



LEE & ASSOCIATES

# CHURCH/REDEVELOPMENT SITE FOR SALE

499 - 525 West Market Street, Newark, NJ 07107

±23,000 SF



## PROPERTY OVERVIEW

<b>BUILDING SF:</b>	±23,000 SF
<b>YEAR BUILT:</b>	1889
<b>LOT SIZE:</b>	0.85 Acres / 37,026 SF
<b>PARKING:</b>	Approximately 15 Spaces On-Site
<b>HISTORY:</b>	Listed on the National Register of Historic Places
<b>ZONING:</b>	MX-1 - Low Density Residential Commercial
<b>BUILDABLE UNITS:</b>	90-100
<b>ASKING PRICE:</b>	\$2,500,000



FOR MORE INFORMATION,  
PLEASE CONTACT  
EXCLUSIVE BROKERS:

Tarang Ramani  
tramani@lee-associates.com  
C 201.458.5472

Peter Rasmusson, CCIM  
peter.rasmusson@lee-associates.com  
C 973.985.0265

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



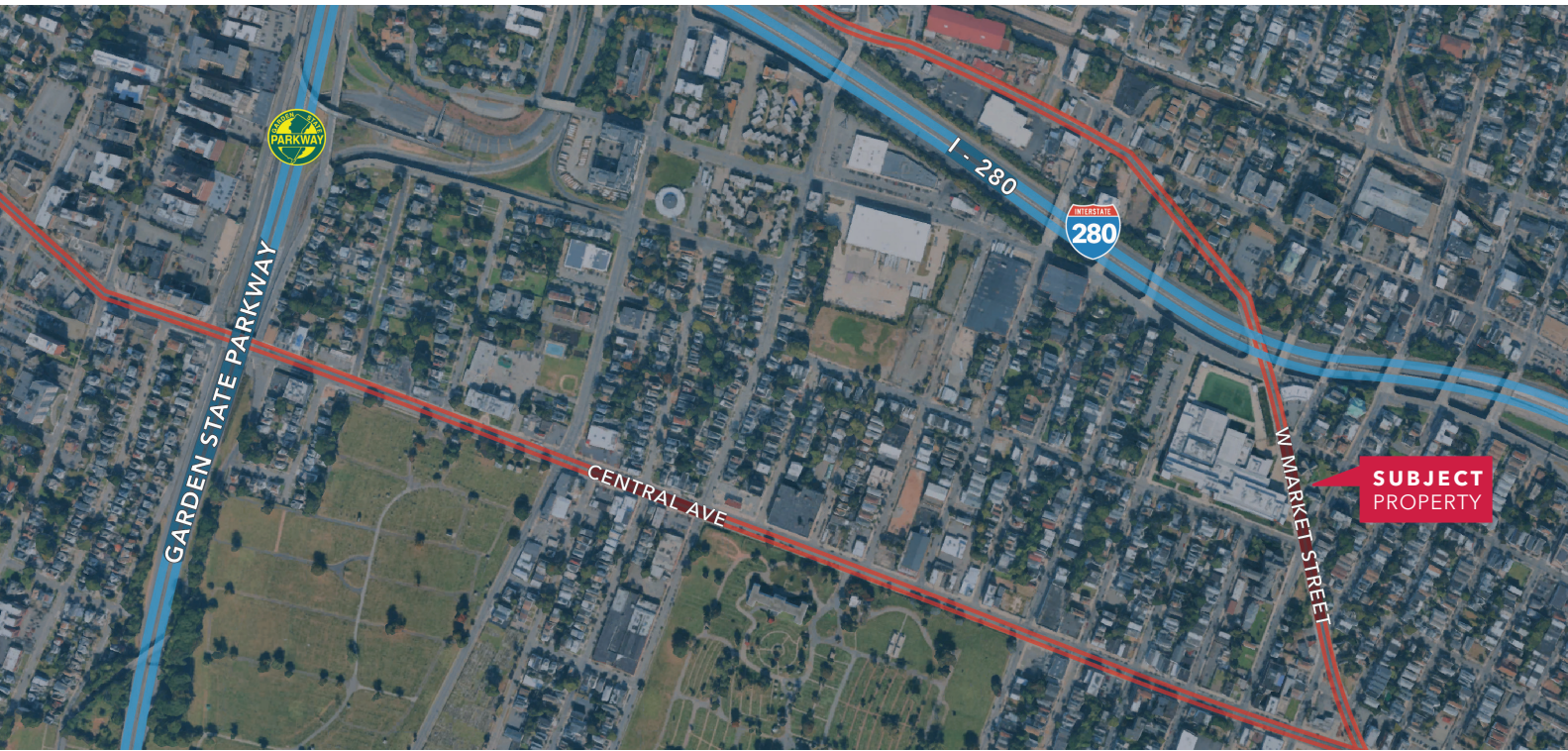
# CHURCH/REDEVELOPMENT SITE FOR SALE

499 - 525 West Market Street, Newark, NJ 07107

±23,000 SF



## AERIAL VIEW



## AREA DEMOGRAPHICS & PROPERTY PHOTOS

INCOME	RADIUS	
	1 Mile	3 Mile
2024 Population:	57,730	474,984
2024 Avg HH Income:	\$53,846	\$66,583
2024 Median HH Income:	\$40,130	\$48,748
Renter Occupied:	16,181 (83%)	139,008 (79%)

