



OFFICE AND RETAIL PROPERTY

FOR LEASE

RETAIL AND MEDICAL / PROFESSIONAL OFFICES FOR LEASE AT QUICK CHEK CENTER

55-79 Union Boulevard, Totowa, NJ 07512

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

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973.379.6644 x147

NICHOLAS A. SAVASTANO

Sales Associate

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THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY HIGHLIGHTS

- Retail Space and Medical / Professional Offices Available
- Located at Thriving Retail Center Anchored by Quick Chek and Valley National Bank
- Abundant Off-Street Parking
- ***LANDLORD TO PAY 5% TO PROCURING BROKER TO LEASE SPACE AT THESE PROPERTIES***

OFFERING SUMMARY

Lease Rate: Negotiable



LOCATION DESCRIPTION

±0.72 Miles to I-80

SPACES	LEASE RATE	SPACE SIZE
Retail	Negotiable	1,451 SF
Retail	Negotiable	1,251 SF
Retail / Office	Negotiable	3,106 SF
2nd Floor Office - 55 Union Blvd	Negotiable	9,000 SF
2nd Floor Office - 79 Union Blvd	Negotiable	2,400 SF

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Conducive for multi-office setup for professionals requiring various office sizes.

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Users can be high volume retail space including nail salon, facial studio, medical fitness, restaurants, Verizon store, Lenscrafters, dentist, chiropractor.

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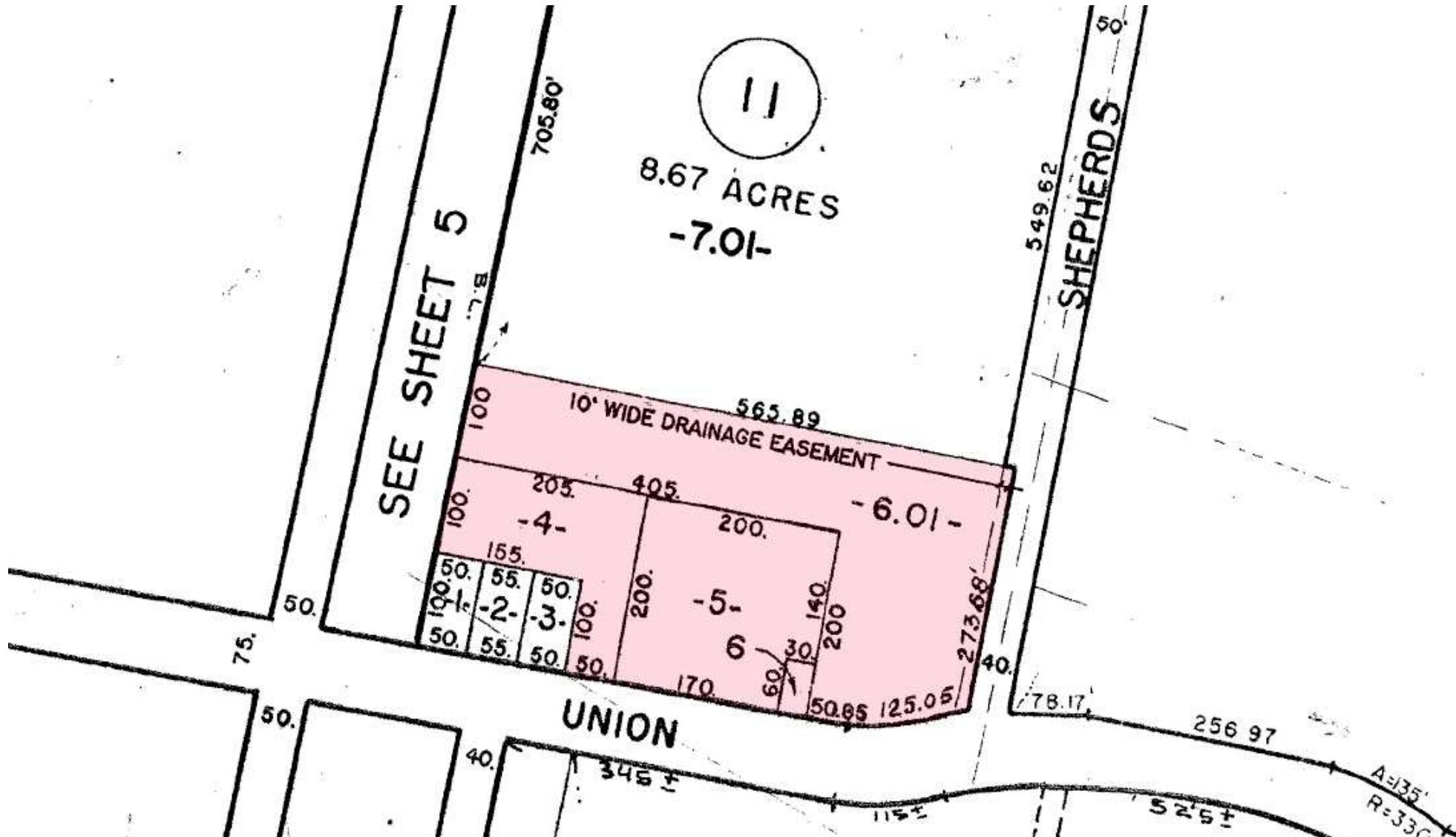
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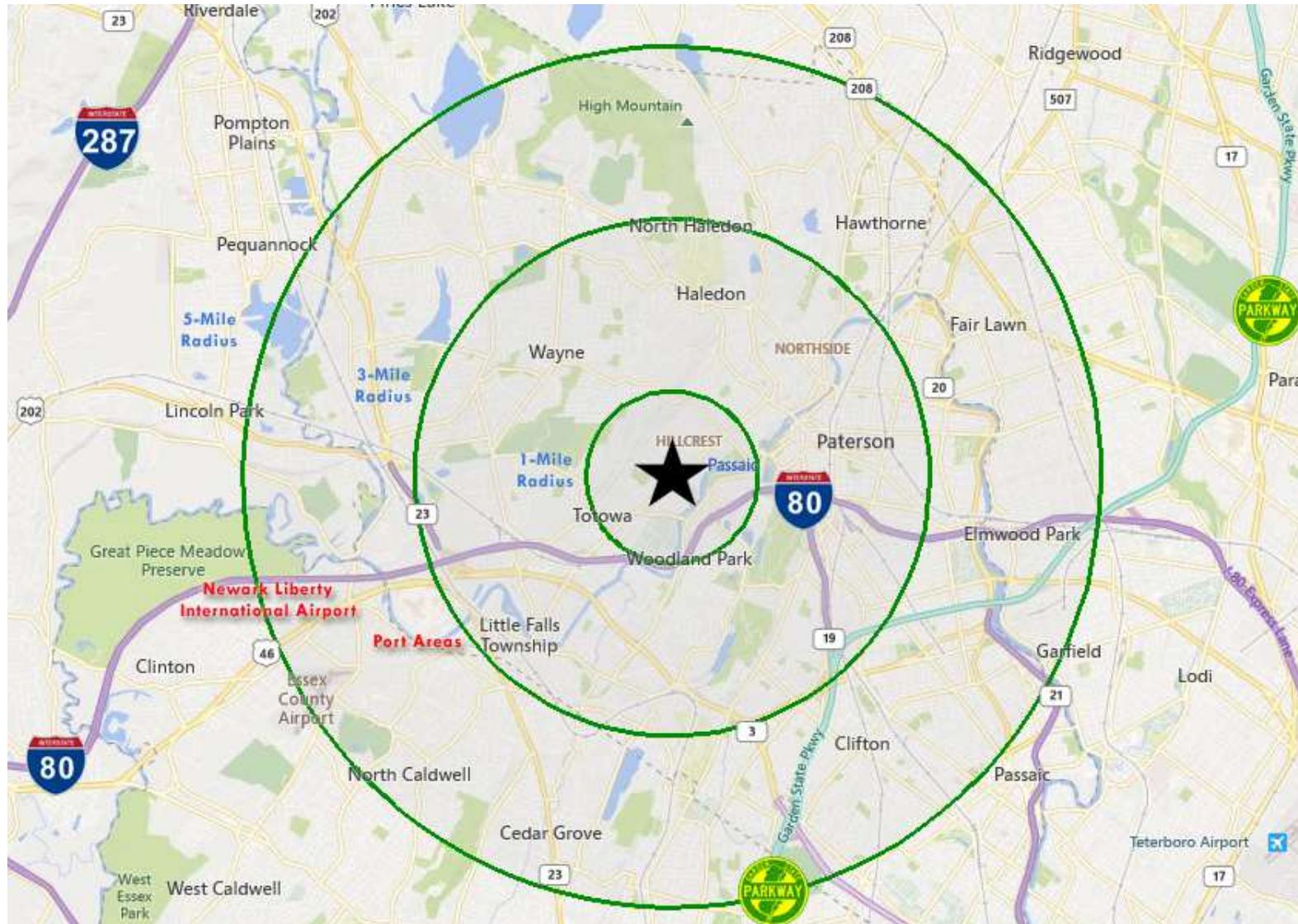


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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	21,385	213,217	460,743
2019 Estimate	21,917	211,497	457,076
2010 Census	25,029	205,260	448,359
Growth 2019-2024	(2.43%)	0.81%	0.80%
Growth 2010-2019	(12.43%)	3.04%	1.94%
2019 Population Hispanic Origin	10,810	101,332	182,819
2019 Population by Race:			
White	15,841	141,206	335,477
Black	2,851	48,049	72,069
Am. Indian & Alaskan	278	3,646	5,973
Asian	2,229	11,061	29,856
Hawaiian & Pacific Island	58	511	850
Other	659	7,025	12,852
U.S. Armed Forces:			
Households:	0	60	87
Households:			
2024 Projection	6,618	68,161	154,835
2019 Estimate	6,815	67,586	153,593
2010 Census	7,950	65,436	150,665
Growth 2019 - 2024	(2.89%)	0.85%	0.81%
Growth 2010 - 2019	(14.28%)	3.29%	1.94%
Owner Occupied	4,049	30,091	83,071
Renter Occupied	2,766	37,495	70,522
2019 Avg Household Income	\$88,033	\$77,484	\$93,751
2019 Med Household Income	\$69,127	\$50,081	\$67,203
2019 Households by Household Inc:			
<\$25,000	1,216	18,671	31,583
\$25,000 - \$50,000	1,457	15,088	29,635
\$50,000 - \$75,000	936	9,664	22,078
\$75,000 - \$100,000	1,032	6,941	17,794
\$100,000 - \$125,000	795	5,180	15,342
\$125,000 - \$150,000	398	3,142	9,403
\$150,000 - \$200,000	499	4,119	12,542
\$200,000+	481	4,782	15,215

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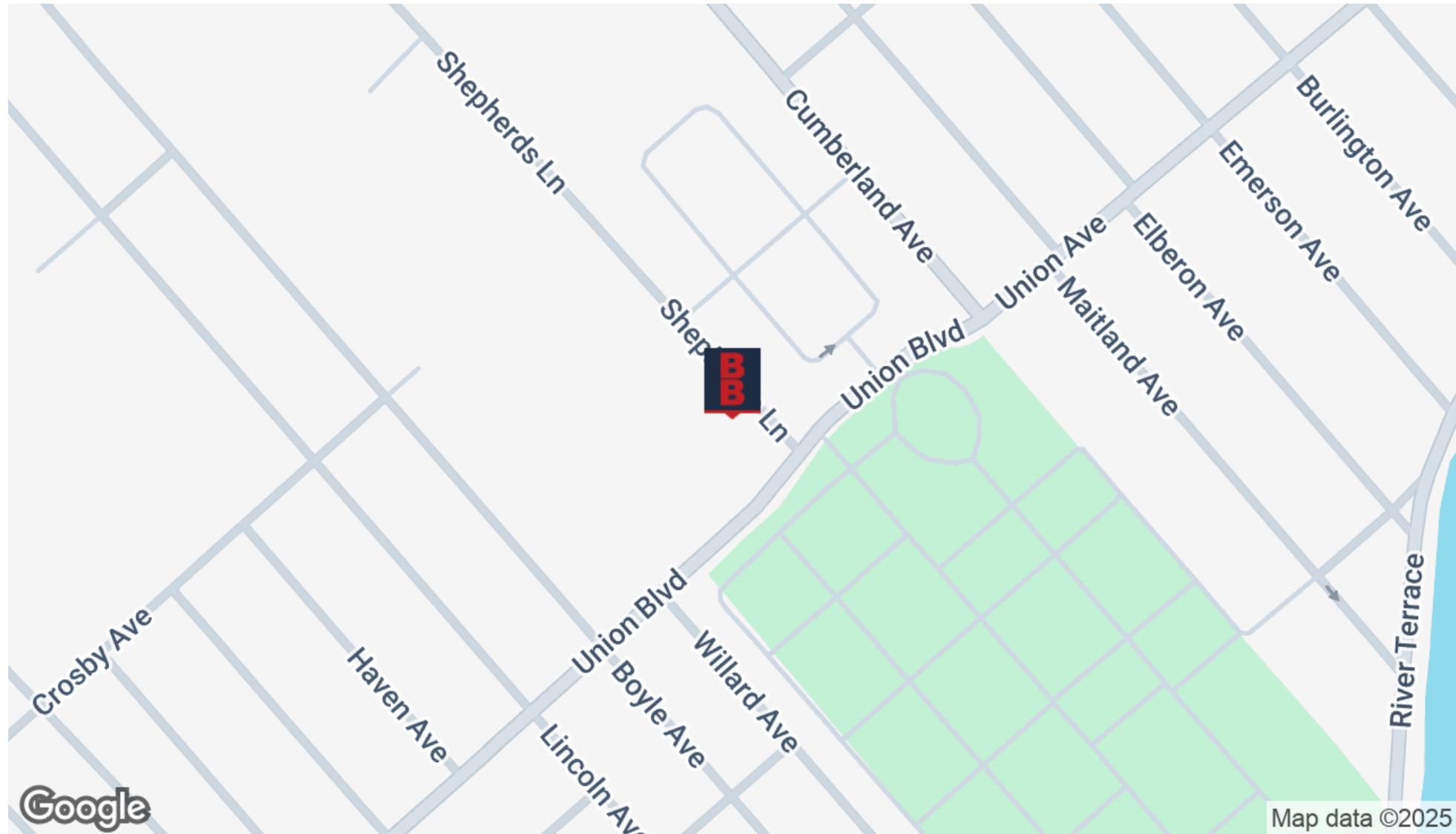
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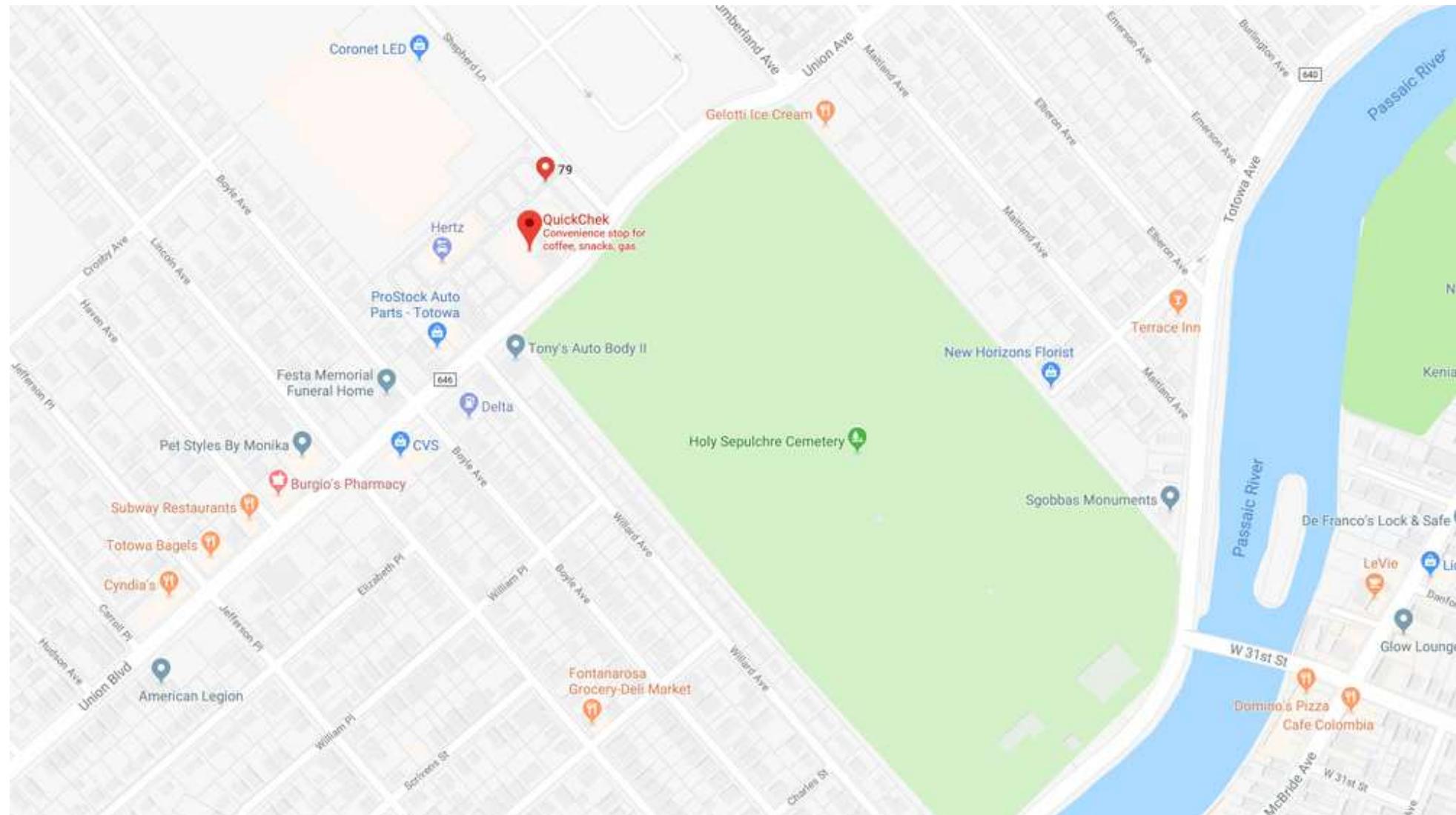
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