

Specifications

±5,600 SF
BUILDING SIZE

±2.0 AC (Block 3701, Lot 11)
LOT SIZE

200 Surface Spaces
PARKING

141' Along Route 22 West
FRONTAGE

Highway Commercial
ZONING

\$234,080 Cap 4.7%
NOI (2027)

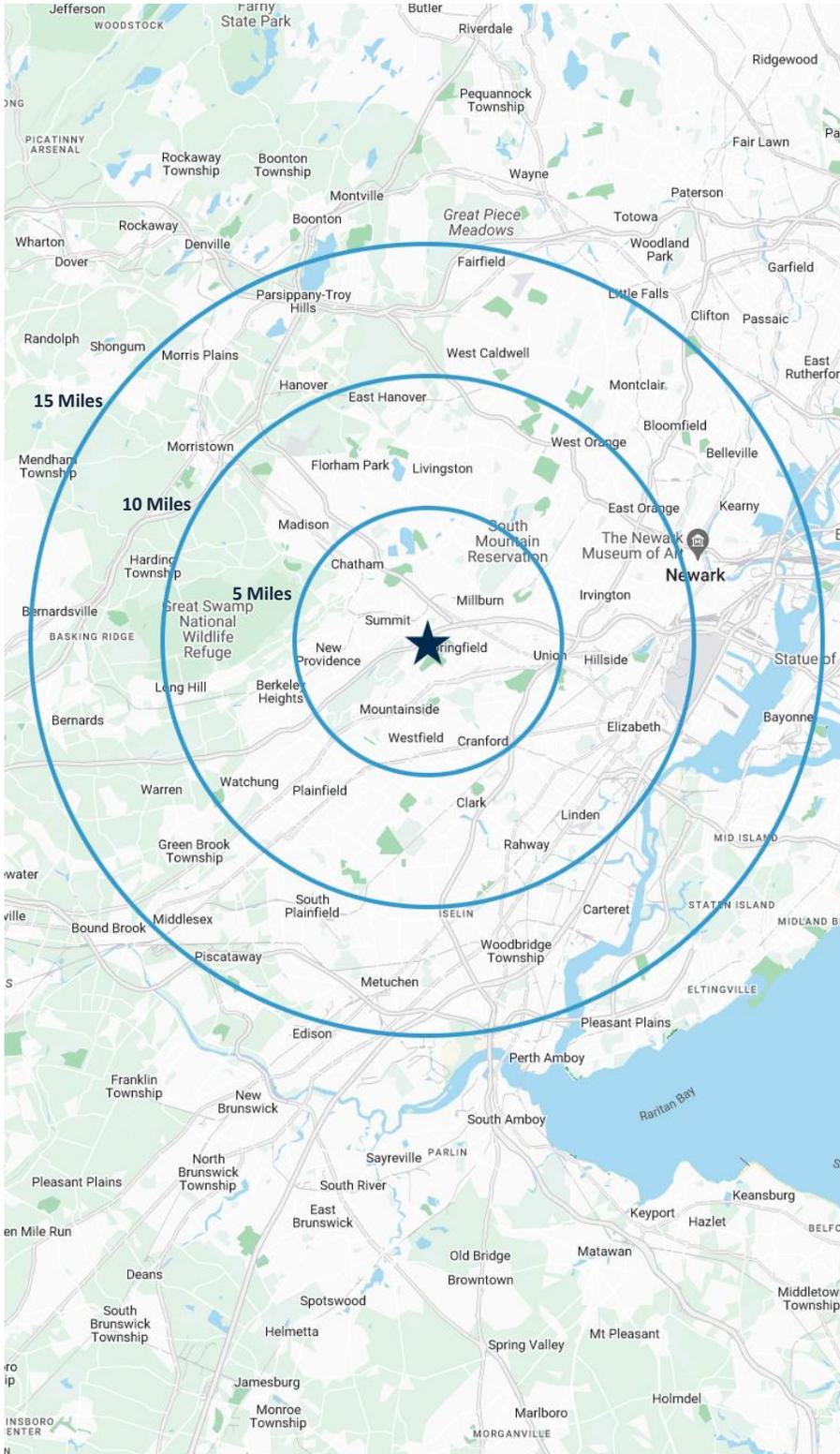
\$54,096
TAXES (2025)

\$5,000,000
SALE PRICE

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

Tamara J. Blau
Senior Director
973.379.6644 x 148
TBlau@blauberg.com

Brad Jacobs
Senior Director
973.379.6644 x 143
BJacobs@blauberg.com



5 MILES

- Total Population: 388,550
- Households: 139,309
- Median Household Income: \$156,385
- Average Household Size: 2.8
- Transportation to Work: 206,831
- Labor Force: 309,670

10 MILES

- Total Population: 1.63M
- Households: 581,402
- Median Household Income: \$114,016
- Average Household Size: 2.8
- Transportation to Work: 819,652
- Labor Force: 1.3M

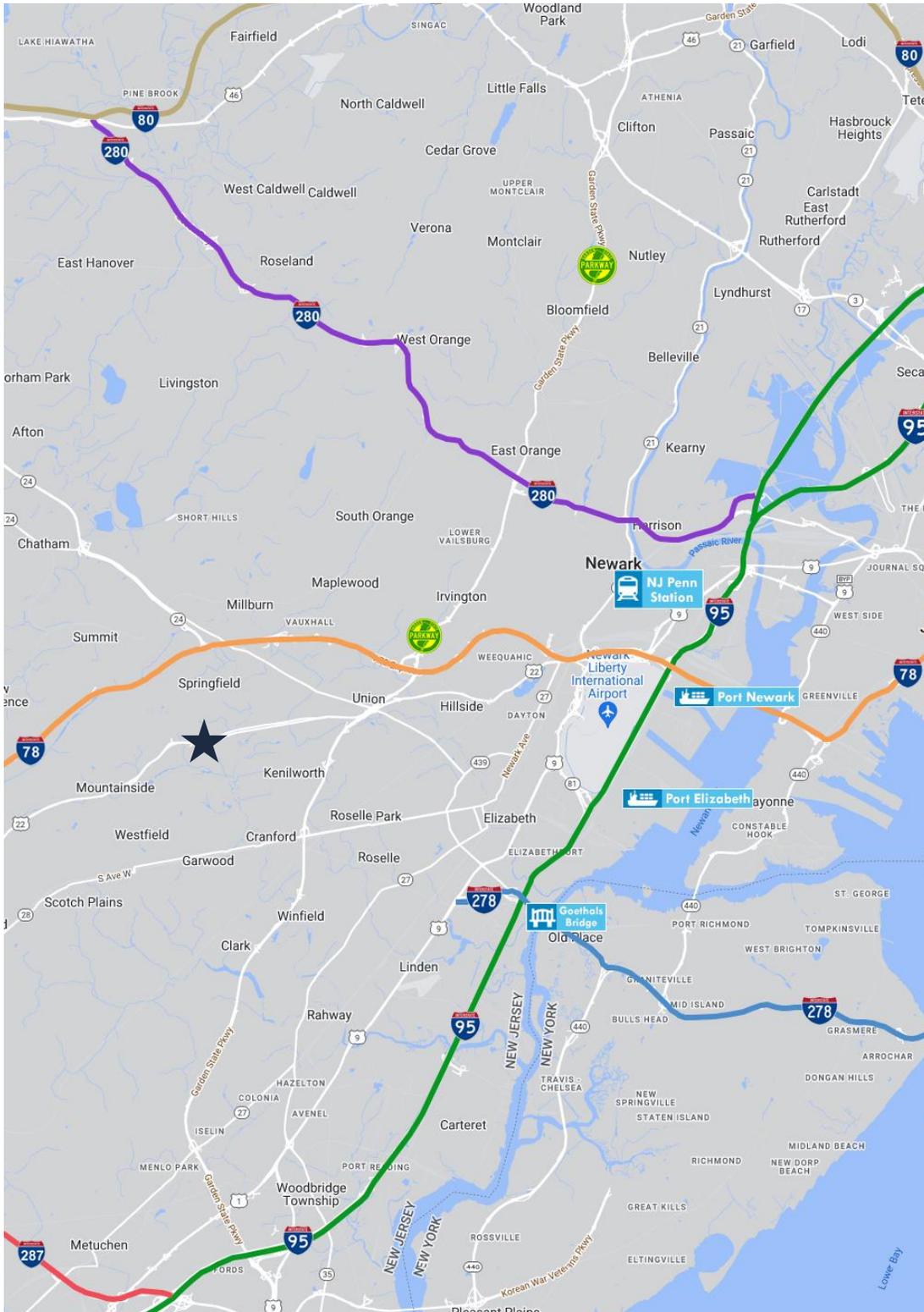
15 MILES

- Total Population: 3.3M
- Households: 1.2M
- Median Household Income: \$115,550
- Average Household Size: 2.7
- Transportation to Work: 1.68M
- Labor Force: 2.66M

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ACCESSIBILITY

 3.5 MI
I-78 Exit 49

 4.2 MI
GSP Exit 137

 4.9 MI
Route 24

 9.1 MI
US Hwy 1 & 9

 10.6 MI
Newark Airport

 10.8 MI
I-278

 12.3 MI
Goethals Bridge

 13.9 MI
Ports Newark & Elizabeth

 17.6 MI
Holland Tunnel

 21.2 MI
Lincoln Tunnel

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