



COMMERCIAL LAND

FOR SALE & LEASE

# ±0.23-AC COMMERCIAL LAND OPPORTUNITY

325-335 Bloomfield Avenue, Newark, NJ 07107

*For More Information, Contact the Exclusive Brokers*

**JUAN DISLA**

*Director*

jd@blauberg.com

973.379.6644 x226



**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

# ±0.23-AC COMMERCIAL LAND OPPORTUNITY

325-335 Bloomfield Avenue, Newark, NJ 07107



## LOCATION DESCRIPTION

Approx. 1.5 Miles to I-280

Approx. 4.5 Miles to NJ Turnpike

Approx. 12.4 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price:	\$925,000
Lease Rate:	Please Call for Lease Rate
Available SF:	0.23 Acres
Lot Size:	0.23 Acres

## PROPERTY HIGHLIGHTS

- Lot Size at ±0.23 Acres (Block 1972, Lot 16)
- Commercial Land Use Ideal for Banks, Drug Stores, Drive-Thru Restaurants, Coffee Shops
- Next to Bus Stop (NJ Transit Bus 11, 28, 29 and 72)
- Busy Corner Lot Location with Traffic Light
- One Block to Bloomfield Avenue Light Rail Station
- Nearby Retailers Include Restaurants, Convenience Stores, Salons, Pharmacies and Grocery Stores
- Taxes at \$12,221 (2022)
- Sale Price at \$925,000
- Please Call for Lease Rate

For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Director

jd@blauberg.com

973.379.6644 x226

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±0.23-AC COMMERCIAL LAND OPPORTUNITY

325-335 Bloomfield Avenue, Newark, NJ 07107



For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Director

jd@blauberg.com

973.379.6644 x226

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±0.23-AC COMMERCIAL LAND OPPORTUNITY

325-335 Bloomfield Avenue, Newark, NJ 07107



For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Director

jd@blauberg.com

973.379.6644 x226

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

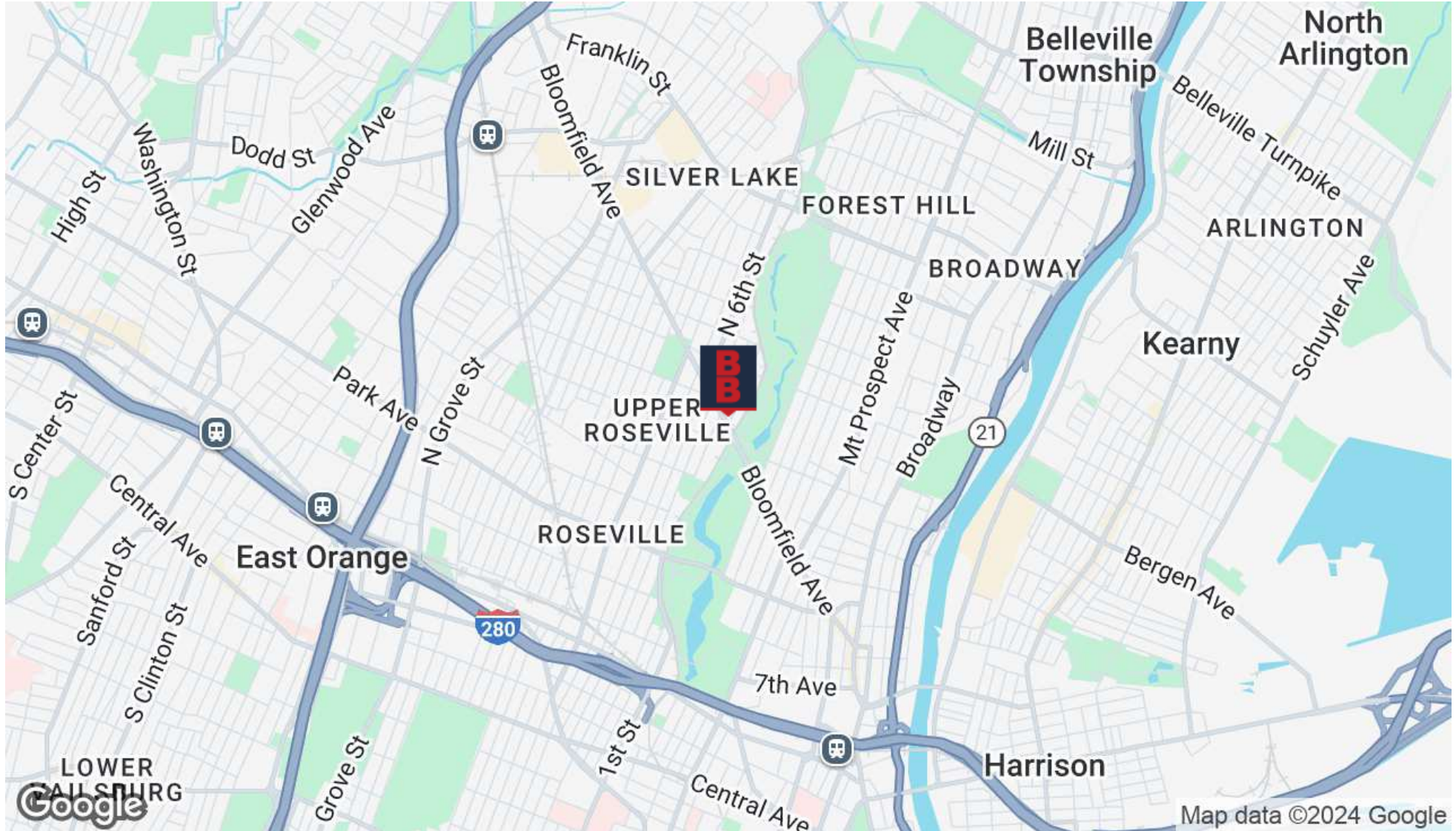
[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±0.23-AC COMMERCIAL LAND OPPORTUNITY

325-335 Bloomfield Avenue, Newark, NJ 07107



For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Director

jd@blauberg.com

973.379.6644 x226

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



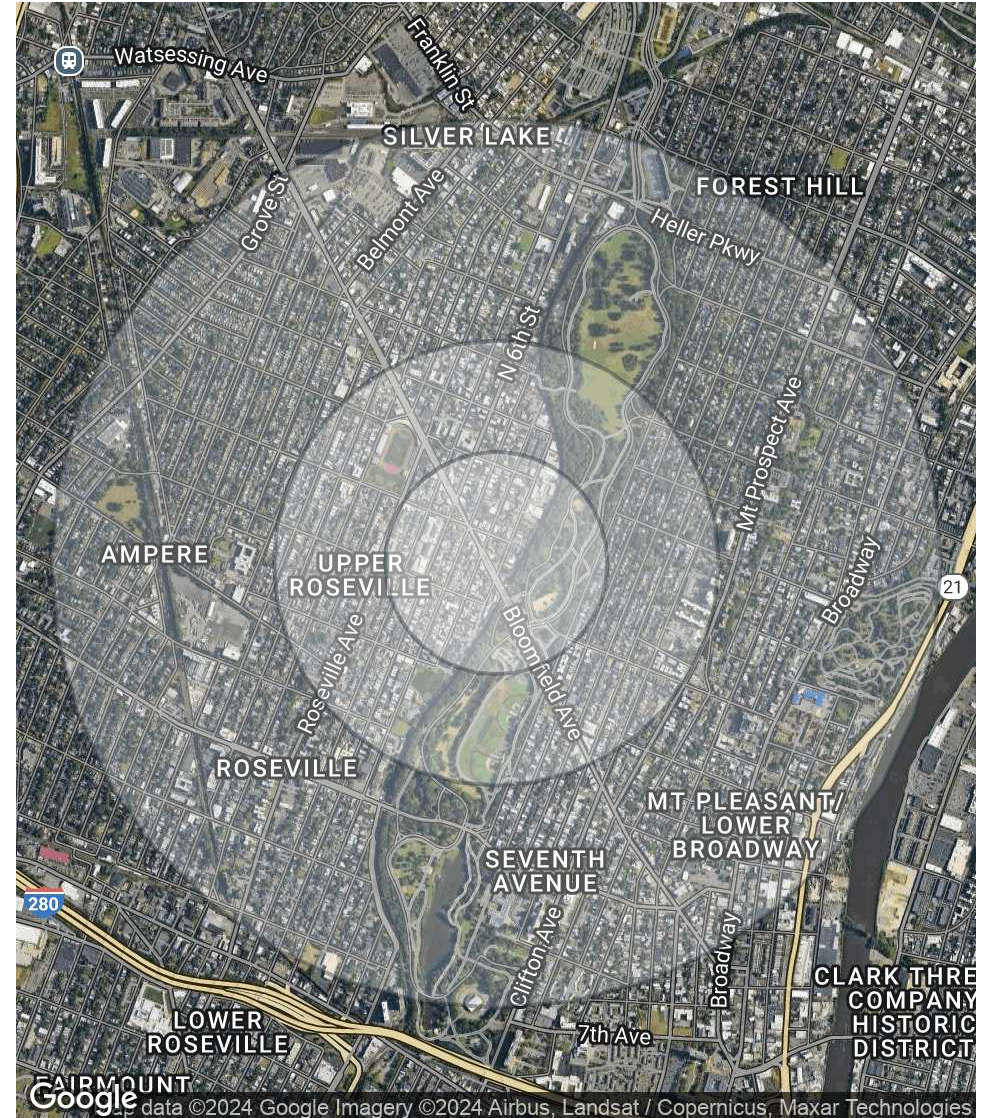
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±0.23-AC COMMERCIAL LAND OPPORTUNITY

325-335 Bloomfield Avenue, Newark, NJ 07107

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,478	18,264	66,040
Average Age	32.0	36.2	35.9
Average Age (Male)	32.2	33.4	33.9
Average Age (Female)	29.3	37.0	36.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,423	6,662	25,558
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$55,105	\$55,042	\$53,132
Average House Value	\$260,554	\$253,520	\$210,950

2020 American Community Survey (ACS)



For More Information, Contact the Exclusive Brokers

**JUAN DISLA**

Director

jd@blauberg.com

973.379.6644 x226

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.