



**126 UNION AVENUE | BLOOMINGDALE, NJ 07403**

**PROPERTY FEATURES**

- 1,260 SF available
- Delivered in open shell condition
- Vented kitchen
- Prominent signage opportunity

**LEASE PRICE: \$4,000/month**

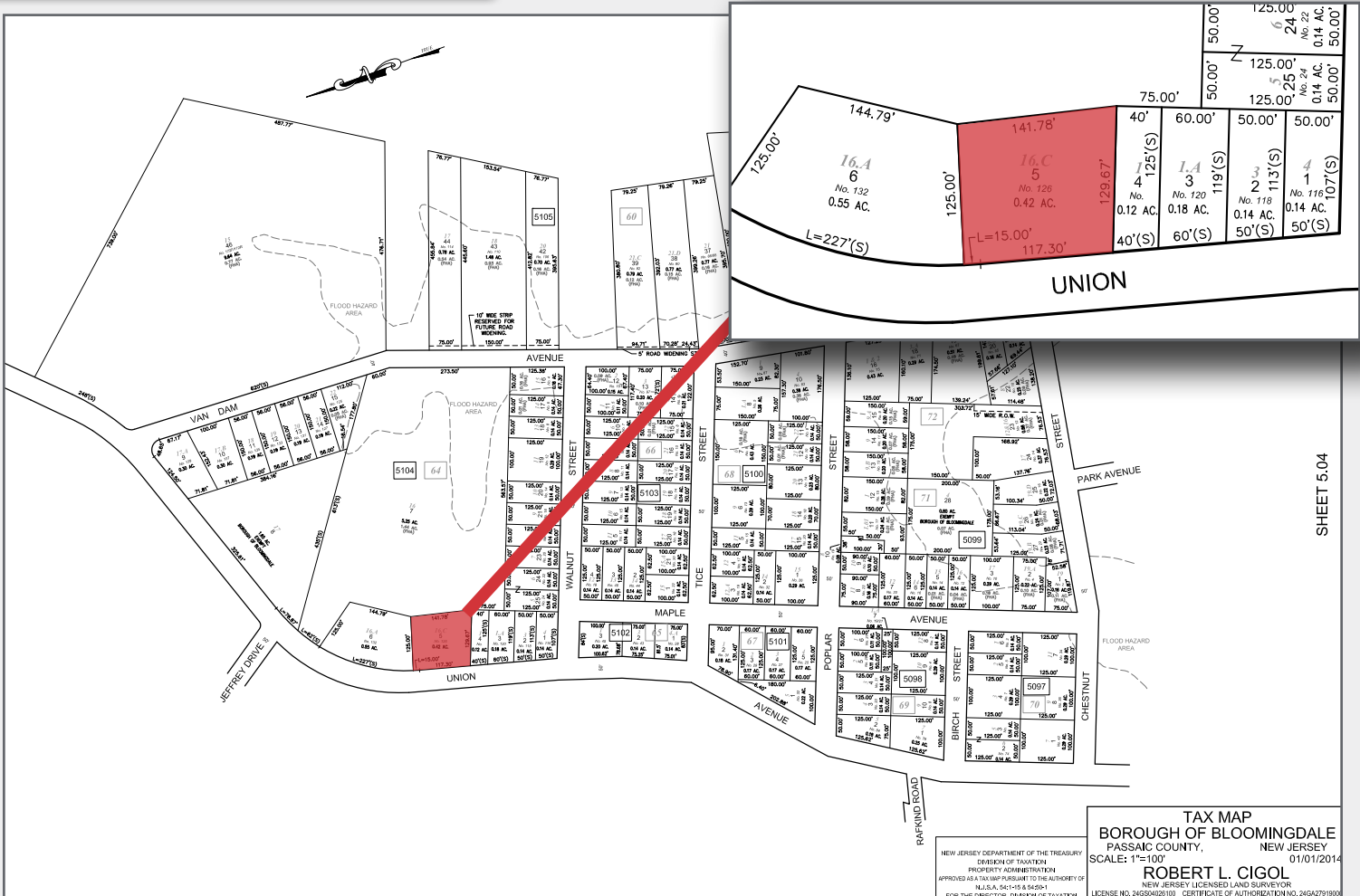
PROPERTY SUMMARY	
Address	126 Union Avenue
Municipality	Bloomington
County	Passaic
Block/Lot	5104/5
Tax Class	4A (Commercial)
Zoning	R-20U (Professional & Business Offices)
Lot Size	±16,761.89 SF
Building Size (SF)	±1,260
Traffic Count (AADT)	7,901

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,079	47,358	94,858
Median Age of Householder	43	46	44
Average Household Income	\$136,969	\$147,031	\$172,286

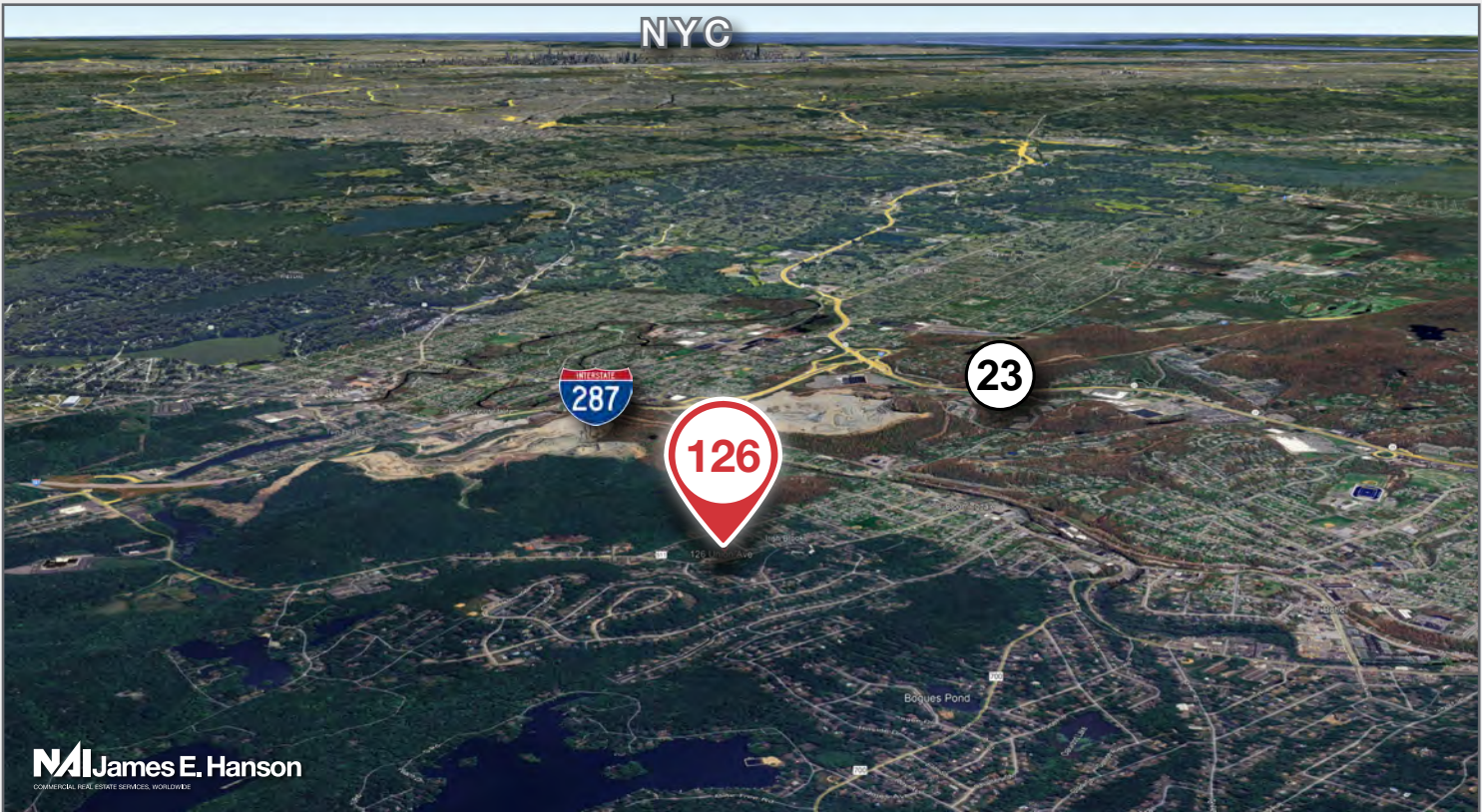
**Jonathan M. Kristofich | Vice President**  
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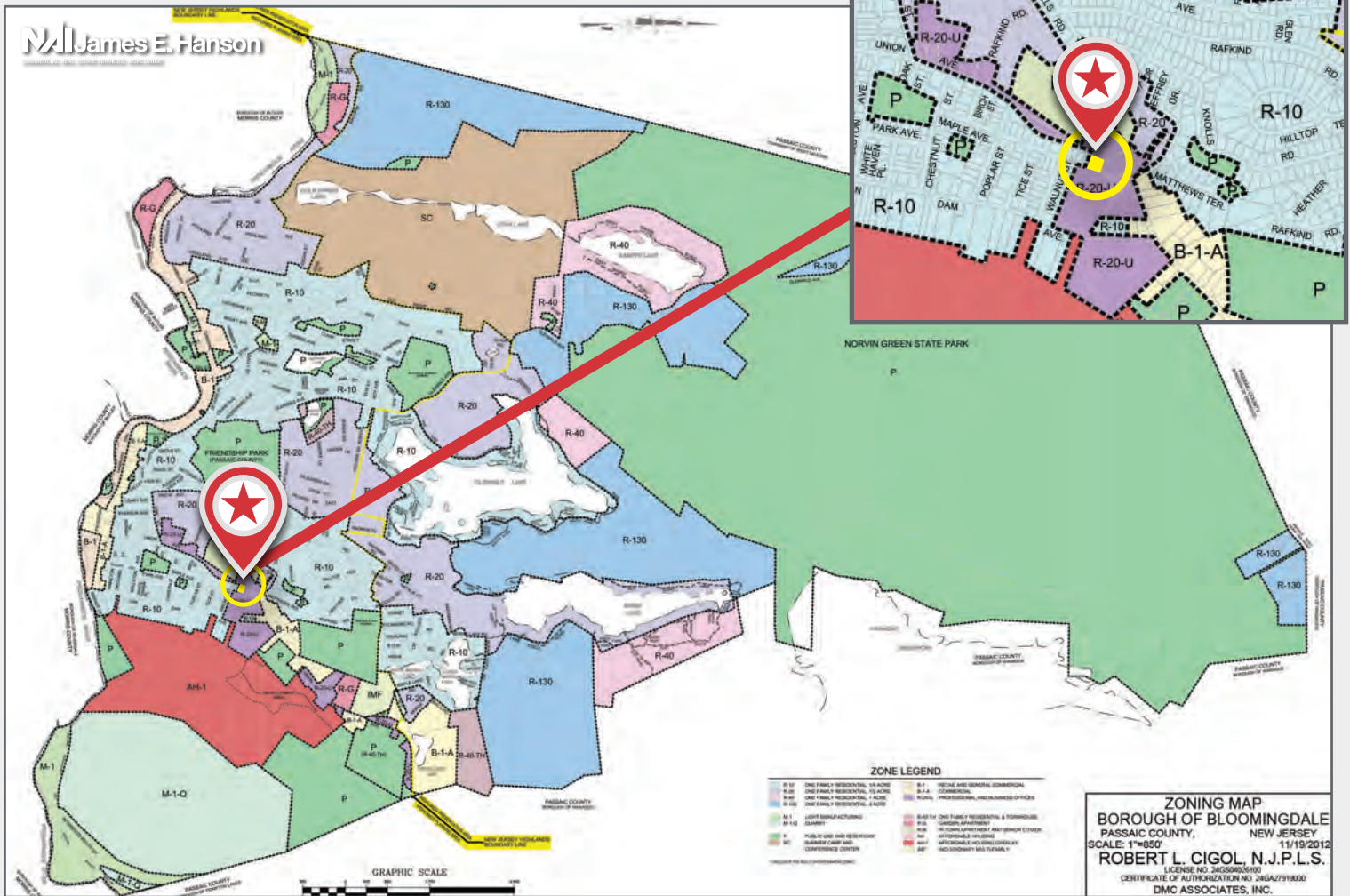
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TAX MAP  
 BOROUGH OF BLOOMINGDALE  
 PASSAIC COUNTY, NEW JERSEY  
 SCALE: 1"=100'  
**ROBERT L. CIGOL**  
 NEW JERSEY LICENSED LAND SURVEYOR  
 LICENSE NO. 26504020100 - CERTIFICATE OF AUTHORIZATION NO. 26542721800  
 01/01/2014





**§ 92-46A-IIR-20U Union Avenue | Professional/Business Office Zone. Permitted Uses:**

- Professional or business office uses in the R-20U Zone properties abutting Union Avenue.
- A. The purpose of this section is to designate lots in the R-20 Zone that abut Union Avenue as R-20U Zone lots and to permit R-20U Zone lots to be used for professional or business offices consisting of the following:
  - (1) Doctors, dentists, chiropractors and other licensed health care professionals.
  - (2) Lawyers, psychologists and social workers.
  - (3) Professional engineers, licensed land surveyors, professional planners, registered architects and certified landscape architects.
  - (4) Certified public accountants.
  - (5) Financial consultants and securities and commodities brokers.
  - (6) Insurance brokers.
  - (7) Travel agencies.
  - (8) Real estate offices.
  - (9) Health care services.
  - (10) Computer programming, data processing, web site design and other software services.
  - (11) Public uses.
  - (12) Not for profit agencies and offices.
  - (13) Uses similar to those listed above, subject to the rendering of an interpretation thereto by the Planning Board acting in its capacity as the Zoning Board of Adjustment pursuant to N.J.S.A. 40:55D-70b.

**CLICK HERE FOR FULL ZONING & REQUIREMENTS**



