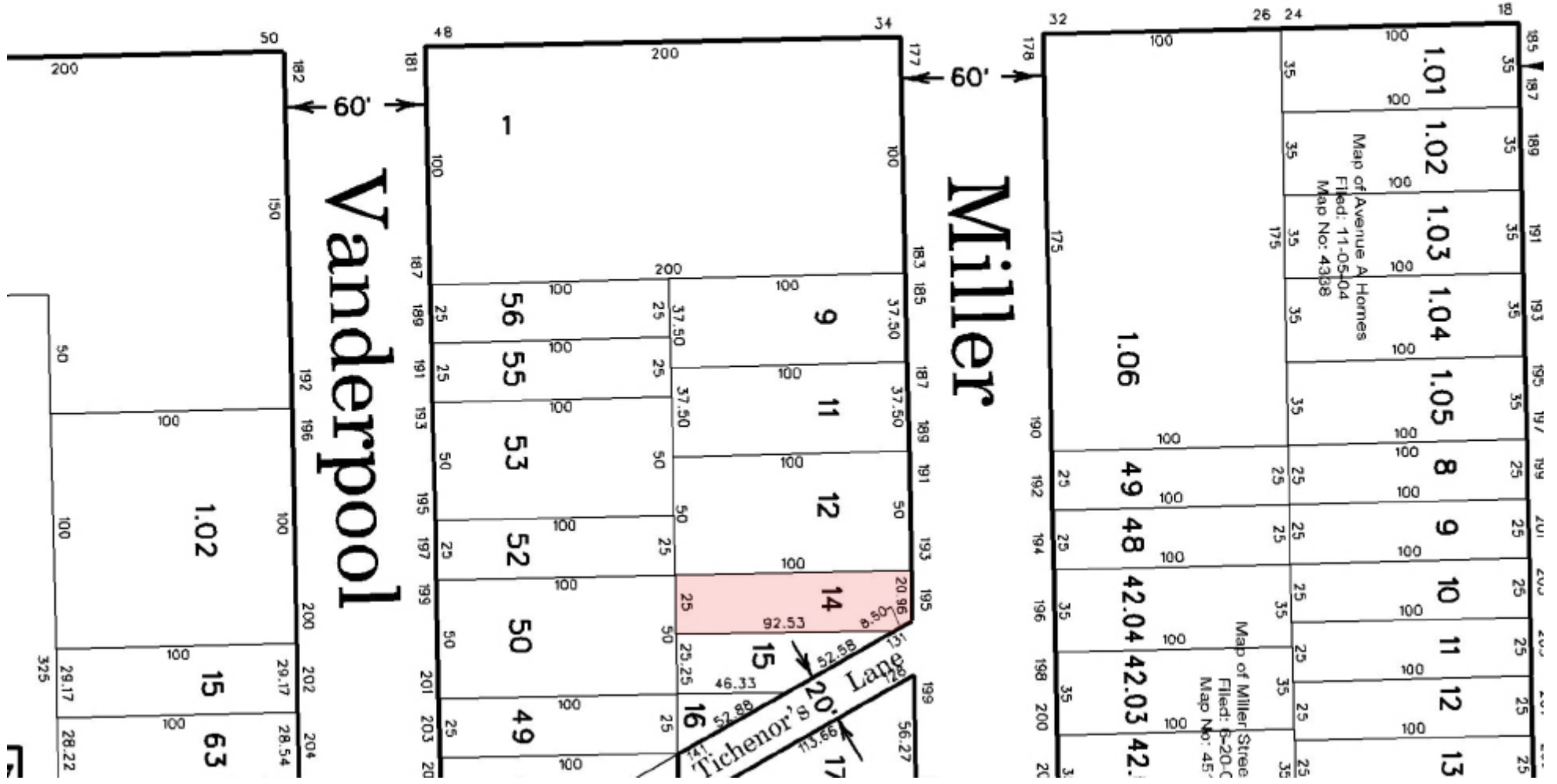


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Avenue A



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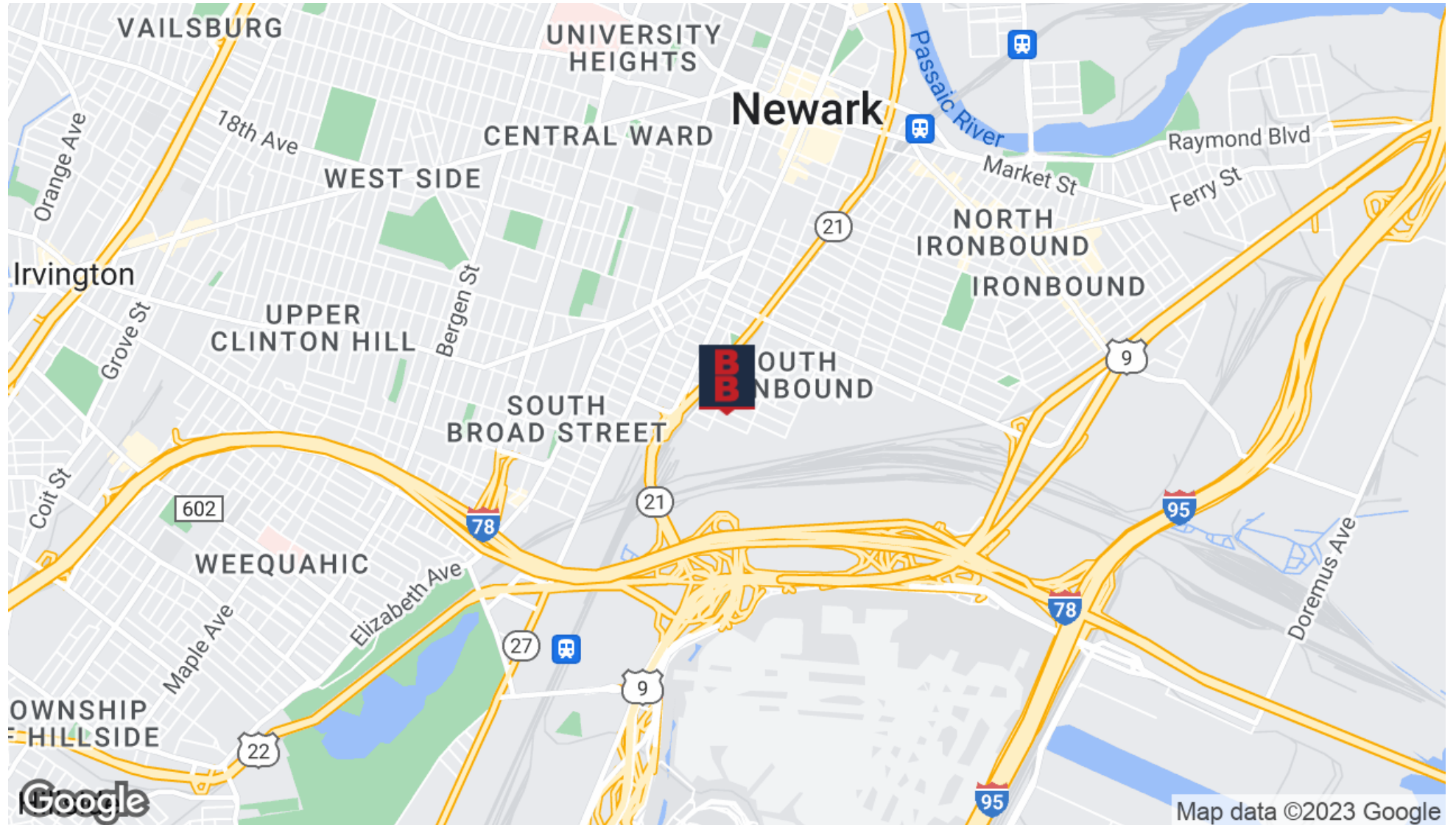
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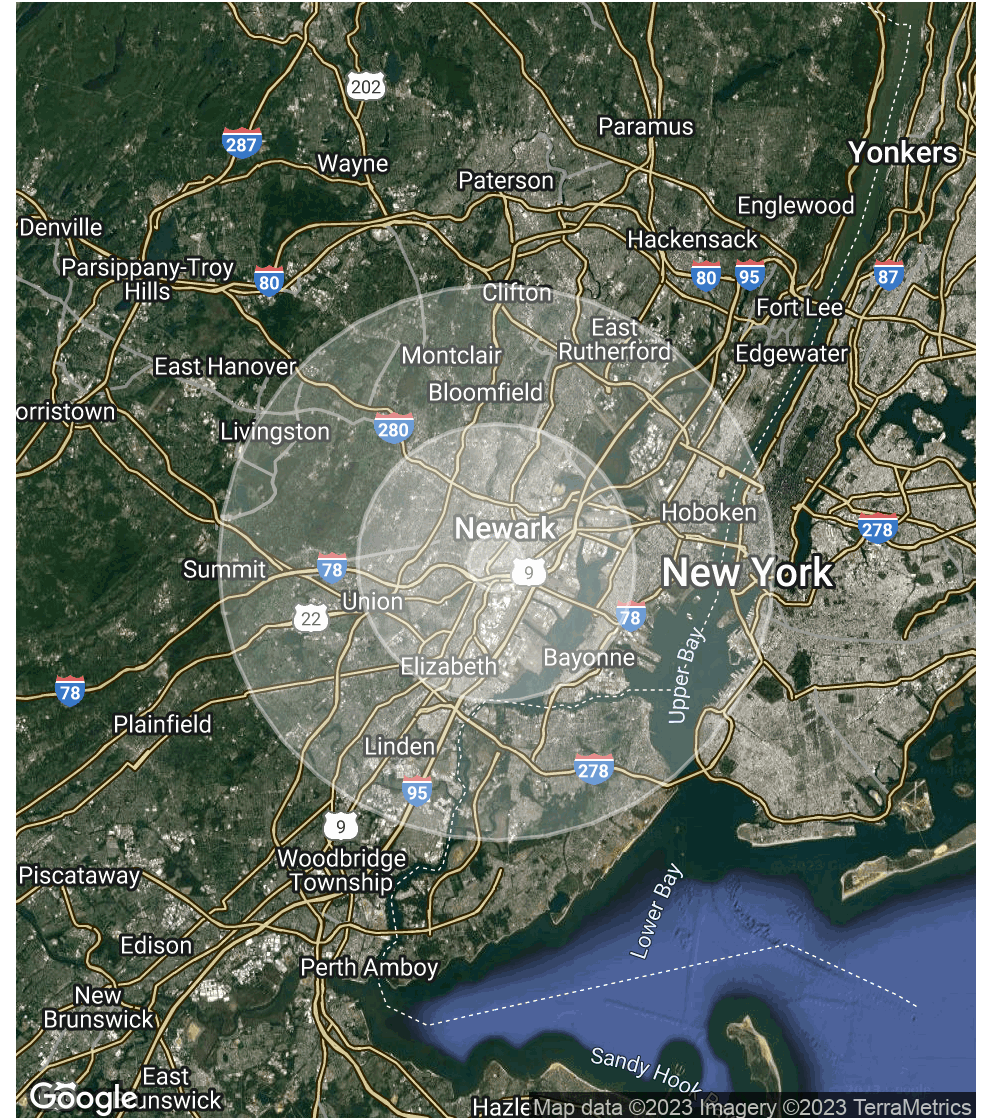
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	36,336	803,435	2,583,263
Average Age	35.5	36.1	38.3
Average Age (Male)	34.9	34.6	37.0
Average Age (Female)	34.6	37.5	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	14,555	316,280	1,092,633
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$48,240	\$64,651	\$111,039
Average House Value	\$189,918	\$242,595	\$473,681

* Demographic data derived from 2020 ACS - US Census



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