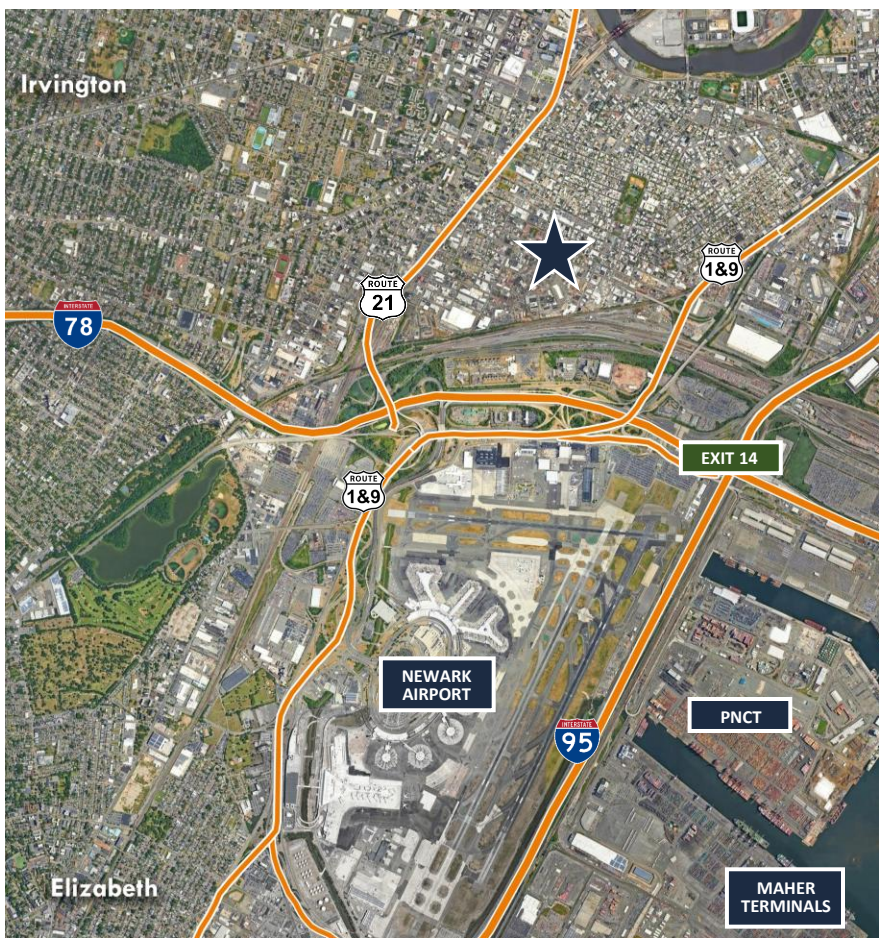




Specifications

265-269 South Street (Property A)

- Total Building: ±16,000 SF
- Total Acreage: 0.35 AC
- Total Tenants: Four (4)
- Ceiling Height: 14'
- Loading: Three (3) Drive-Ins
- Taxes: \$32,711.82 '25

258-268 South Street

335-337 Jefferson Street (Property B)

- Total Building: ±14,727 SF
- Total Acreage: 0.33 AC
- Total Tenants: Three (3)
- Ceiling Heights: Varies
- Loading: Four (4) Drive-Ins
- Taxes: \$38,762.31 '25

Offering

- **Sale Price:** \$5,625,000

\$460,456.00	Rents
58,331.00	RE Tax Reimbursement
(35,018.00)	Insurance
(10,000.00)	Repairs
<u>(71,473.82)</u>	Real Estate Tax
\$402,295.18	NOI

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

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FOR SALE | 265-269 SOUTH STREET | NEWARK, NJ



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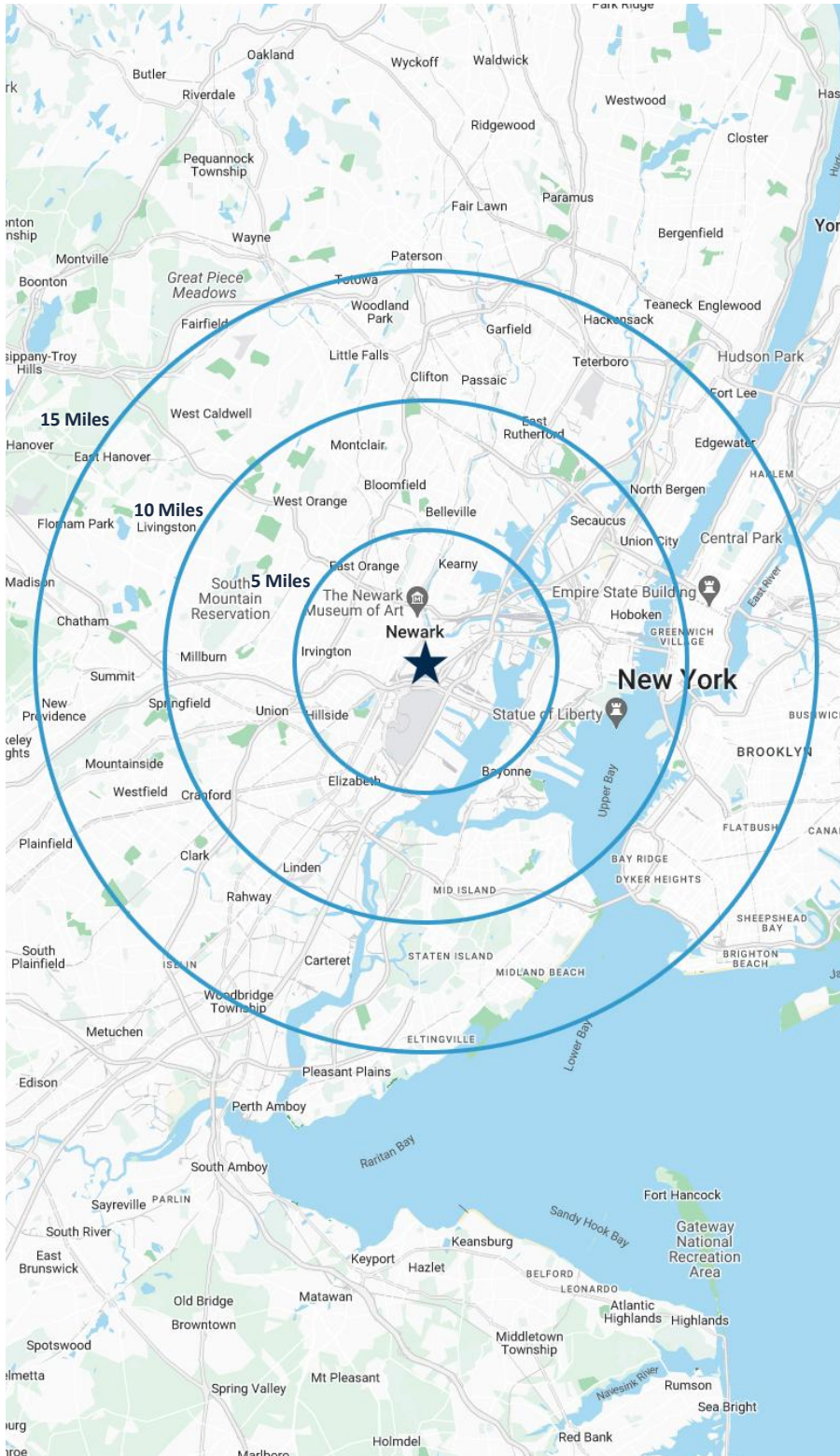


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5 MILES

- Total Population: 895,386
- Households: 327,848
- Median Household Income: \$73,131
- Average Household Size: 2.7
- Transportation to Work: 431,092
- Labor Force: 712,950

10 MILES

- Total Population: 3.27M
- Households: 1.32M
- Median Household Income: \$115,540
- Average Household Size: 2.4
- Transportation to Work: 1.76M
- Labor Force: 2.69M

15 MILES

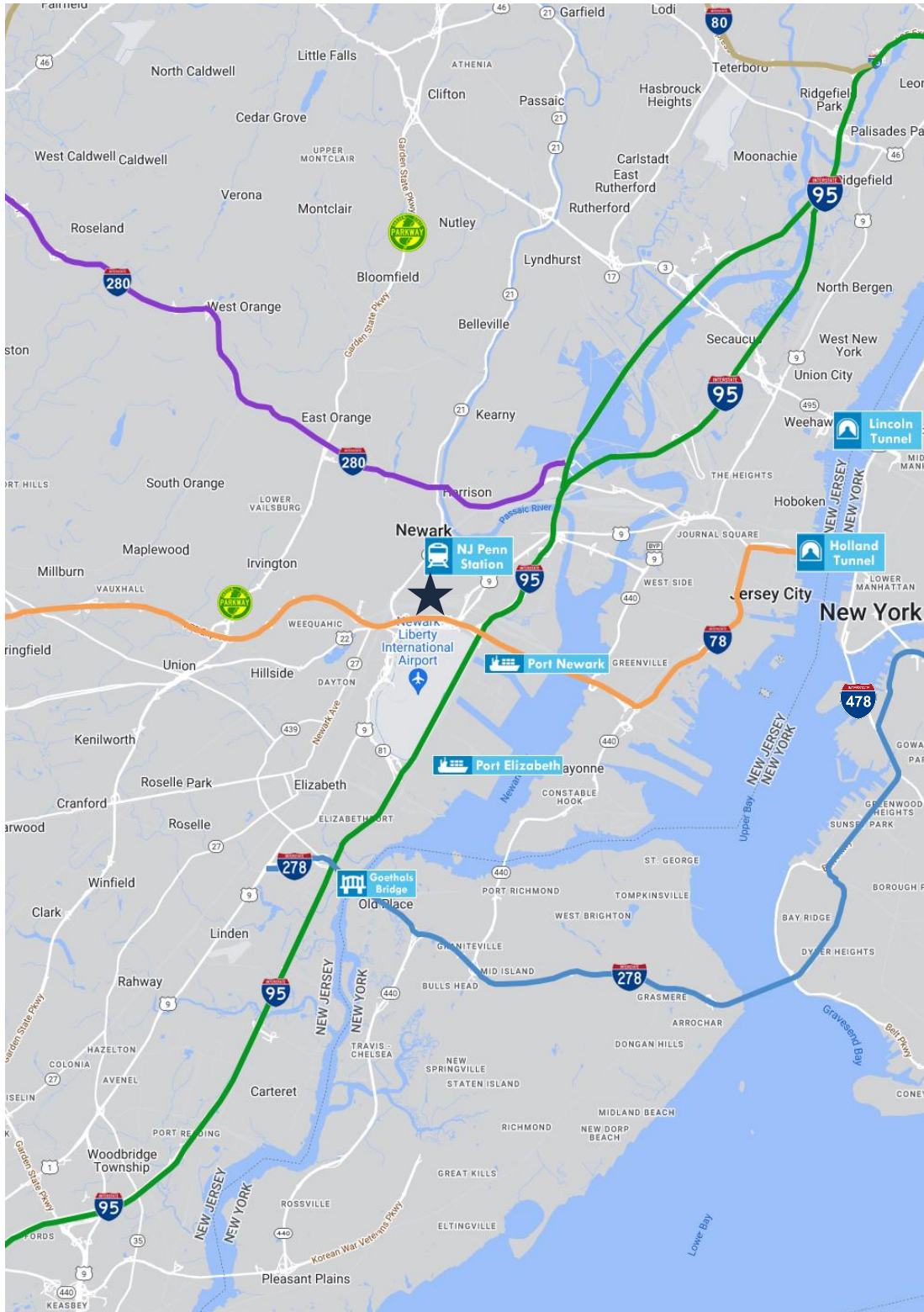
- Total Population: 8.5M
- Households: 3.41M
- Median Household Income: \$109,443
- Average Household Size: 2.4
- Transportation to Work: 4.48M
- Labor Force: 7.01M

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ACCESSIBILITY



0.7 MI
US Hwy 1 & 9



1.4 MI
I-78 Exit 56



1.5 MI
Newark
Penn Station



2.0 MI
I-95 Exit 14



2.2 MI
Route 22



2.4 MI
I-280



4.2 MI
Newark Airport



4.8 MI
Ports Newark
& Elizabeth



10.8 MI
Holland Tunnel



12.2 MI
Lincoln Tunnel

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