



RETAIL / INDUSTRIAL / VACANT LAND BUILDING

FOR SALE

## ±9,271 SF RETAIL / INDUSTRIAL BUILDING AND ±2.2 AC VACANT LAND

1213 and 1221 Bloomfield Avenue, West Caldwell, NJ 07006

*For More Information, Contact the Exclusive Brokers*

**SCOTT G. SAVASTANO**

*Executive Director*

[sgsavastano@blauberg.com](mailto:sgsavastano@blauberg.com)

973.379.6644 x147

**NICHOLAS A. SAVASTANO**

*Sales Associate*

[nsavastano@blauberg.com](mailto:nsavastano@blauberg.com)

973.379.6644 x234



**THE BLAU & BERG COMPANY**

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

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



# ±9,271 SF RETAIL / INDUSTRIAL BUILDING AND ±2.2 AC VACANT LAND

1213 and 1221 Bloomfield Avenue, West Caldwell, NJ 07006



## LOCATION DESCRIPTION

Approx. 0.8 Miles to Route 46  
 Approx. 2.9 Miles to I-80 and I-280  
 Approx. 5.0 Miles to Willowbrook Mall  
 Approx. 5.2 Miles to Essex County Airport

## OFFERING SUMMARY

Sale Price:	\$4,250,000
Building Size:	9,271 SF
Total Acreage:	4 AC

## PROPERTY HIGHLIGHTS

- 1213 Bloomfield Avenue: ±2.2 AC Vacant Land, Includes 13 AC Land (Banked Wetlands), Zoned B-3, Block 1600, Lot 1, Taxes at \$9,552.85 (2022)
- 1221 Bloomfield Avenue: ±9,271 SF Retail / Industrial Building on ±1.8-AC Lot (Block 303, Lot 14), ±175 Feet of Frontage on Bloomfield Avenue, Can Facilitate Commercial Parking, Zoned Commercial, Taxes at \$25,804.65 (2022)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,181	18,503	62,493
Total Population	2,723	46,592	159,690
Average HH Income	\$146,787	\$151,113	\$152,351

For More Information, Contact the Exclusive Brokers

**SCOTT G. SAVASTANO**

*Executive Director*

sgsavastano@blauberg.com

973.379.6644 x147

**NICHOLAS A. SAVASTANO**

*Sales Associate*

nsavastano@blauberg.com

973.379.6644 x234

830 Morris Turnpike  
 Suite 201  
 Short Hills, NJ 07078

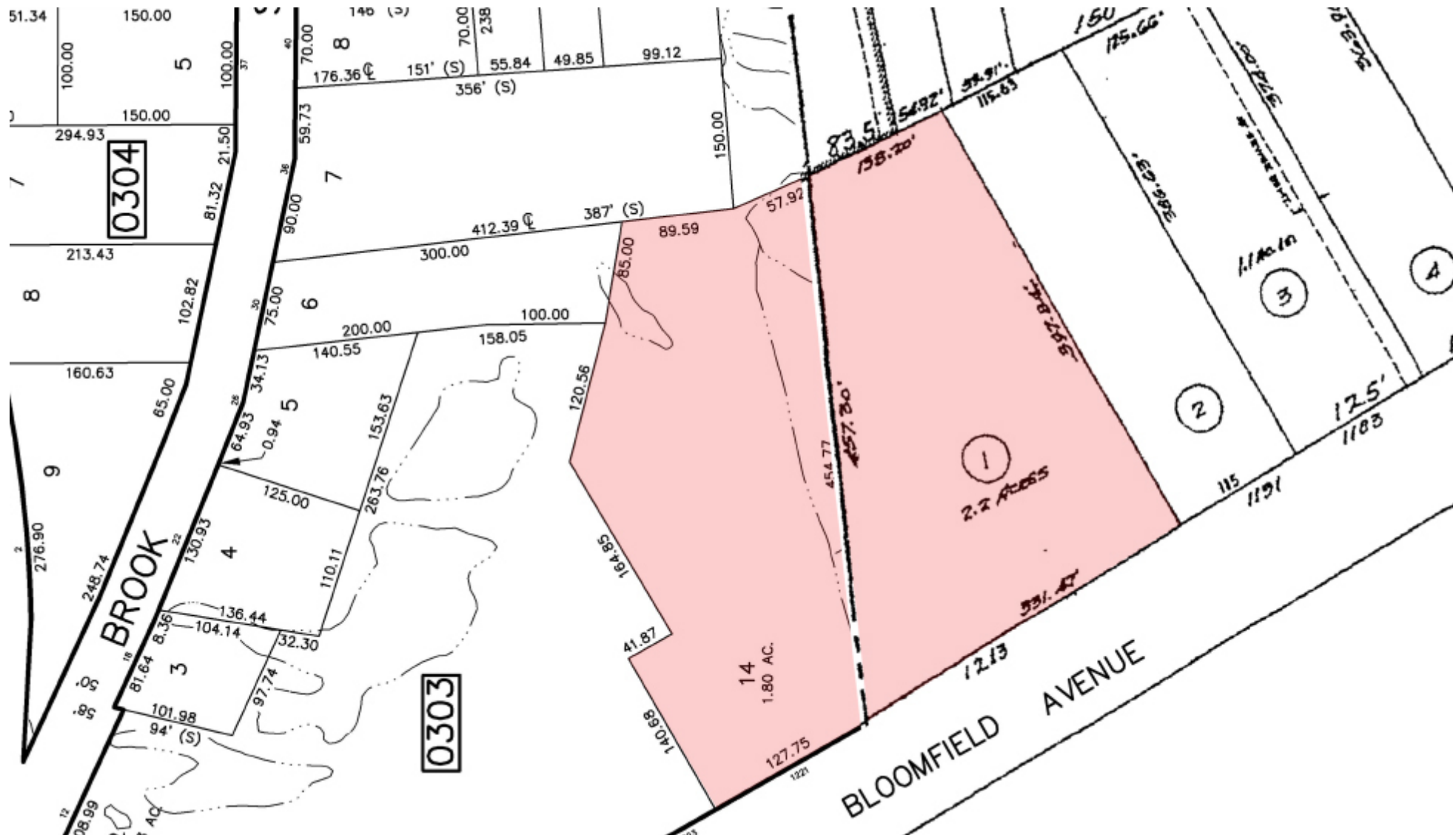
[www.blauberg.com](http://www.blauberg.com)



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.

# ±9,271 SF RETAIL / INDUSTRIAL BUILDING AND ±2.2 AC VACANT LAND

1213 and 1221 Bloomfield Avenue, West Caldwell, NJ 07006



For More Information, Contact the Exclusive Brokers

**SCOTT G. SAVASTANO**

*Executive Director*

sgsavastano@blauberg.com

973.379.6644 x147

**NICHOLAS A. SAVASTANO**

*Sales Associate*

nsavastano@blauberg.com

973.379.6644 x234

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

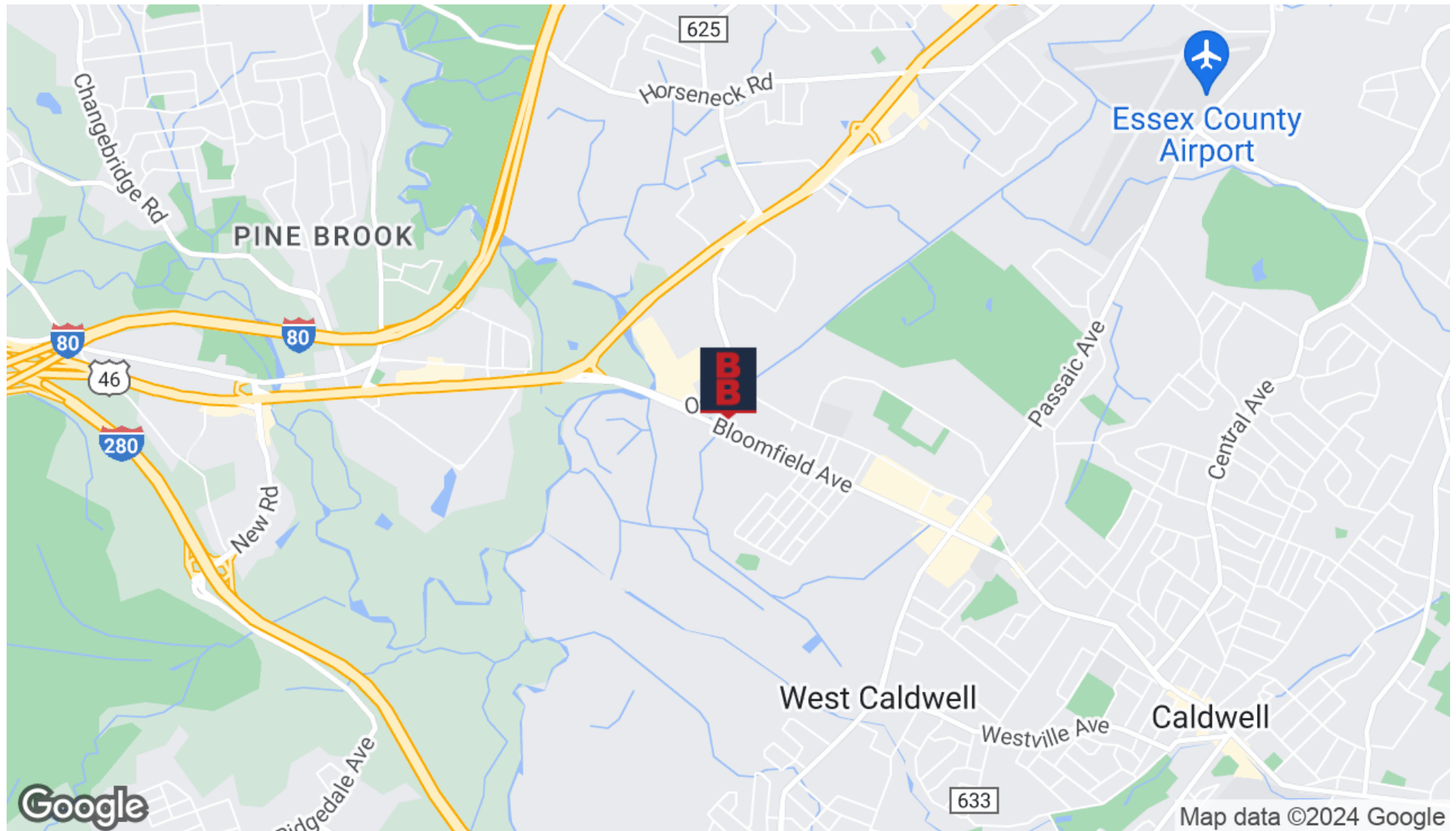
[www.blauberg.com](http://www.blauberg.com)



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.

# ±9,271 SF RETAIL / INDUSTRIAL BUILDING AND ±2.2 AC VACANT LAND

1213 and 1221 Bloomfield Avenue, West Caldwell, NJ 07006



For More Information, Contact the Exclusive Brokers

**SCOTT G. SAVASTANO**

*Executive Director*

sgsavastano@blauberg.com

973.379.6644 x147

**NICHOLAS A. SAVASTANO**

*Sales Associate*

nsavastano@blauberg.com

973.379.6644 x234

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.

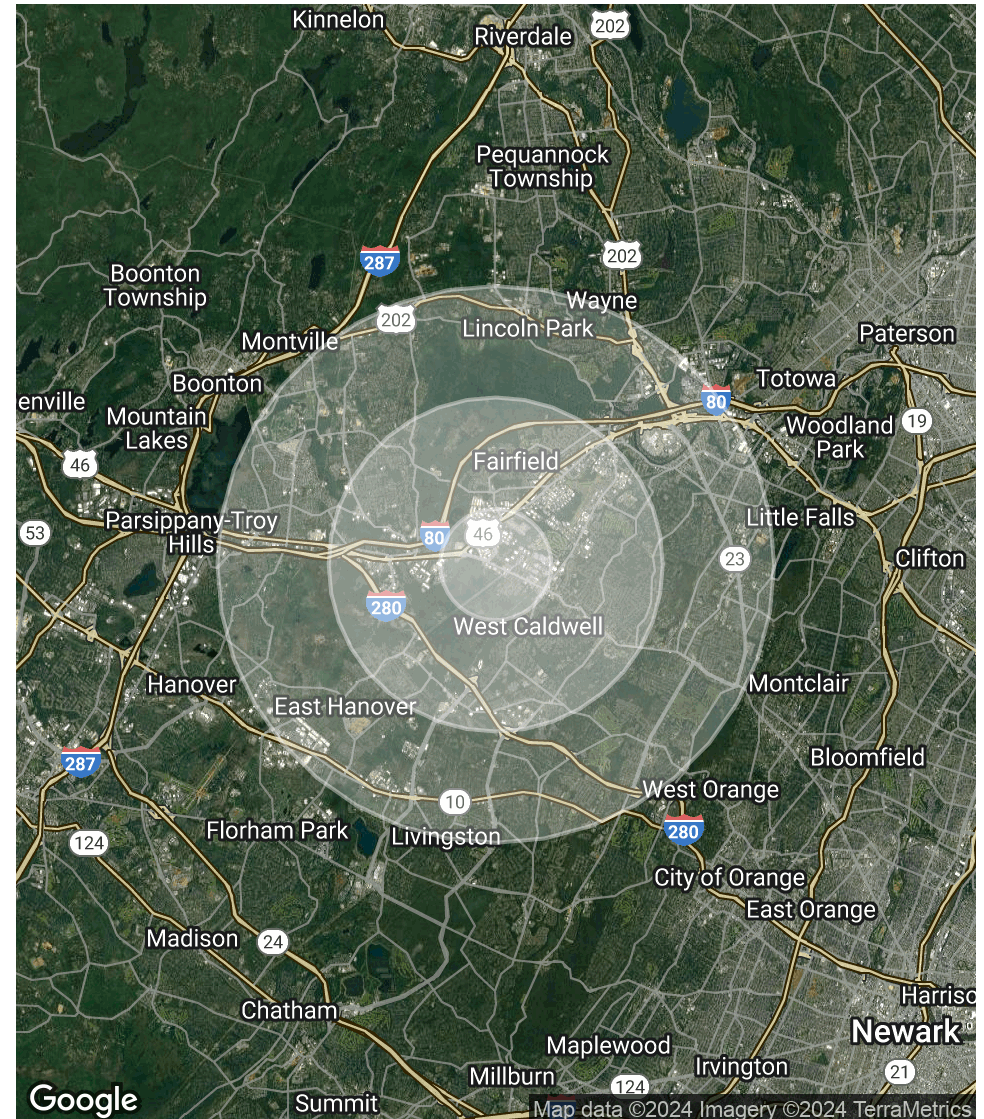


# ±9,271 SF RETAIL / INDUSTRIAL BUILDING AND ±2.2 AC VACANT LAND

1213 and 1221 Bloomfield Avenue, West Caldwell, NJ 07006

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,723	46,592	159,690
Average Age	49.7	45.0	45.8
Average Age (Male)	47.4	44.3	44.1
Average Age (Female)	48.9	45.8	46.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,181	18,503	62,493
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$146,787	\$151,113	\$152,351
Average House Value	\$434,465	\$554,914	\$505,553

\* Demographic data derived from 2020 ACS - US Census



For More Information, Contact the Exclusive Brokers

**SCOTT G. SAVASTANO**

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

**NICHOLAS A. SAVASTANO**

Sales Associate

nsavastano@blauberg.com

973.379.6644 x234

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.

# ±9,271 SF RETAIL / INDUSTRIAL BUILDING AND ±2.2 AC VACANT LAND

1213 and 1221 Bloomfield Avenue, West Caldwell, NJ 07006



**SCOTT G. SAVASTANO**

Executive Director

Direct: 973.379.6644 x147 Cell: 973.464.3800  
sgsavastano@blauberg.com



**NICHOLAS A. SAVASTANO**

Sales Associate

Direct: 973.379.6644 x234 Cell: 973.768.9030  
nsavastano@blauberg.com

*For More Information, Contact the Exclusive Brokers*

**SCOTT G. SAVASTANO**

*Executive Director*

sgsavastano@blauberg.com  
973.379.6644 x147

**NICHOLAS A. SAVASTANO**

*Sales Associate*

nsavastano@blauberg.com  
973.379.6644 x234

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.