



21-25 Grove Ave, Verona, NJ 07044



**PROPERTY DESCRIPTION**

Introducing a prime investment opportunity in the heart of Verona, NJ. This two building 8,745 SF of space, featuring 2 units, presents a compelling proposition for retail and street retail investors. Built in 1906, the property exudes character and charm while offering the advantages of modern zoning, classified under C-2. Situated in the vibrant Northern NJ area, this versatile space is poised for a range of retail endeavors, from boutique storefronts to flagship retail establishments. With its rich history and strategic location, this property is an exceptional prospect for forward-thinking investors seeking a foothold in a dynamic market.

**PROPERTY HIGHLIGHTS**

- Modern and well-maintained exterior
- Spacious and customizable interior layouts
- Ample parking for tenants and visitors
- Excellent visibility and high traffic exposure

**OFFERING SUMMARY**

Lease Price:	\$25/ft + 4.38 CAM = \$29.38/ft All-in
Lease Rate:	3 - 5 - 10 Year Terms Considered
Number of Units:	1 - 4
Available SF:	1,000 - 8,745 SF
Lot Size + Parking:	29,808 SF with 40+ Car Parking Spaces

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	5,666	144,678	681,523
Total Population	14,704	382,605	1,897,010
Average HH Income	\$209,144	\$160,448	\$126,802

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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# RETAIL FOR SALE & LEASE



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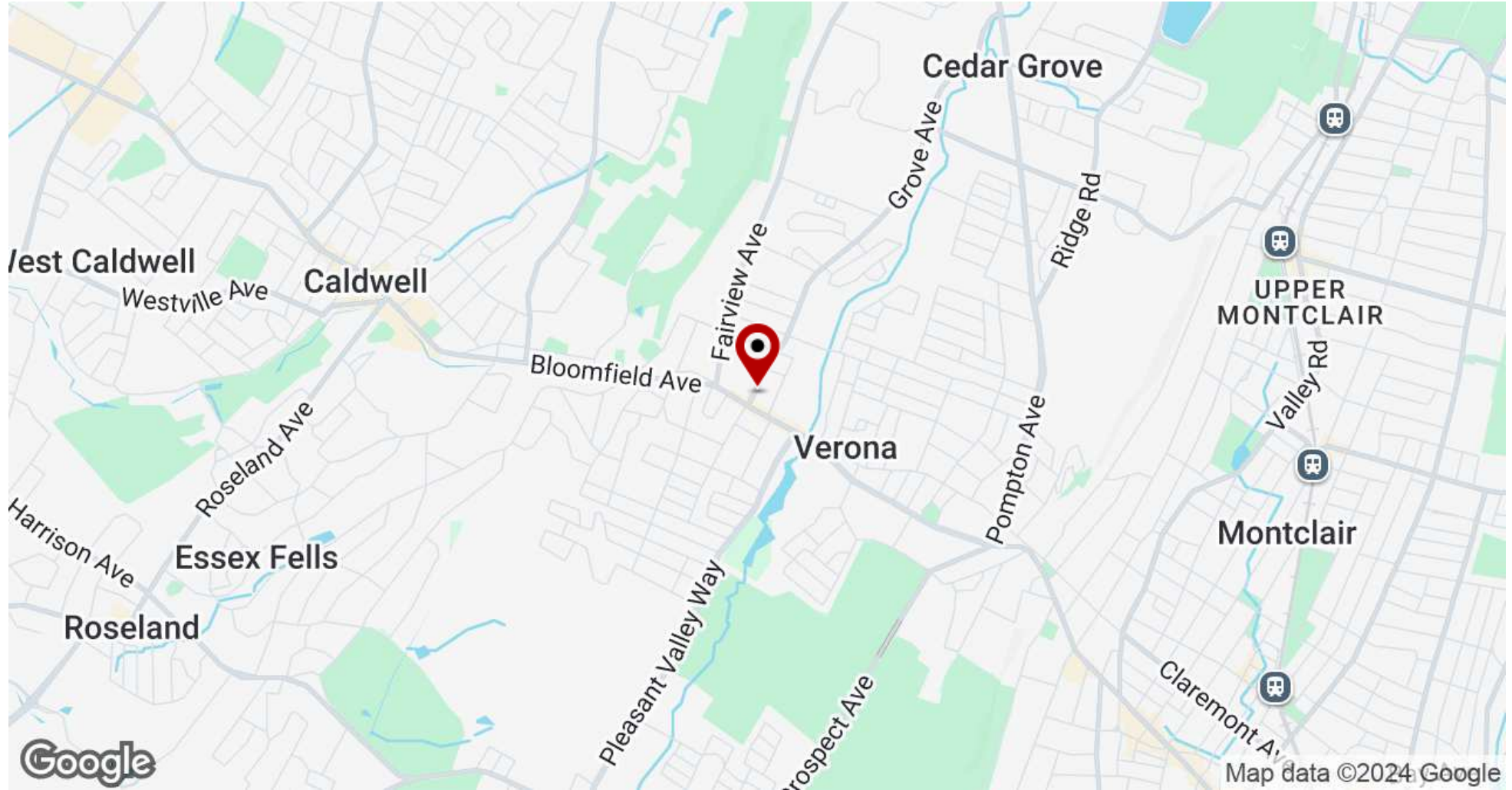
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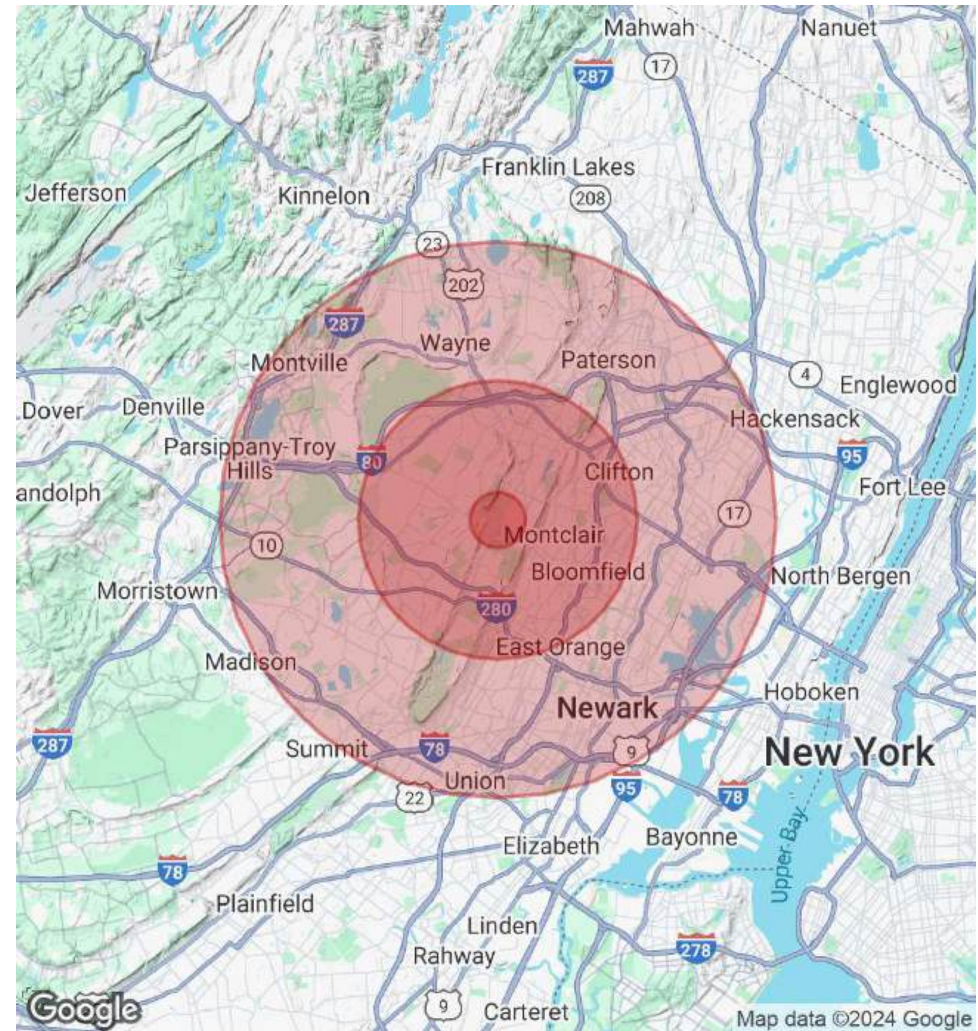
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,704	382,605	1,897,010
Average Age	42	41	40
Average Age (Male)	41	40	38
Average Age (Female)	43	43	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,666	144,678	681,523
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$209,144	\$160,448	\$126,802
Average House Value	\$717,677	\$591,752	\$534,952

Demographics data derived from AlphaMap



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