



RETAIL PROPERTY

FOR SALE

±6,855 SF RESTAURANT ON 2 ACRES FOR SALE

272 U.S. 22, Springfield, NJ 07081

For More Information, Contact the Exclusive Brokers

TAMARA BLAU

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 3.6 Miles to I-78
 Approx. 4.5 Miles to Garden State Parkway Exit 140
 Approx. 11.1 Miles to I-95 Exit 14
 Approx. 11.7 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	2 Acres
Building Size:	6,855 SF

PROPERTY HIGHLIGHTS

- Building Size: ±6,855 SF
- Lot Size: ±2.0 Acres (Block 3701, Lot 11)
- Parking: 200 Surface Spaces
- Frontage: 141' Along Route 22 West
- Zoning: Highway Commercial
- Taxes: \$54,096 (2025)
- Sale Price: \$5,000,000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	294	1,171	3,615
Total Population	745	2,978	9,678

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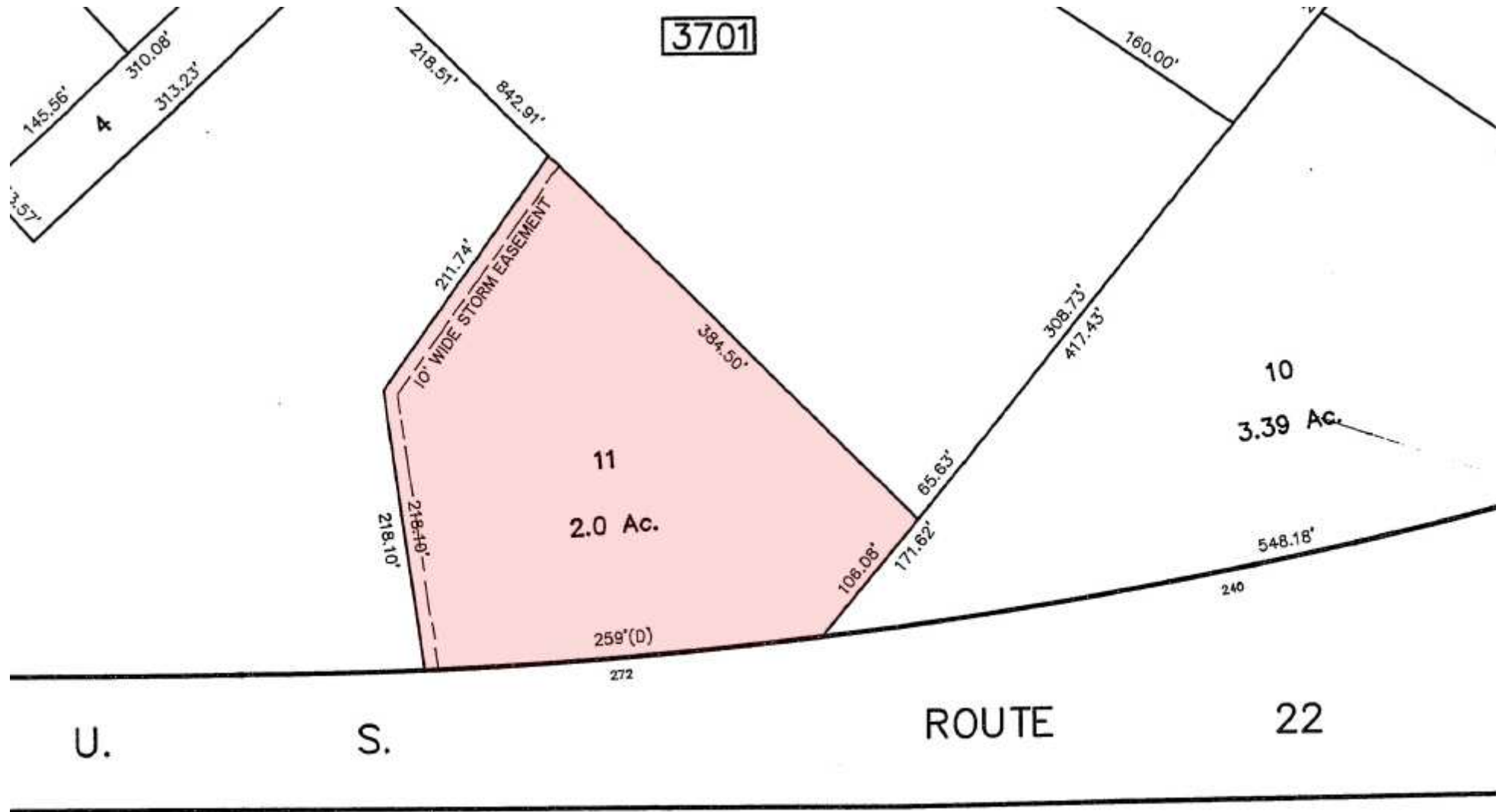
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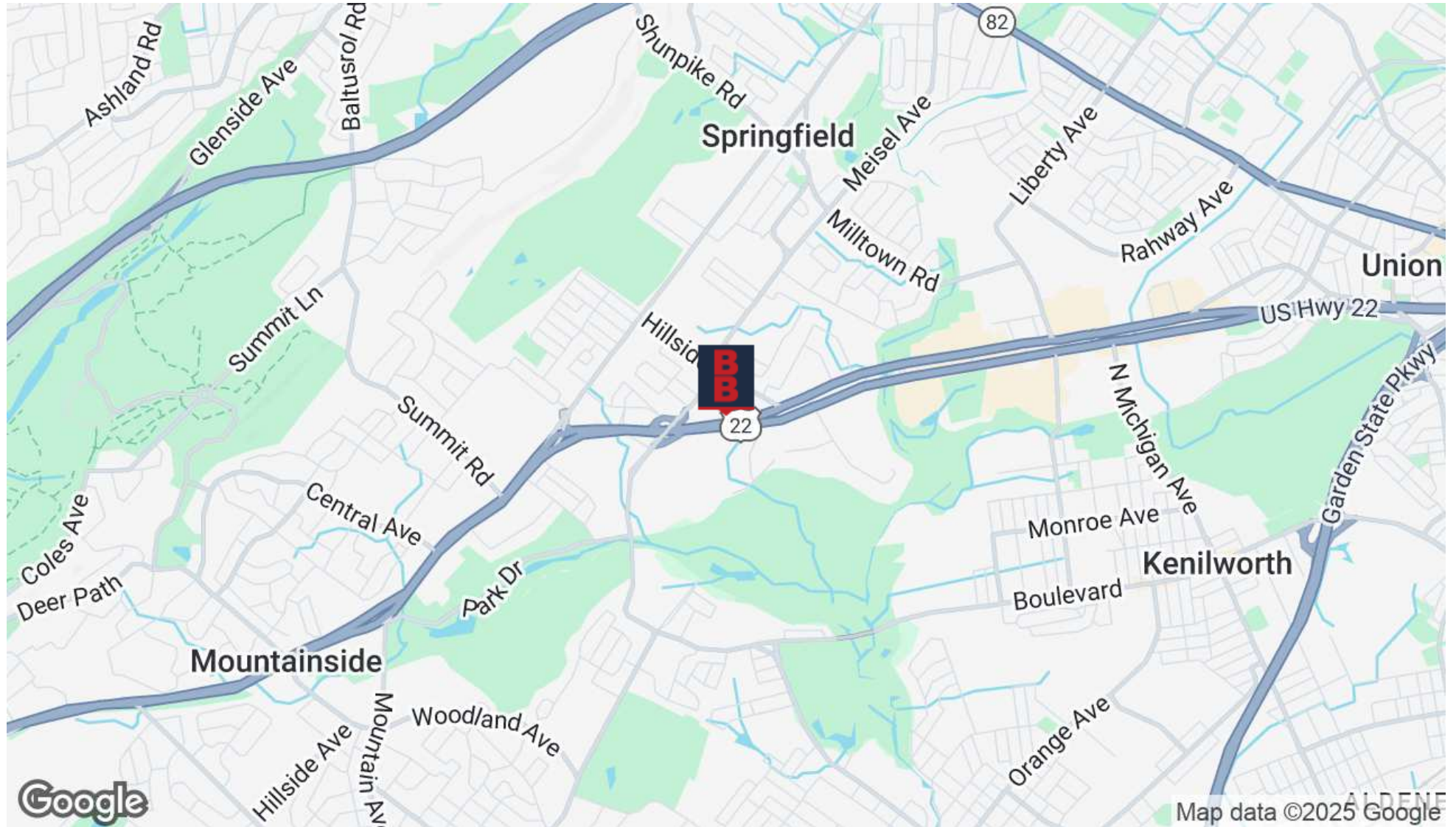
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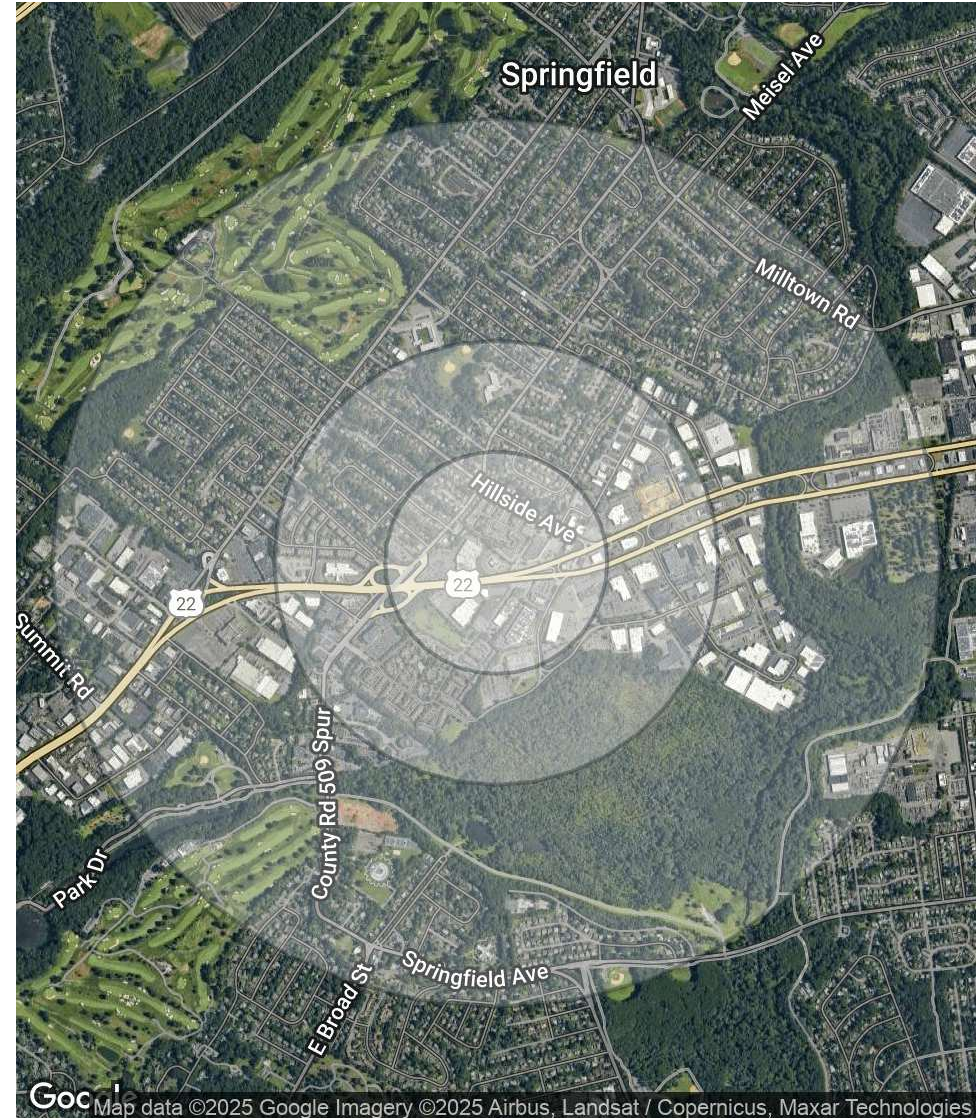
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	745	2,978	9,678
Average Age	42.8	43.1	44.8
Average Age (Male)	41.9	42.0	42.7
Average Age (Female)	44.6	45.1	46.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	294	1,171	3,615
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$152,622	\$151,155	\$156,117
Average House Value	\$449,145	\$455,584	\$501,434

2020 American Community Survey (ACS)



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