



Confidential, please be discreet. Tenant operating business, employees/customers unaware.

CONTACT EXCLUSIVE AGENTS

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RETAIL SPACE

COLONIA, NJ

REDEVELOPMENT SITE

571 Inman Ave

SIZE

±1,500 SF

TAXES

\$20,582.10 (2024)

ASKING RENT

Upon Request

ZONING: B-1 NEIGHBORHOOD BUSINESS ZONE

Permitted Uses:

Retail, Restaurants, Banks, Specialty Food Stores and Professional Offices

LOT SIZE

0.5654 Acres

TERM

Negotiable

COMMENTS

Strong neighborhood corner

Signalized intersection

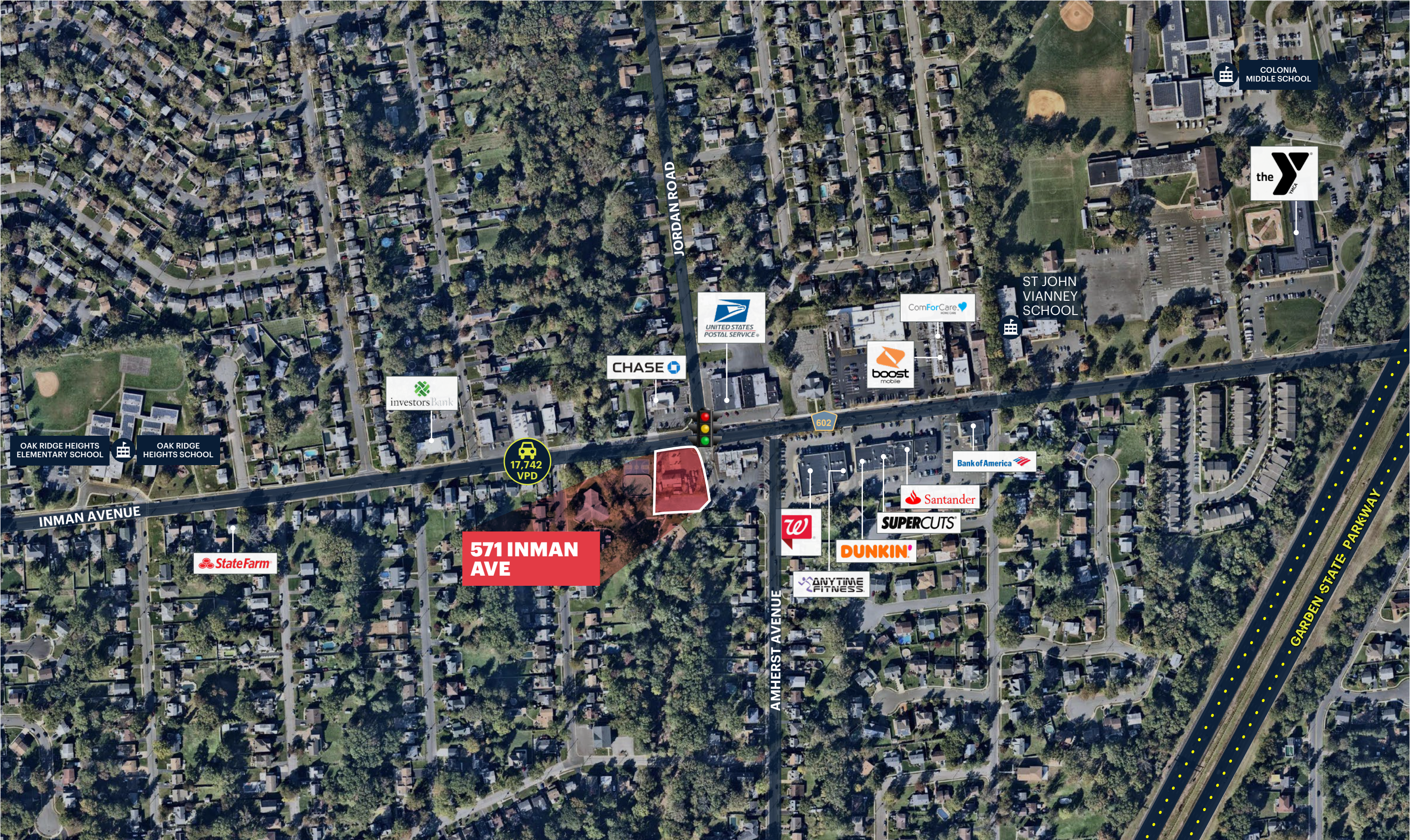
Highly visible with easy access

Good retail back up including Walgreens, Investors Bank, Wells Fargo, Dunkin', Bank of America, and Anytime Fitness to name a few

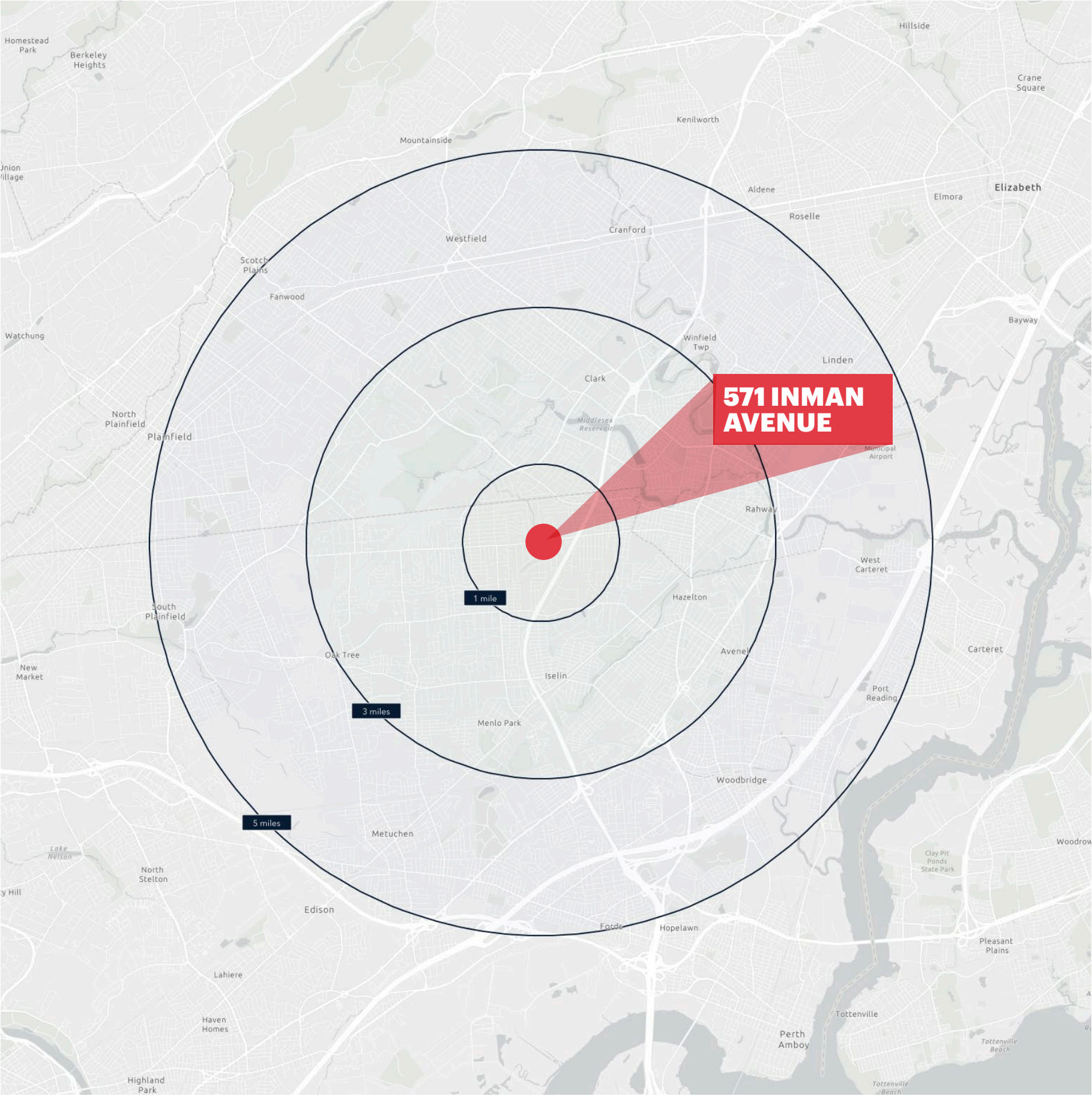
MARKET AERIAL



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

15,332

HOUSEHOLDS

5,078

MEDIAN AGE

43.6

COLLEGE GRADUATES (Bachelor's +)

5,890 - 53.1%

TOTAL BUSINESSES

255

TOTAL EMPLOYEES

2,621

AVERAGE HOUSEHOLD INCOME

\$183,303

3 MILE RADIUS

POPULATION

132,389

HOUSEHOLDS

46,540

MEDIAN AGE

41.7

COLLEGE GRADUATES (Bachelor's +)

51,866 - 54.5%

TOTAL BUSINESSES

4,468

TOTAL EMPLOYEES

58,357

AVERAGE HOUSEHOLD INCOME

\$171,681

5 MILE RADIUS

POPULATION

387,353

HOUSEHOLDS

137,920

MEDIAN AGE

40.9

COLLEGE GRADUATES (Bachelor's +)

139,586 - 50.7%

TOTAL BUSINESSES

13,651

TOTAL EMPLOYEES

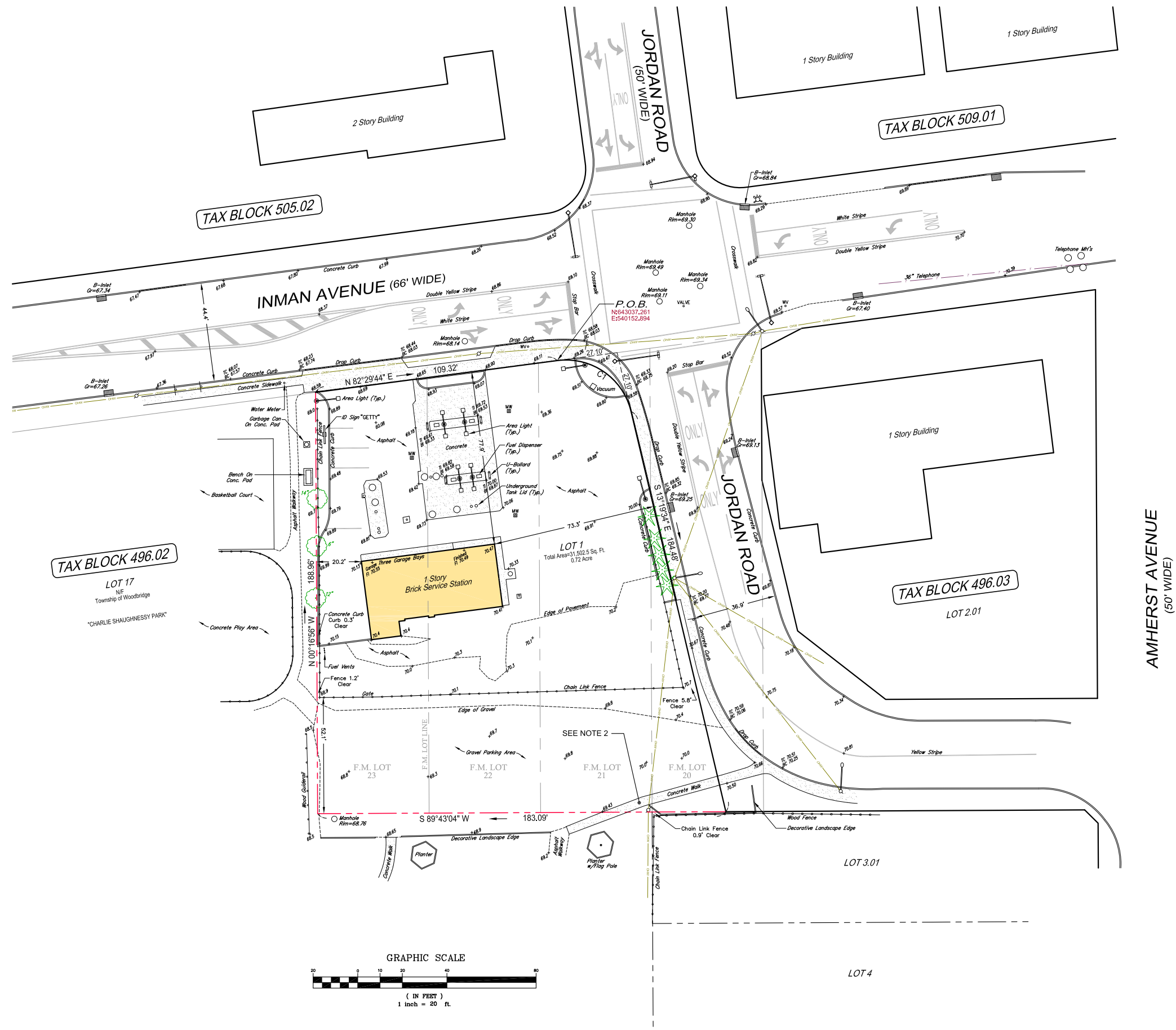
186,085

AVERAGE HOUSEHOLD INCOME

\$167,542

*2024 estimates

SURVEY



SURVEY OVERLAY

