



VACANT

FOR SALE

±1.31-ACRE VACANT COMMERCIAL / INDUSTRIAL LAND

North Maple Avenue, Basking Ridge, NJ 07920

For More Information, Contact the Exclusive Broker

ASHLEY ROSA

Sales Associate

arosa@blauberg.com

973.379.6644 x230



THE BLAU & BERG COMPANY

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

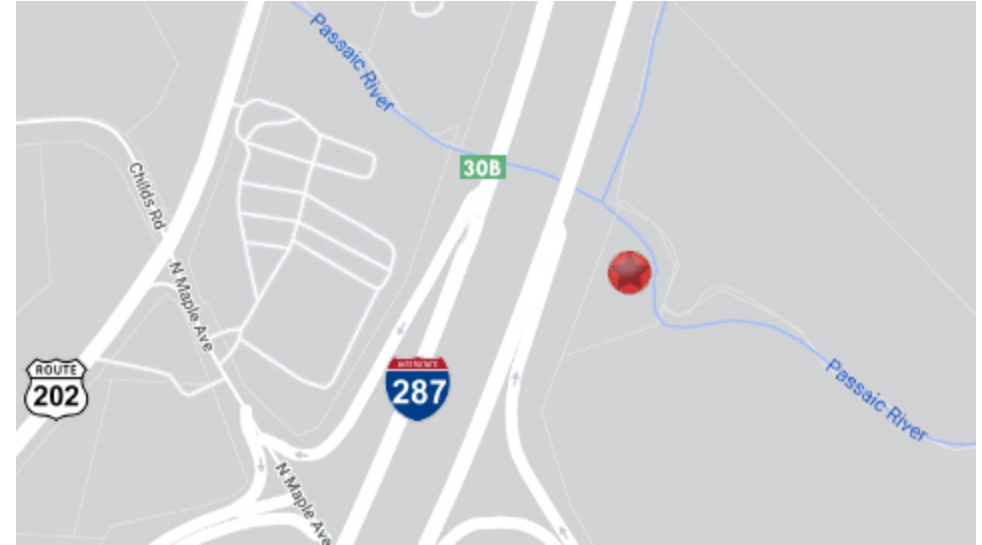
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LOCATION DESCRIPTION

Less Than 1 Mile to I-287, Exit 30
 Approx. 13.6 Miles to Route 10
 Approx. 16.8 Miles to I-80

OFFERING SUMMARY

Sale Price:	\$65,000
Lot Size:	1.31 Acres

PROPERTY HIGHLIGHTS

- Vacant Commercial / Industrial Land
- Lot Size at ±1.31 Acres
- Block 804, Lot 1
- Access Easements In Place (Available Upon Request)
- Zoned E1
- Taxes at \$431.89 (2023)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	905	3,372	6,653
Total Population	2,373	9,389	18,802
Average HH Income	\$190,533	\$221,106	\$236,799

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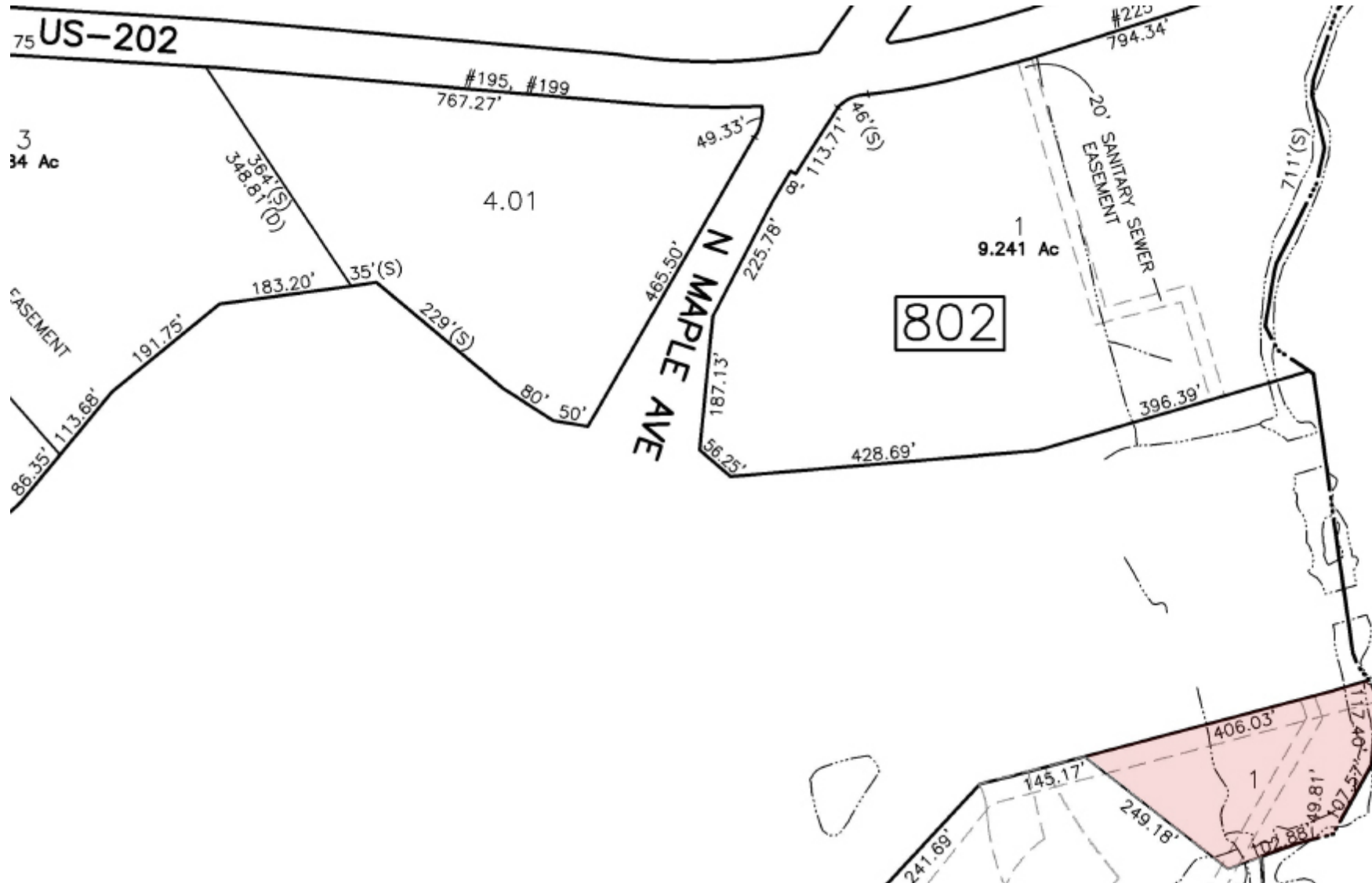
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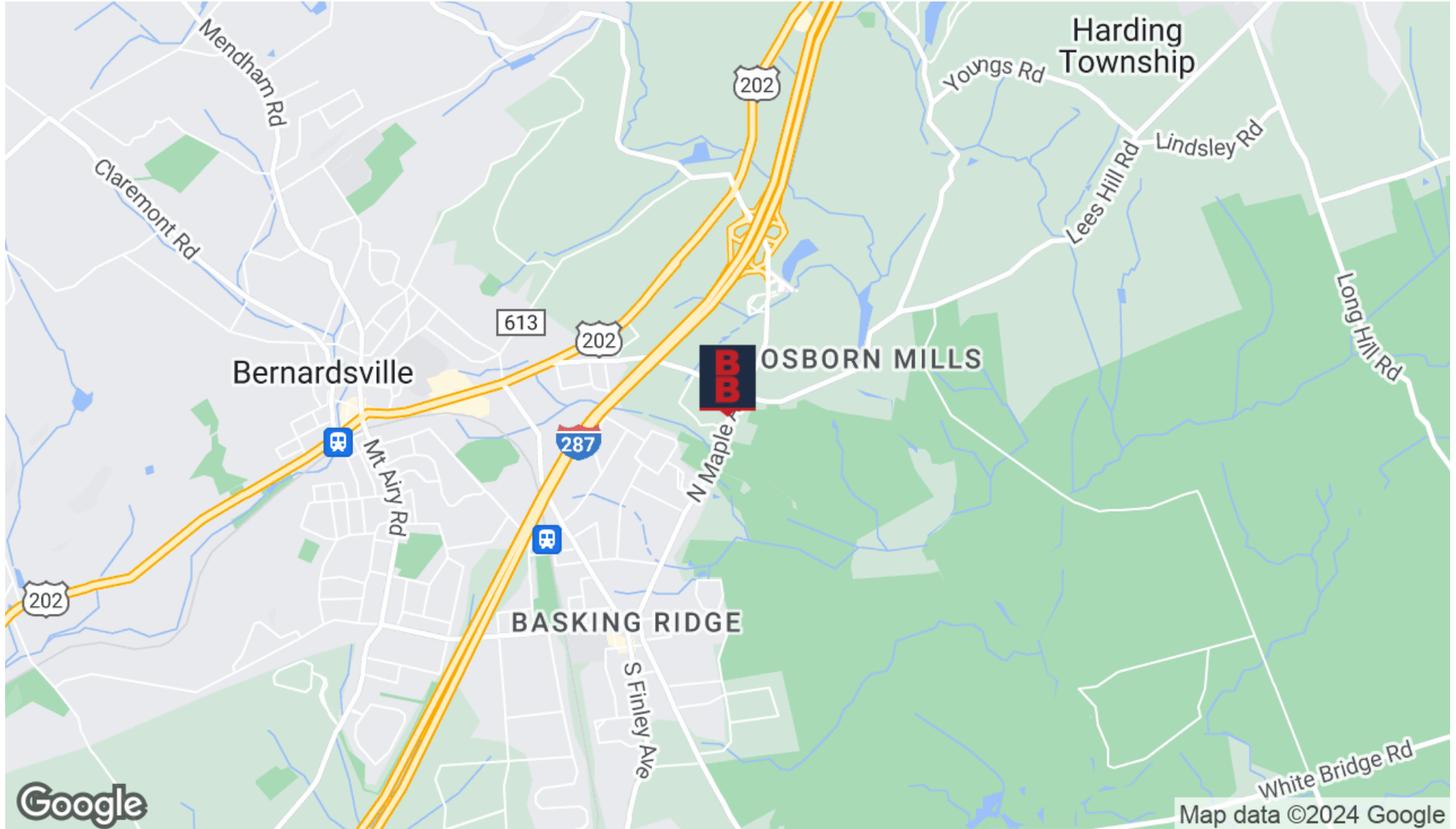
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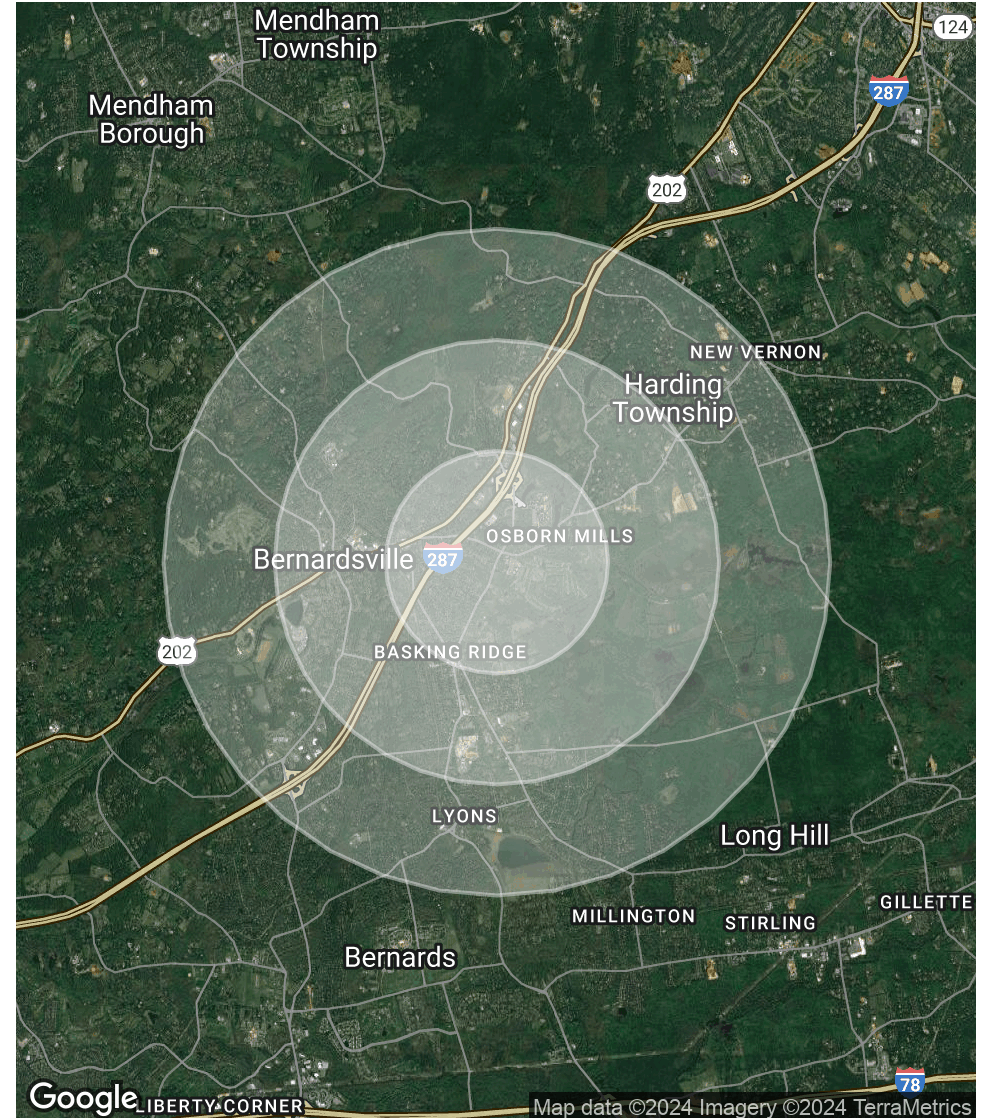
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,373	9,389	18,802
Average Age	45.0	44.0	45.0
Average Age (Male)	44.2	43.4	44.6
Average Age (Female)	45.8	44.3	44.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	905	3,372	6,653
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$190,533	\$221,106	\$236,799
Average House Value	\$784,826	\$799,965	\$835,364

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Ashley Rosa joined The Blau & Berg Company in 2022, bringing over a decade of experience in asset management and real estate development. Prior to joining The Blau & Berg team, Ashley served as Vice President of a large family-owned real estate investment office. In her role, she oversaw acquisitions, repositioning, and dispositions for a \$100M portfolio with assets in the Northern New Jersey, Northeastern Ohio, and South Florida submarkets.

In addition to hands-on experience as an owner's representative, Ashley strives to provide her brokerage clients with fresh perspectives, creativity, and endless enthusiasm. Ashley is active in several Northern New Jersey market sectors with a particular focus on industrial outdoor storage and land transactions for multifamily housing, mixed-use, and self-storage. Ashley currently represents several automotive dealerships, intermodal freight carriers, daycare operators, and cannabis retailers. Several successful transactions have relied upon Ashley's nuanced understanding of New Jersey land use regulations and her ability to navigate local permitting and entitlement processes.

EDUCATION

Bachelor of Science in Business Administration from Towson University
MBA degree in Project and Construction Management from Norwich University
PMP certified from the Project Management Institute
Licensed real estate salesperson in the state of New Jersey.

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