



Specifications

±2,800 SF (1st Floor)

AVAILABLE SPACE

Ideal for Office, Restaurant,
Coffee Shop, Barber Shop, Nail
Salon, Other Retail Stores

IDEAL USE

Space to be Fully Renovated

COMMENT

In Downtown Paterson,
1 Block from Municipal Court
and Dept. of Motor Vehicles

LOCATION

\$45 PSF NNN

LEASE RATE

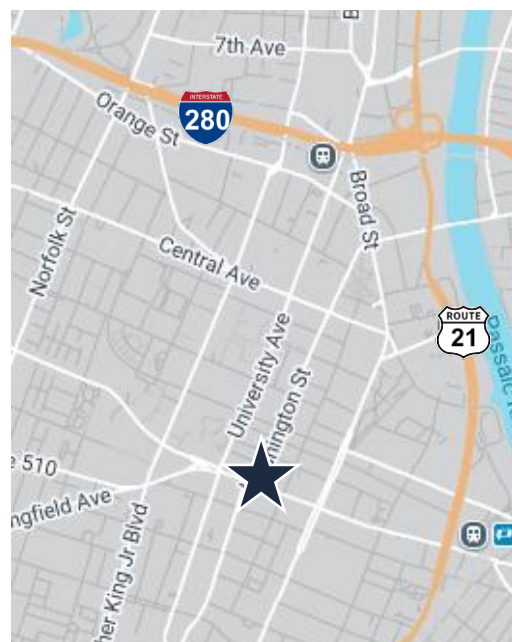
Approx. 0.7 Miles to Penn Station

Approx. 0.9 Miles to I-280

Approx. 1.8 Miles to I-78

Approx. 1.9 Miles to US Hwy 1 & 9

ACCESSIBILITY



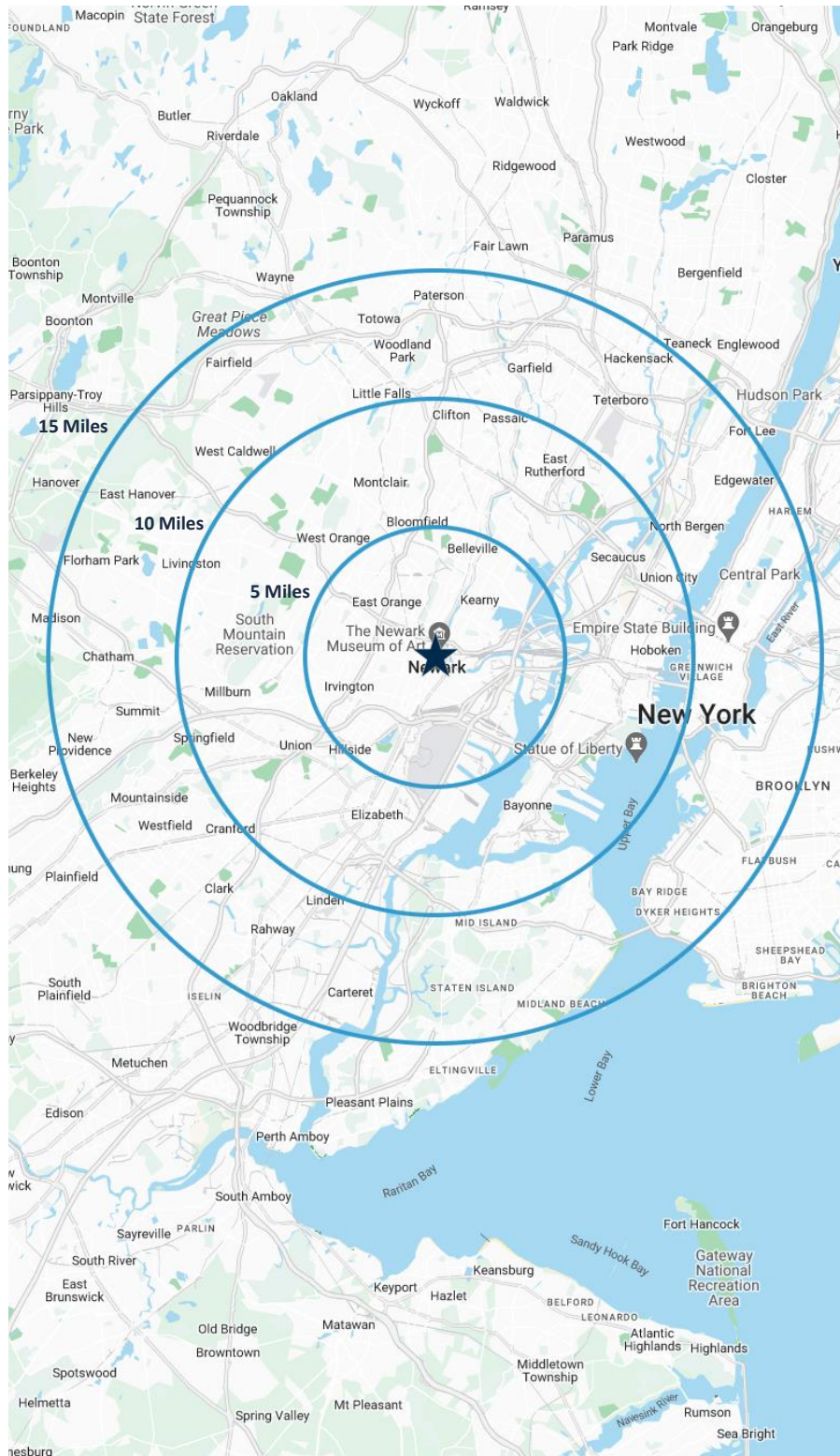
For additional property information or to arrange an inspection,
please contact the exclusive broker:

Justyna Kuczaj
Associate
973.379.6644 x 121
JKuczaj@blauberg.com



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5 MILES

- Total Population: 797,932
- Households: 297,235
- Median Household Income: \$72,303
- Average Household Size: 2.6
- Transportation to Work: 403,465
- Labor Force: 637,521

10 MILES

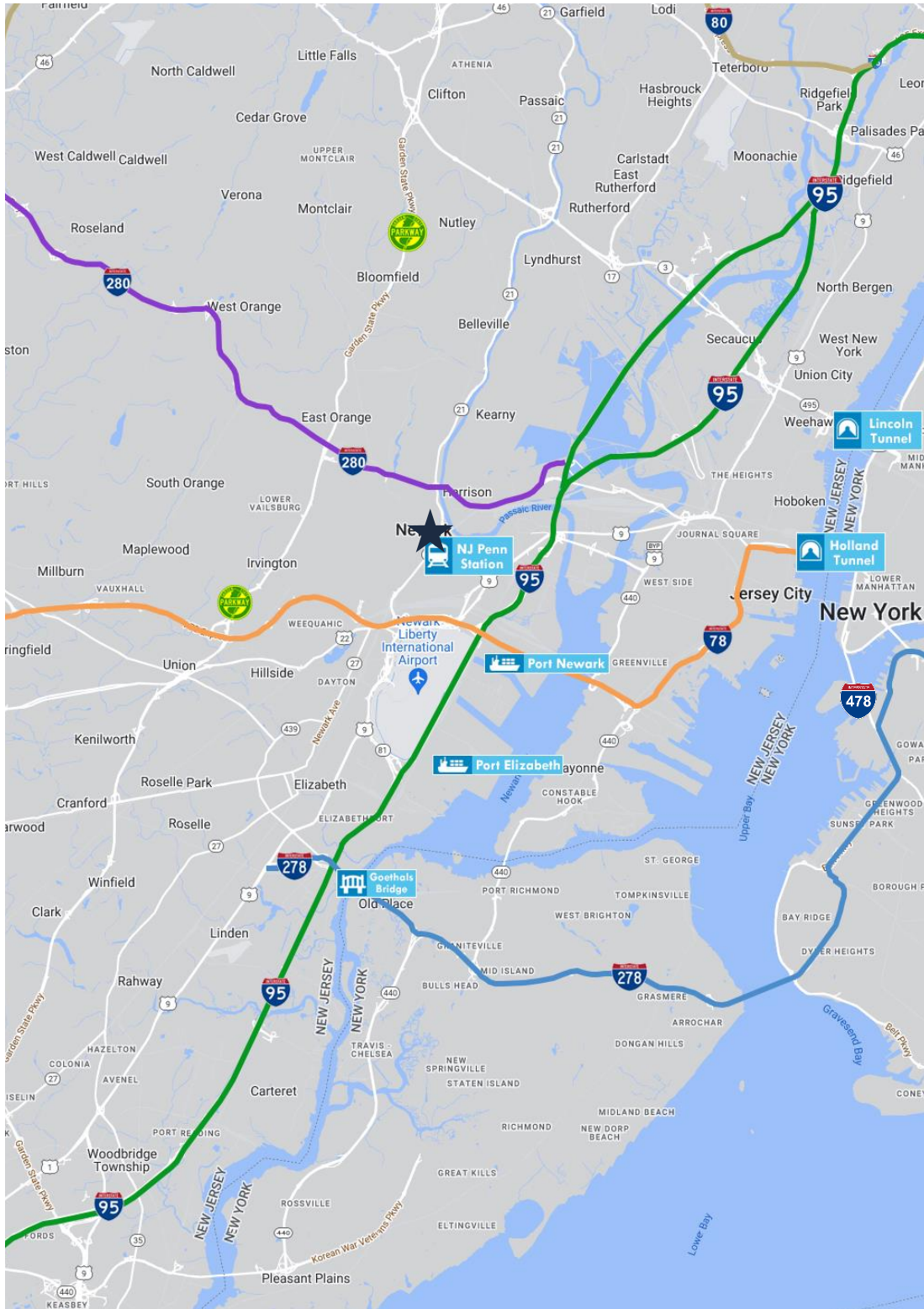
- Total Population: 2.85M
- Households: 1.15M
- Median Household Income: \$109,972
- Average Household Size: 2.4
- Transportation to Work: 1.55M
- Labor Force: 2.35M

15 MILES

- Total Population: 8.04M
- Households: 3.26M
- Median Household Income: \$105,258
- Average Household Size: 2.4
- Transportation to Work: 4.27M
- Labor Force: 6.61M

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ACCESSIBILITY



0.7 MI
Penn Station



0.9 MI
I-270



1.8 MI
I-78



1.9 MI
US Hwy 1 & 9



3.5 MI
Newark Airport



4.0 MI
I-95 Exit 14



4.8 MI
Ports Newark
and Elizabeth



7.9 MI
I-278



8.7 MI
Holland Tunnel



10.6 MI
Lincoln Tunnel

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