

**Former Chase Bank
(For Lease)
28 Eisenhower Pkwy. & 521 Eagle Rock Ave.
Roseland, New Jersey**



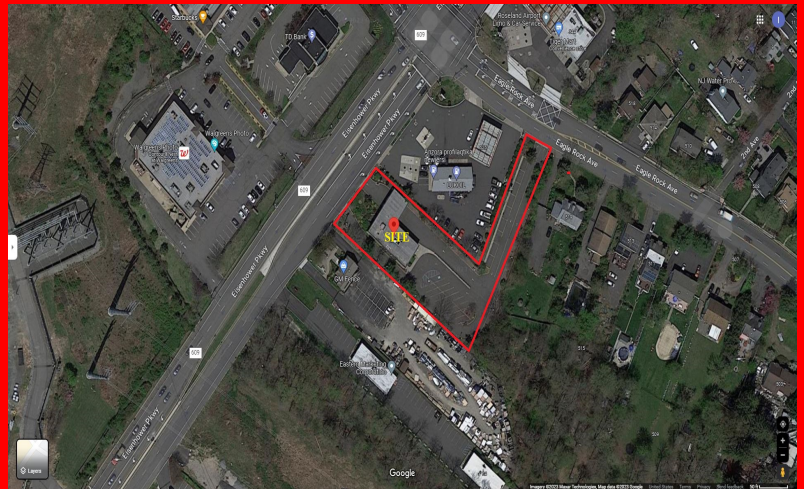
Tri State
Commercial, Inc.

FORMER CHASE BANK 28 EISENHOWER PARKWAY & 521 EAGLE ROCK AVENUE ROSELAND, NEW JERSEY FOR LEASE



FEATURES:

- Approximately 3,000sf. on 1ac+-
- Excellent visibility and access
- Ample Parking (24 spaces)
- Rent: Call for Quote
- Excellent Demographics & Traffic Counts
- Over 40,000 cars VPD between Eisenhower Pkwy. & Eagle Rock Ave.
- Located near retailers such as Walgreens, TD Bank, Jersey Mike's, Starbucks and Dunkin
- Ideal for banks, medical, retailers, gyms, service businesses and restaurants

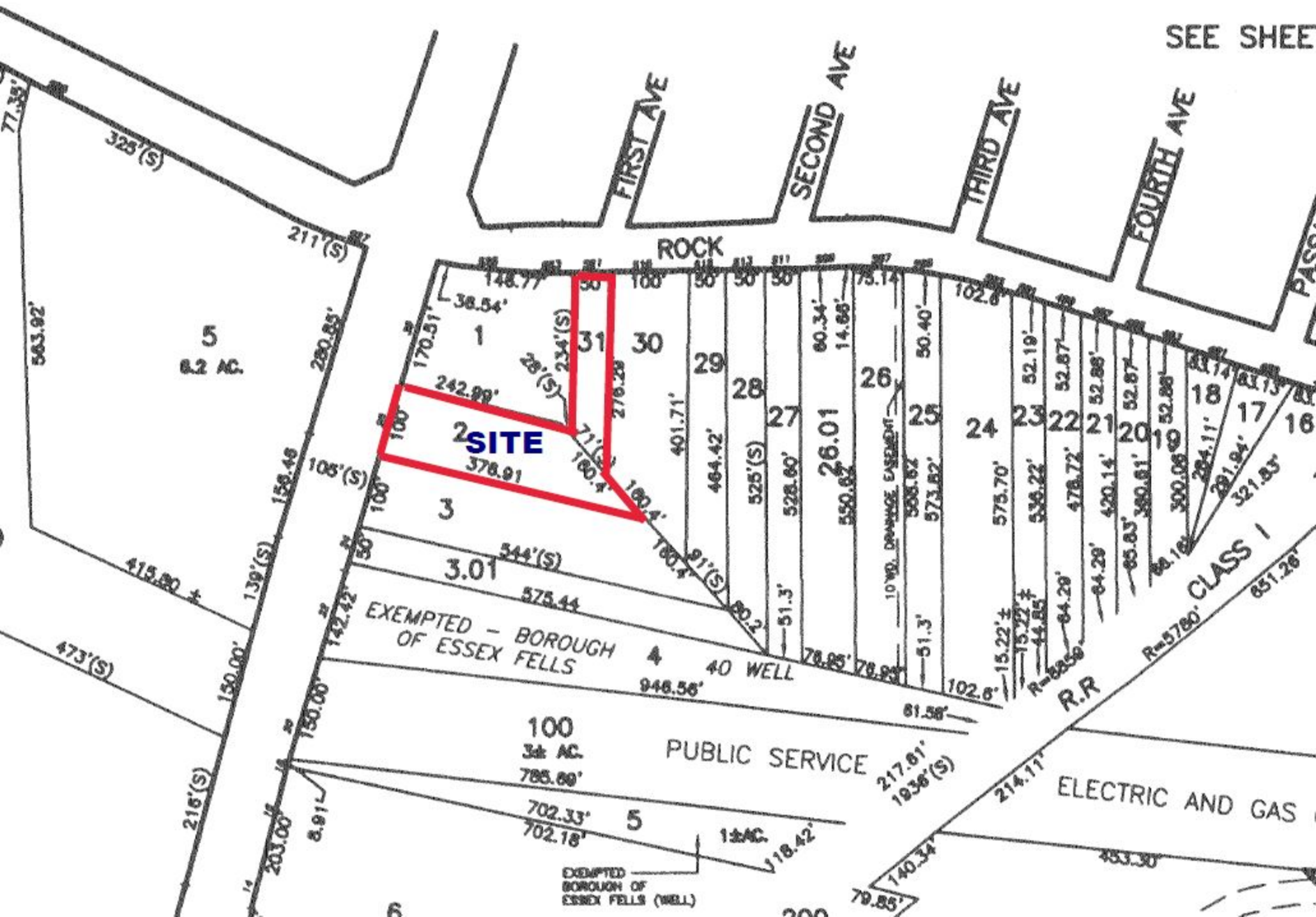


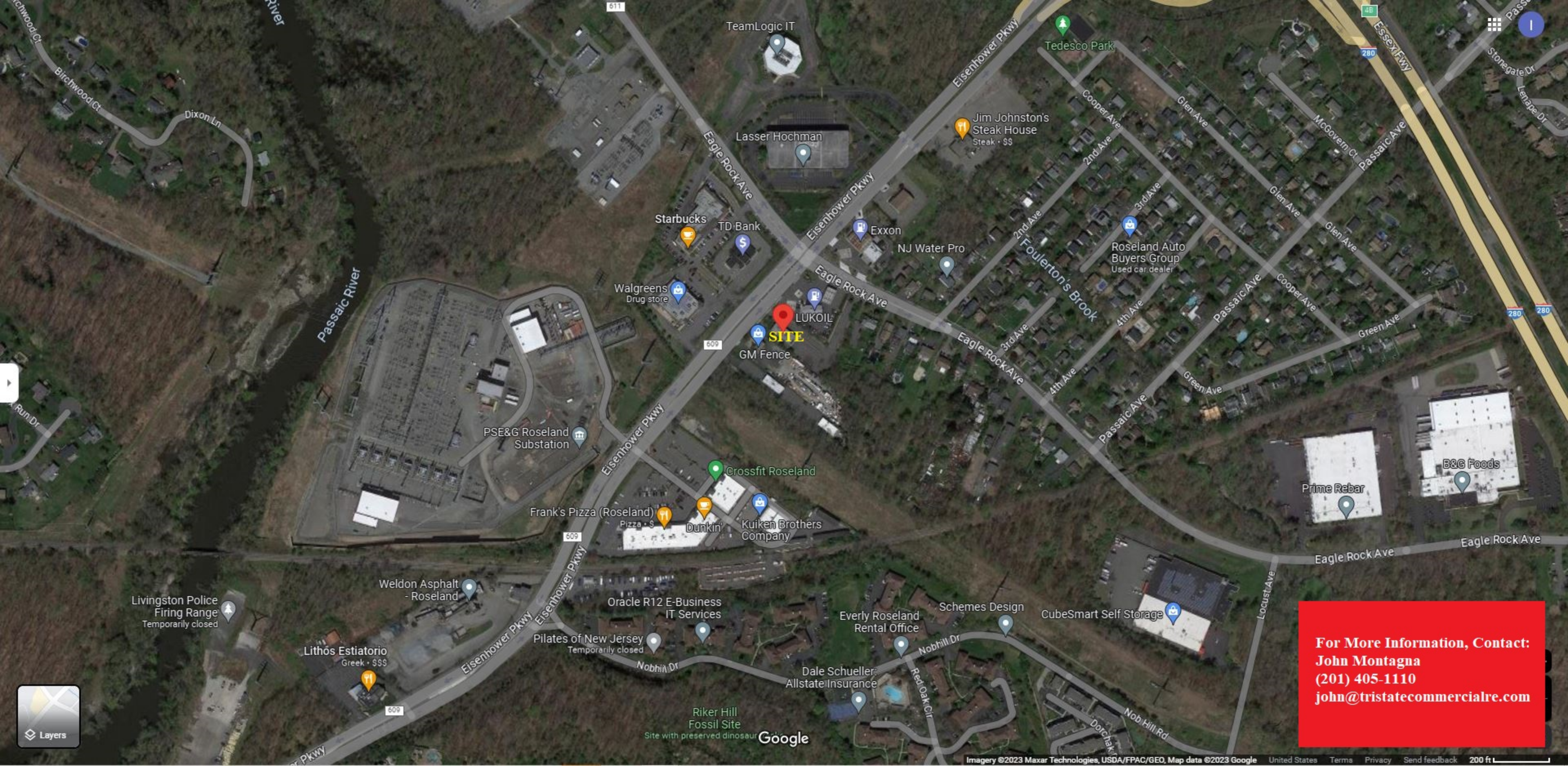
EXCLUSIVE BROKER: John Montagna, *President*

Office: (201) 405-1110 • Cell: (201) 739-7448 • john@tristatecommercialre.com

All information is from a source deemed reliable, however no representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omission, change of price, rental, or other conditions imposed by our principals

SEE SHEET





For More Information, Contact:
John Montagna
(201) 405-1110
john@tristatecommercialre.com

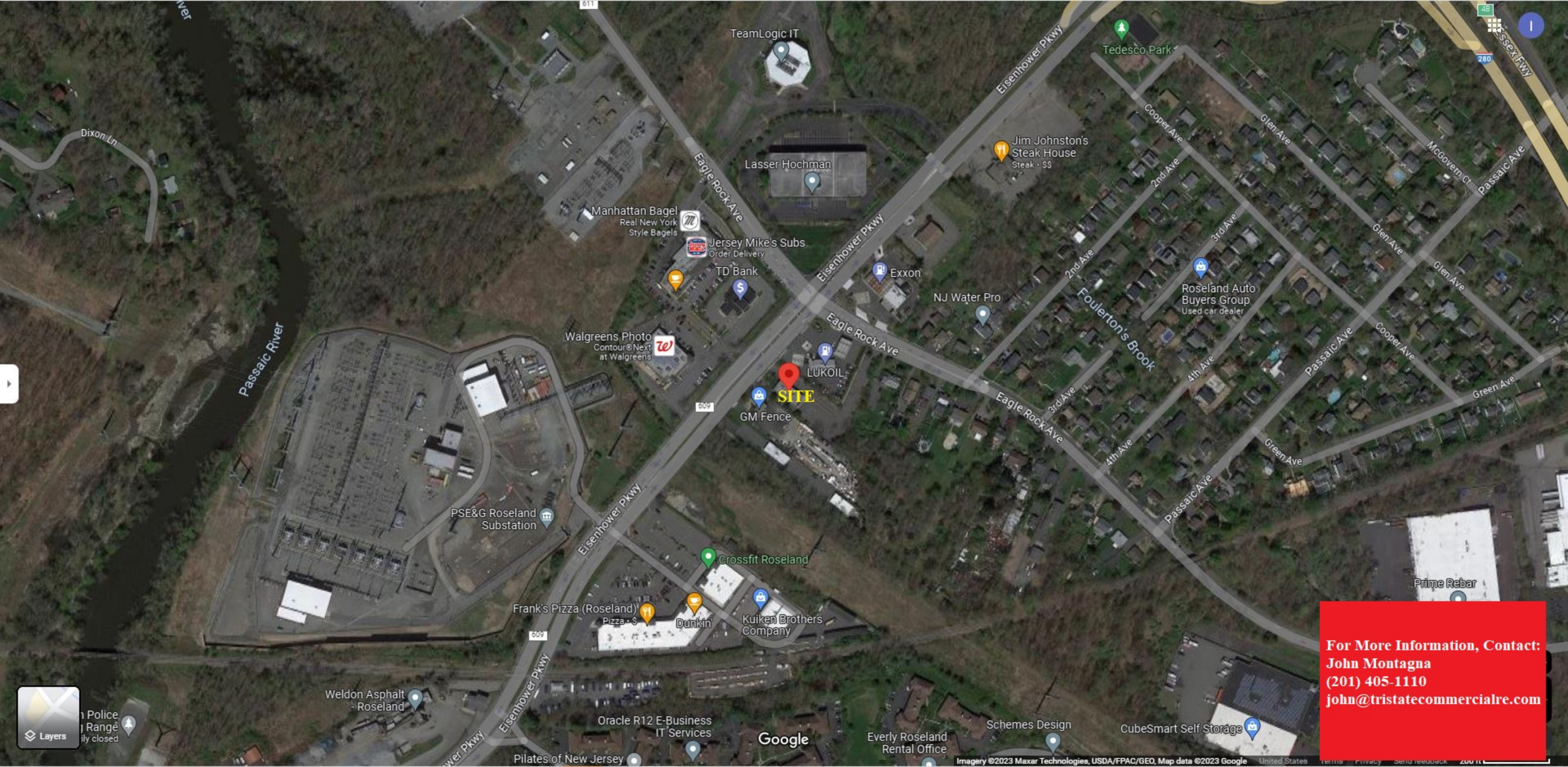




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Police Range
ily closed

Google



Demographic and Income Comparison Profile

28 Eisenhower Pkwy, Roseland, New Jersey, 07068
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.82063
Longitude: -74.32670

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	4,117	55,863	149,808
Households	1,619	20,526	54,966
Families	1,145	15,442	40,770
Average Household Size	2.54	2.69	2.68
Owner Occupied Housing Units	1,220	16,336	43,713
Renter Occupied Housing Units	400	4,190	11,253
Median Age	46.9	43.2	43.2
Census 2020 Summary			
Population	4,489	59,210	159,023
Households	1,784	21,505	57,806
Average Household Size	2.51	2.71	2.71
2022 Summary			
Population	4,492	59,396	159,591
Households	1,779	21,515	58,243
Families	1,225	15,903	42,367
Average Household Size	2.52	2.71	2.70
Owner Occupied Housing Units	1,220	16,748	45,733
Renter Occupied Housing Units	559	4,768	12,509
Median Age	51.1	45.5	45.5
Median Household Income	\$152,500	\$151,745	\$153,605
Average Household Income	\$215,078	\$215,308	\$213,661
2027 Summary			
Population	4,395	58,455	158,532
Households	1,740	21,184	57,876
Families	1,200	15,667	42,173
Average Household Size	2.52	2.71	2.70
Owner Occupied Housing Units	1,210	16,642	45,797
Renter Occupied Housing Units	530	4,541	12,078
Median Age	52.6	46.1	46.0
Median Household Income	\$166,829	\$165,735	\$166,659
Average Household Income	\$238,856	\$239,308	\$237,803
Trends: 2022-2027 Annual Rate			
Population	-0.44%	-0.32%	-0.13%
Households	-0.44%	-0.31%	-0.13%
Families	-0.41%	-0.30%	-0.09%
Owner Households	-0.16%	-0.13%	0.03%
Median Household Income	1.81%	1.78%	1.64%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

June 14, 2023



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2022 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	101	5.7%	763	3.5%	1,809	3.1%
\$15,000 - \$24,999	73	4.1%	541	2.5%	1,608	2.8%
\$25,000 - \$34,999	66	3.7%	591	2.7%	1,708	2.9%
\$35,000 - \$49,999	52	2.9%	922	4.3%	2,586	4.4%
\$50,000 - \$74,999	117	6.6%	2,147	10.0%	5,127	8.8%
\$75,000 - \$99,999	154	8.7%	1,864	8.7%	5,041	8.7%
\$100,000 - \$149,999	311	17.5%	3,788	17.6%	10,400	17.9%
\$150,000 - \$199,999	235	13.2%	3,015	14.0%	8,752	15.0%
\$200,000+	670	37.7%	7,883	36.6%	21,212	36.4%
Median Household Income	\$152,500		\$151,745		\$153,605	
Average Household Income	\$215,078		\$215,308		\$213,661	
Per Capita Income	\$86,829		\$77,589		\$78,044	

2027 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	76	4.4%	576	2.7%	1,349	2.3%
\$15,000 - \$24,999	50	2.9%	364	1.7%	1,101	1.9%
\$25,000 - \$34,999	50	2.9%	425	2.0%	1,181	2.0%
\$35,000 - \$49,999	34	2.0%	661	3.1%	1,860	3.2%
\$50,000 - \$74,999	96	5.5%	1,740	8.2%	4,161	7.2%
\$75,000 - \$99,999	146	8.4%	1,652	7.8%	4,292	7.4%
\$100,000 - \$149,999	308	17.7%	3,875	18.3%	10,970	19.0%
\$150,000 - \$199,999	271	15.6%	3,372	15.9%	9,865	17.0%
\$200,000+	710	40.8%	8,518	40.2%	23,097	39.9%
Median Household Income	\$166,829		\$165,735		\$166,659	
Average Household Income	\$238,856		\$239,308		\$237,803	
Per Capita Income	\$96,382		\$86,308		\$86,888	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

June 14, 2023

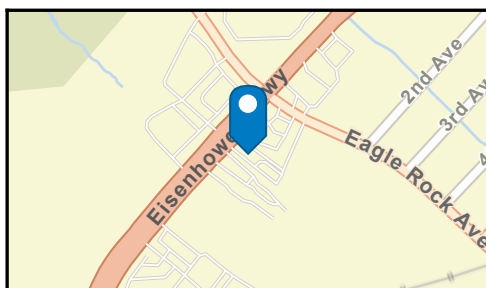
Traffic Count Map - Close Up

28 Eisenhower Pkwy, Roseland, New Jersey, 07068
Rings: 1, 3, 5 mile radii

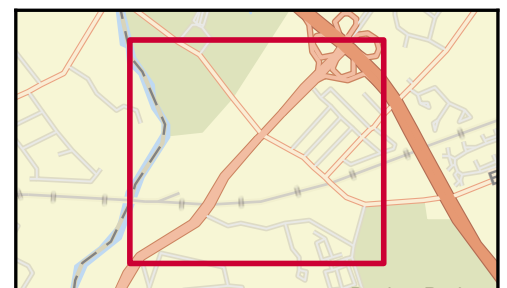
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Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

June 14, 2023