



Each office independently owned and operated

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436

FOR SALE

RETAIL PROPERTY

15 HAMBURG TURNPIKE

BLOOMINGDALE, NJ 07403



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rare opportunity to own a high-visibility mixed-use property in the heart of a thriving downtown with 15,000+ daily car count! Formerly the Bloomingdale Town Hall, this fabulous building has plans for a proposed and framed for three (3) two bedrooms and one (1) one-bedroom units on the second floor. Also, features an 11-station salon layout plus an additional 980 sq ft commercial space on the main level. This partially completed structure offers huge upside—perfect for developers or investors seeking rental income and retail revenue. Plans and pro forma available. Are you looking to unlock the full potential of a landmark property in a high-traffic location? This one is waiting for your vision.

PROPERTY HIGHLIGHTS

- -plans for 4 apartments
- -strong location
- -unique set up for any business
- -live and work in a bustling CBD
- -ample parking

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OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	20,909 SF
Building Size:	6,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	407	1,445	4,442
Total Population	896	3,389	10,913
Average HH Income	\$99,153	\$119,382	\$135,782

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Corner location on Hamburg Tpke with great signage, close to Main St Bloomingdale



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

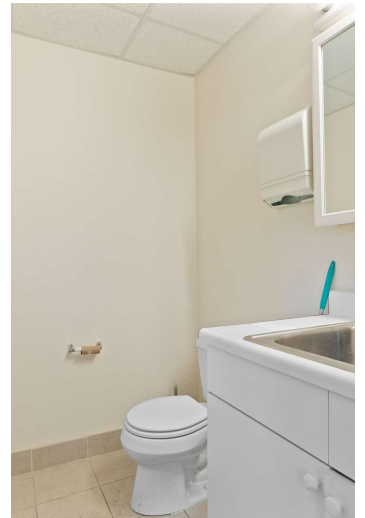
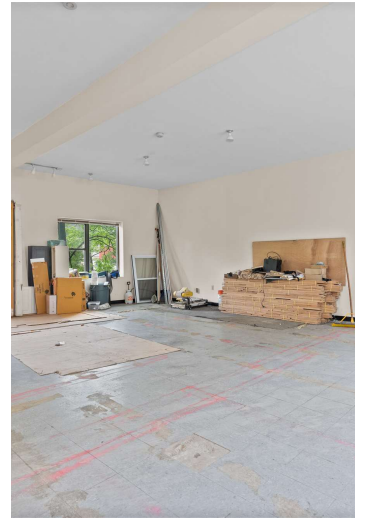
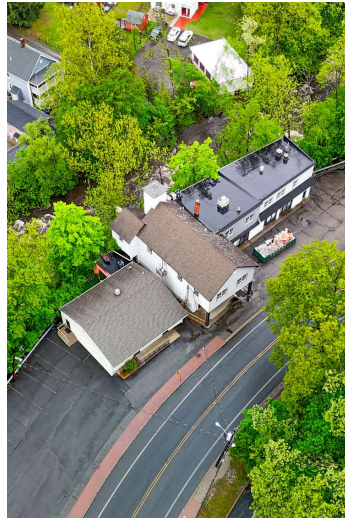
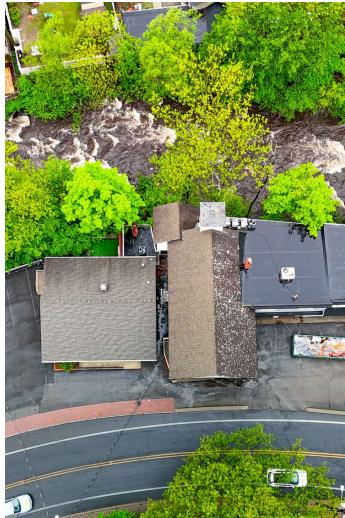
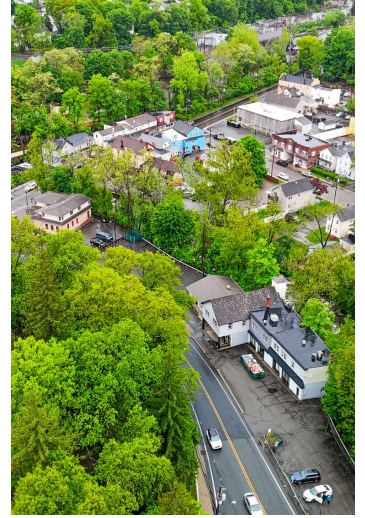
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

IN THIS SECTION

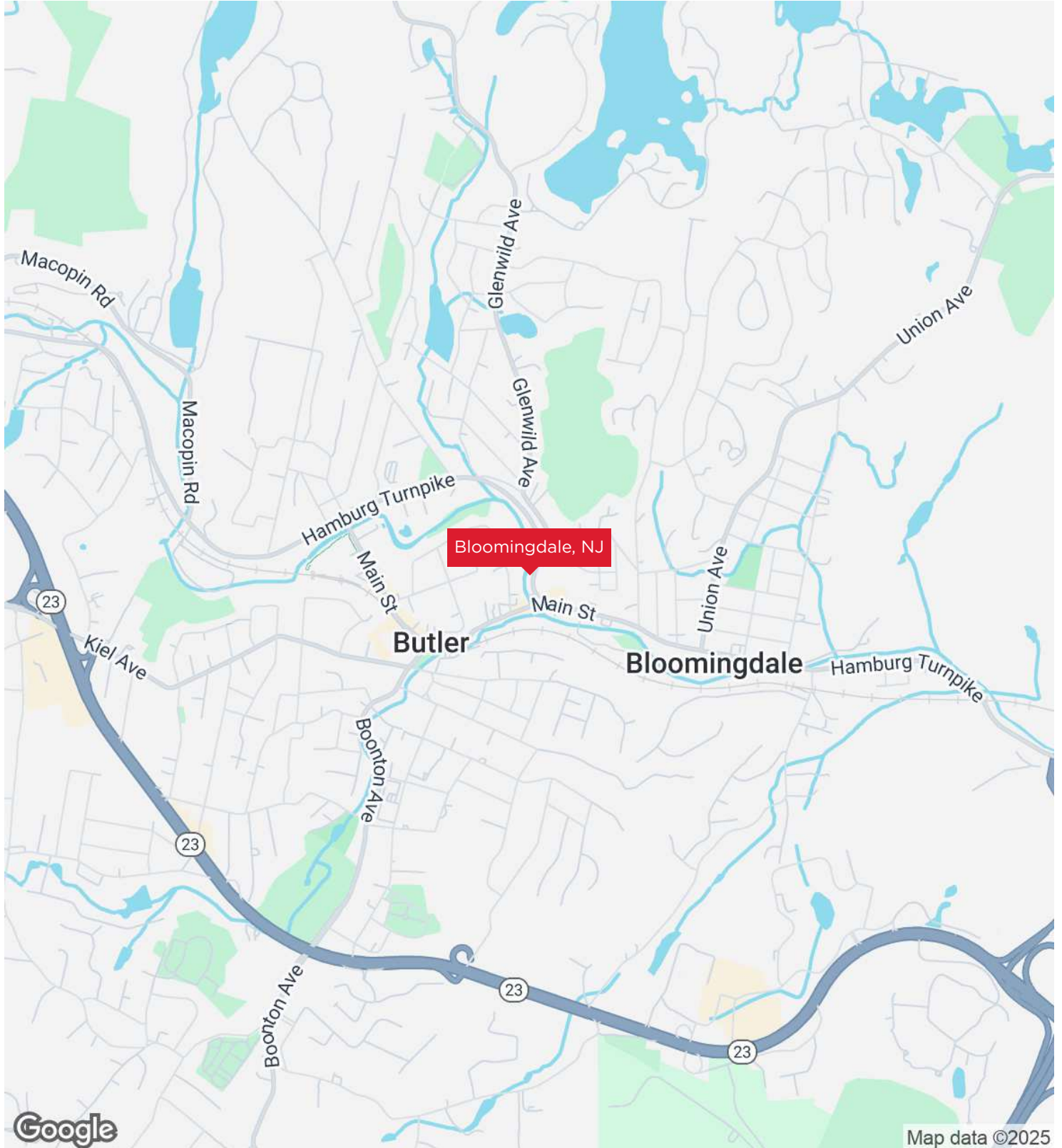
REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

REGIONAL MAP

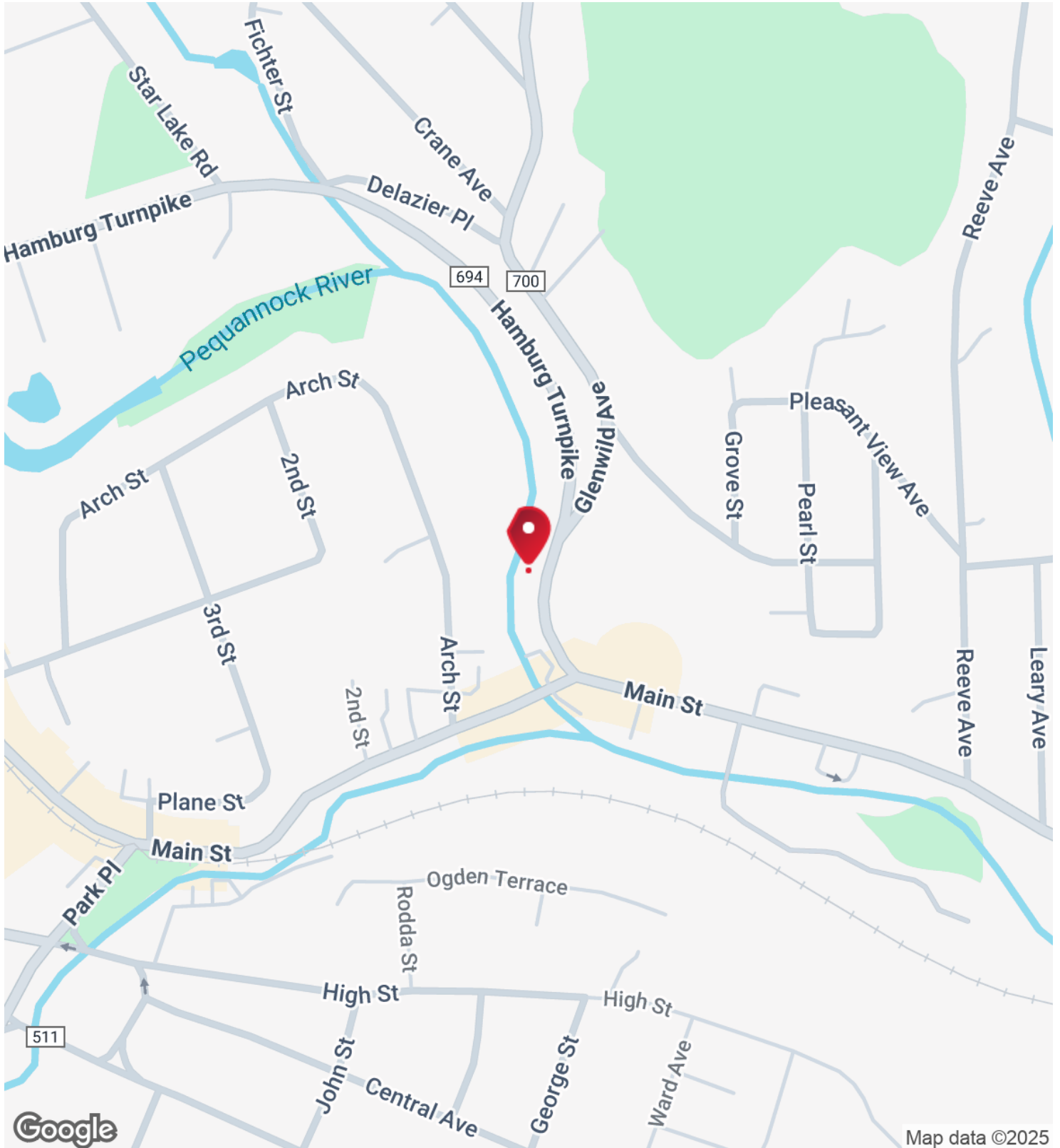


Map data ©2025

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LOCATION MAP



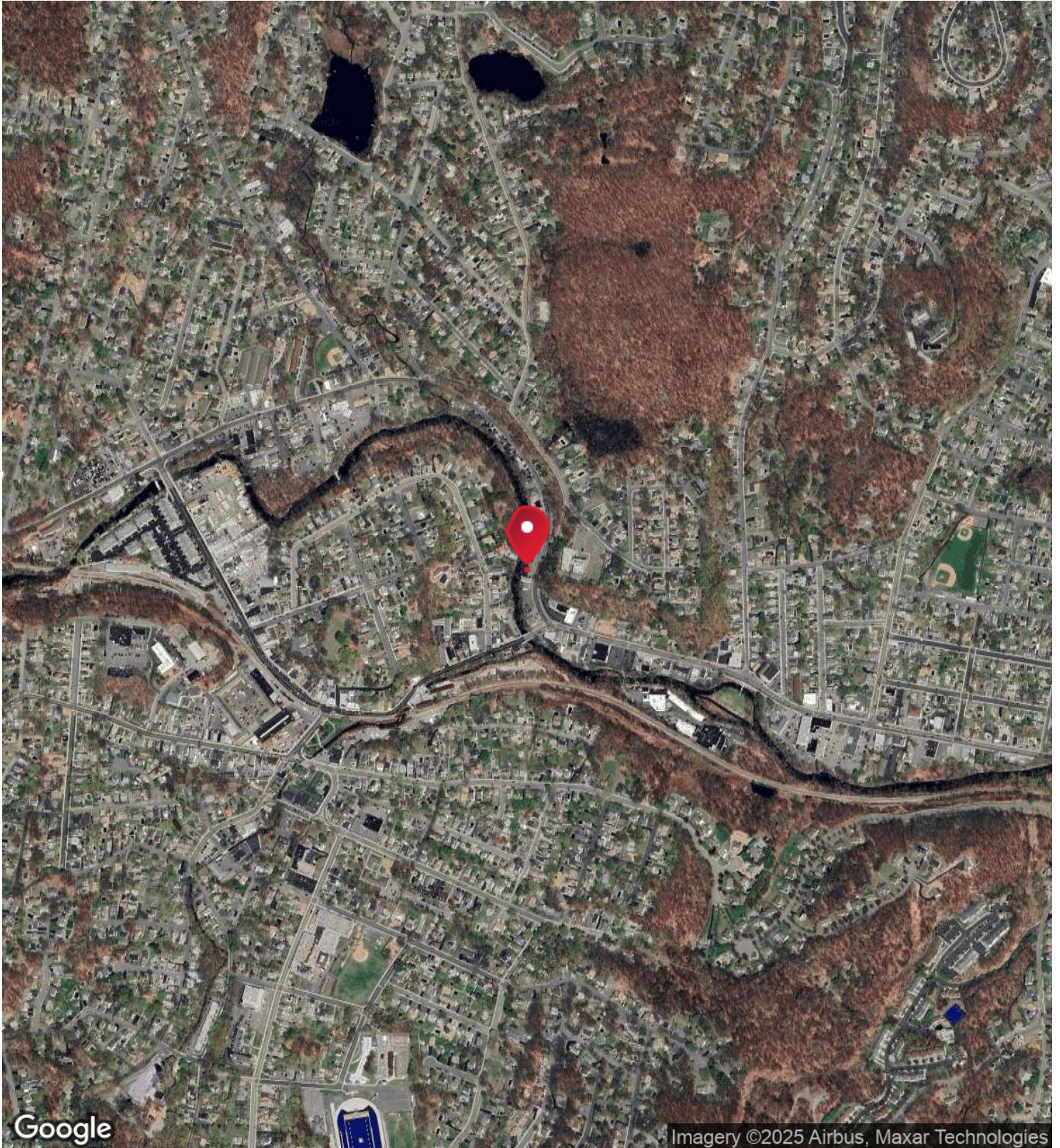
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AERIAL MAP



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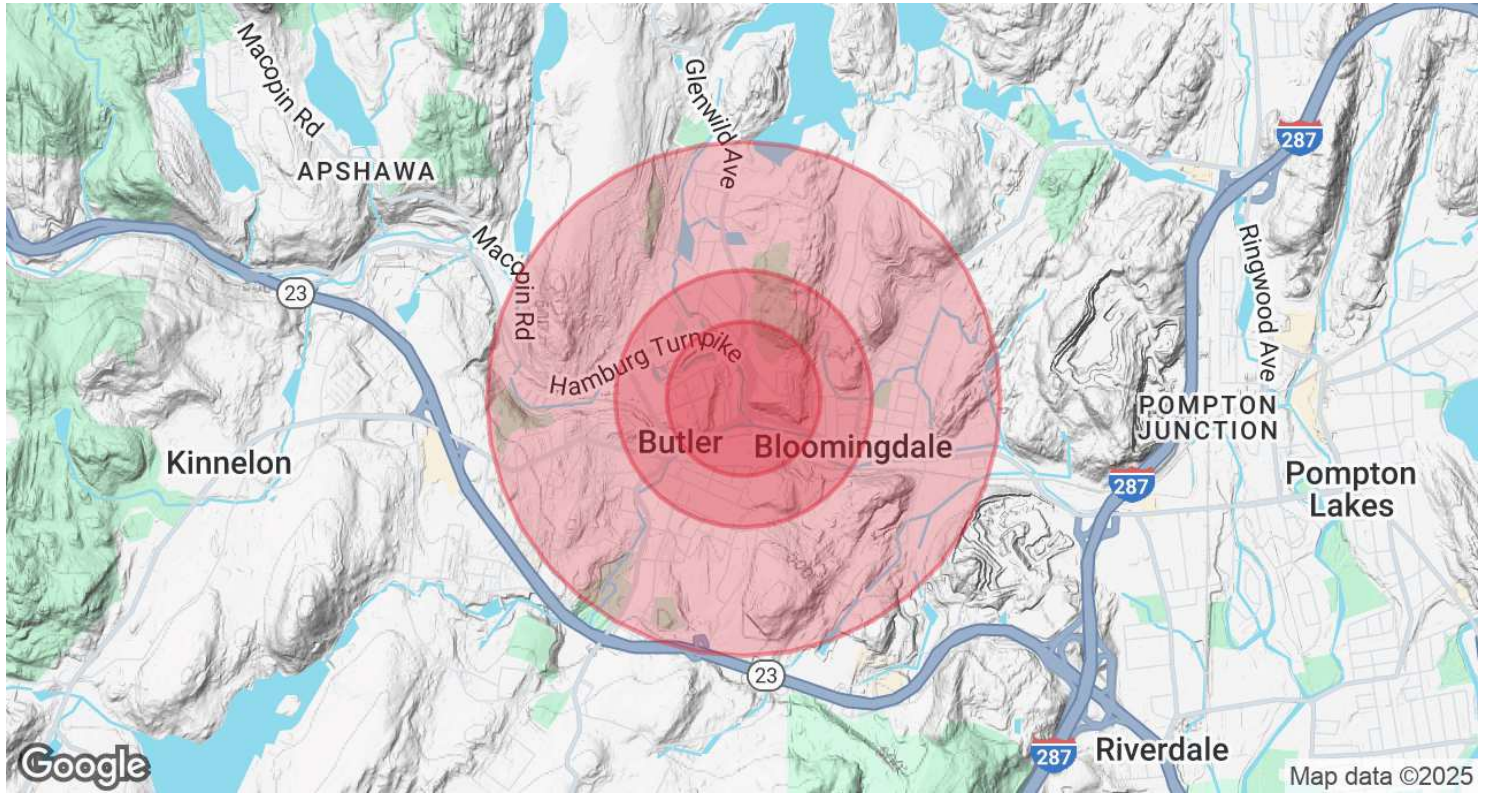
DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

FLOOR PLANS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	896	3,389	10,913
Average Age	43	42	43
Average Age (Male)	41	41	42
Average Age (Female)	44	43	44

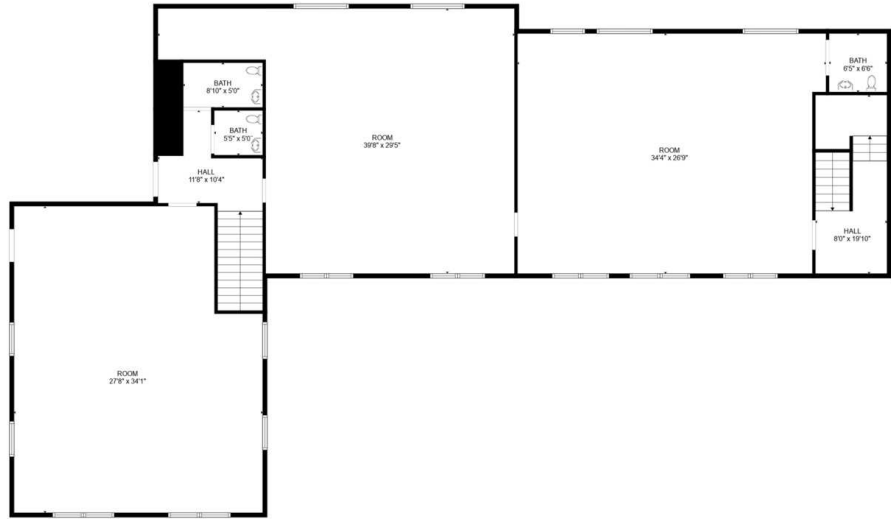
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	407	1,445	4,442
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$99,153	\$119,382	\$135,782
Average House Value	\$418,935	\$450,355	\$459,212

Demographics data derived from AlphaMap

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FLOOR PLANS



FLOOR 3



FLOOR 1

FLOOR 2

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