

**Specifications**

**±8,000 SF (1 Story, Multi-Tenant)**  
TOTAL BUILDING SIZE

**±1.35 AC (Block 225, Lot 228)**  
LOT SIZE

**2.5 / 1,000 SF Ratio**  
50+ Surface Parking Spaces  
PARKING

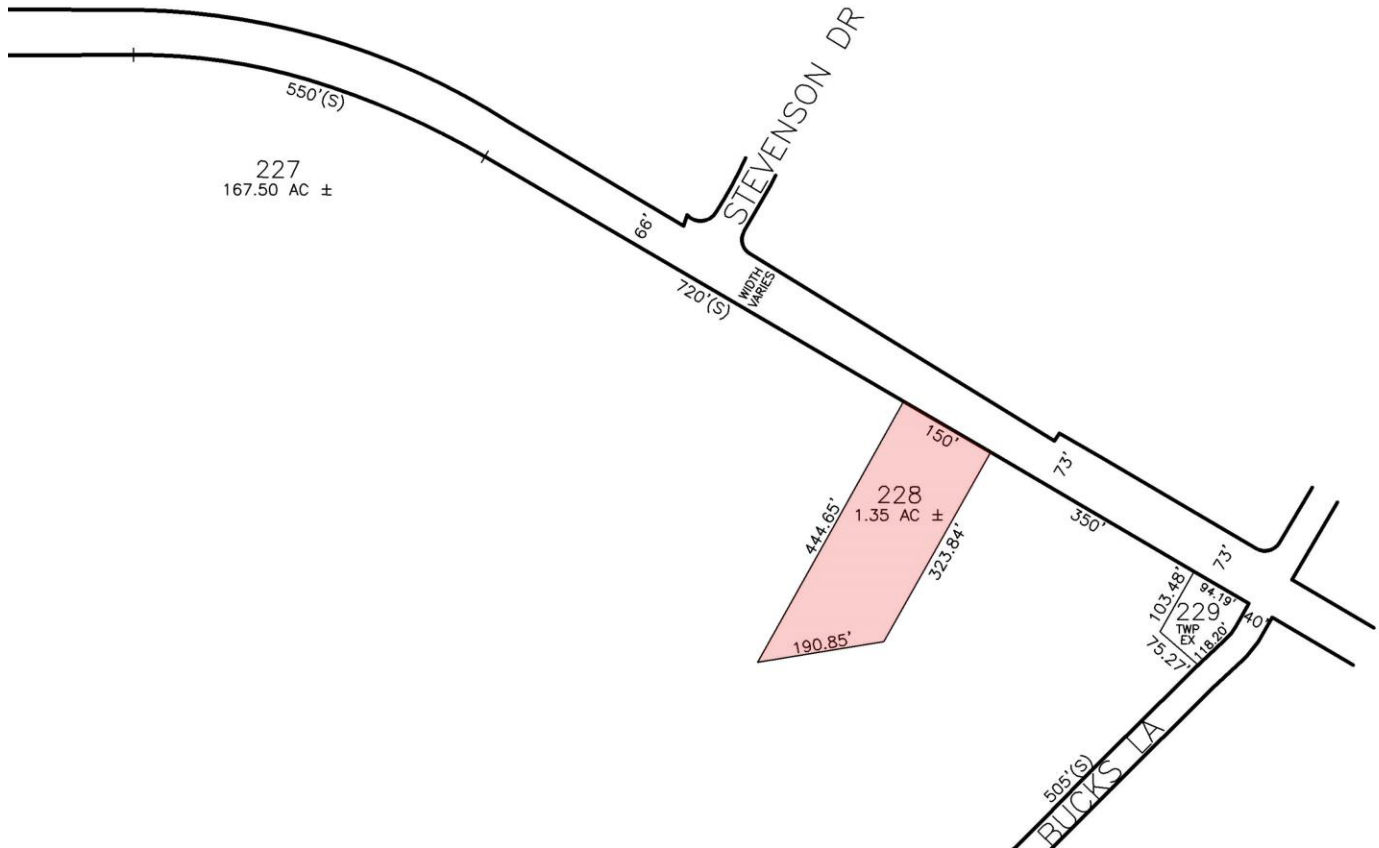
**C-1**  
ZONING

**\$27,108.46 (2024)**  
TAXES

Approx. 0.8 Miles to Route 18  
Approx. 3.7 Miles to Route 9  
Approx. 6.1 Miles to Route 33  
Approx 12.5 Miles to GSP Exit 105  
ACCESSIBILITY

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

Charles T. Kavanagh  
*Executive Vice President*  
973.379.6644 x 113  
CTKavanagh@blauberg.com



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### 5 MILES

- Total Population: 97,547
- Households: 33,367
- Median Household Income: \$171,571
- Average Household Size: 2.9
- Transportation to Work: 51,691
- Labor Force: 79,143

### 10 MILES

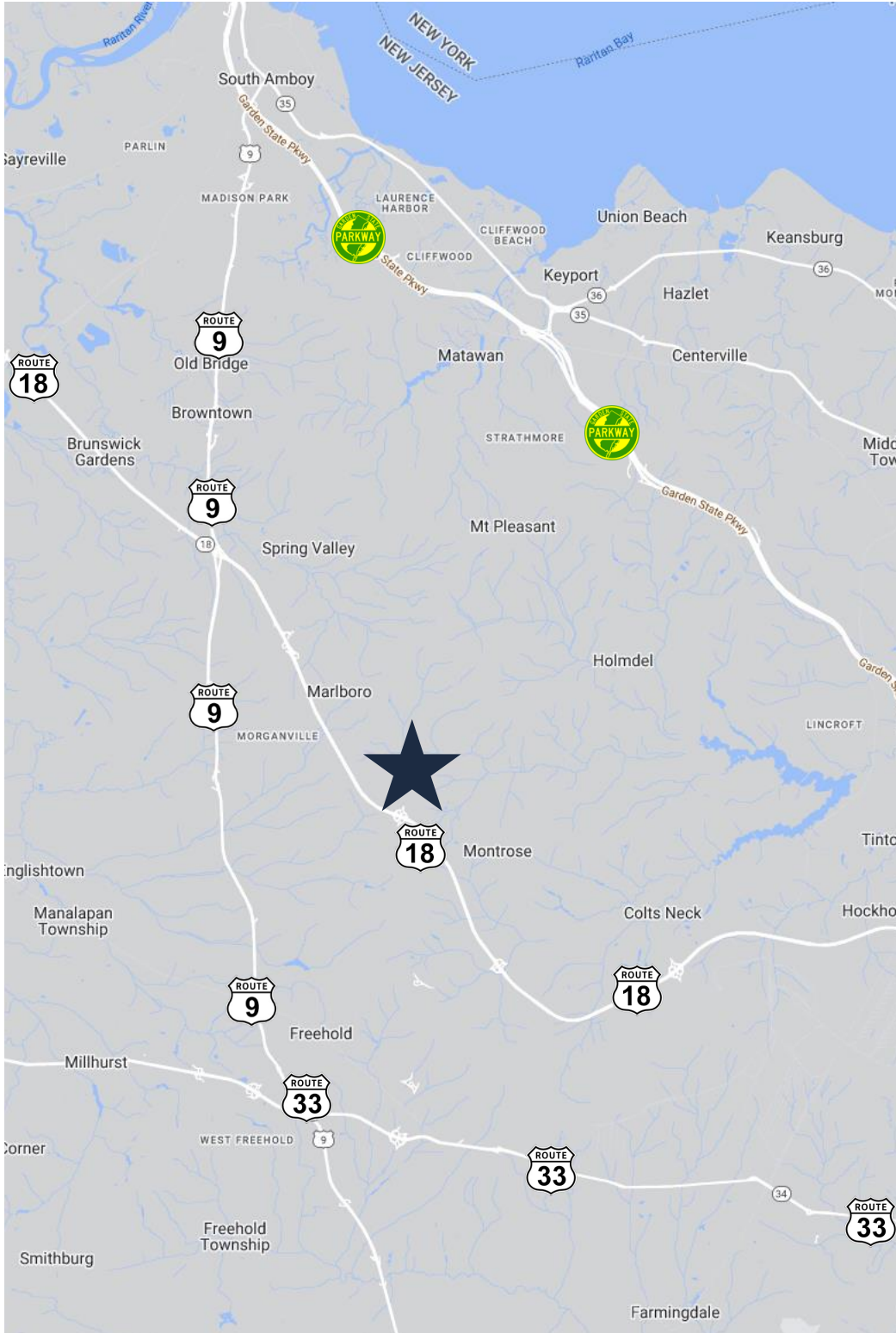
- Total Population: 432,120
- Households: 159,974
- Median Household Income: \$139,289
- Average Household Size: 2.7
- Transportation to Work: 233,986
- Labor Force: 352,557

### 15 MILES


- Total Population: 1.05M
- Households: 391,910
- Median Household Income: \$125,341
- Average Household Size: 2.6
- Transportation to Work: 552,997
- Labor Force: 853,305


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**ACCESSIBILITY**

 0.8 MI  
Route 18

 3.7 MI  
Route 9

 6.1 MI  
Route 33

 12.5 MI  
GSP Exit 105

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