



LAND

FOR LEASE

# RETAIL DEVELOPMENT OPPORTUNITY

1344 Lawrence Street, Rahway, NJ 07065

*For More Information, Contact*

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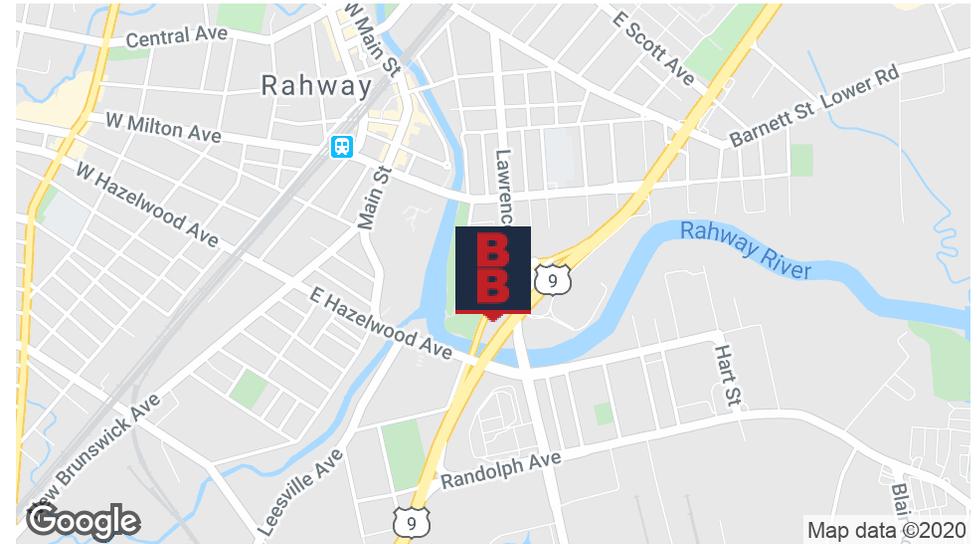
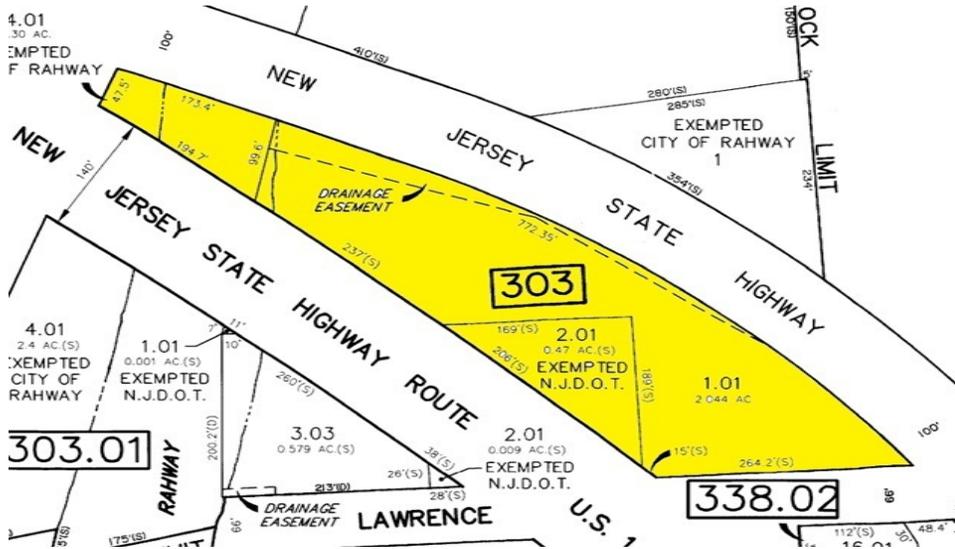
**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±2.044-Acre Land

## LOCATION DESCRIPTION

Approx. 2.5 Miles to Garden State Parkway

Approx. 4 Miles to I-95

Approx. 4.2 Miles to I-278

## OFFERING SUMMARY

Lease Rate:	Lease Rate Upon Request
Lot Size:	2.044 Acres

## PROPERTY HIGHLIGHTS

- Excellent for Retail Development
- Permitted Uses Include Shopping Centers, Restaurants, Child Care Centers, Self-Storage Facilities, Auto Supply Establishments, Parks, Playgrounds, Marinas, Fast Food, Gas Station
- ±2.044 Acres (Block 3.03, Lot 1.01)
- Located at Traffic Light Intersection
- US Hwy 1 & 9 Visibility
- Taxes at \$18,452.60 (2019)

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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	20,799	151,318	376,718
2019 Estimate	19,942	147,812	369,424
2010 Census	16,782	137,196	351,958
Growth 2019-2024	4.30%	2.37%	1.97%
Growth 2010-2019	18.83%	7.74%	4.96%
2019 Population Hispanic Origin	5,957	36,342	97,119
<b>2019 Population by Race:</b>			
White	8,334	96,796	238,982
Black	9,127	28,573	62,492
Am. Indian & Alaskan	207	808	2,028
Asian	1,617	18,098	57,765
Hawaiian & Pacific Island	28	191	390
Other	629	3,346	7,767
<b>U.S. Armed Forces:</b>	<b>1</b>	<b>48</b>	<b>76</b>
<b>Households:</b>			
2024 Projection	6,991	54,266	134,474
2019 Estimate	6,672	52,985	131,841
2010 Census	5,462	49,072	125,401
Growth 2019 - 2024	4.78%	2.42%	2.00%
Growth 2010 - 2019	22.15%	7.97%	5.14%
Owner Occupied	2,822	34,639	81,378
Renter Occupied	3,850	18,346	50,464
<b>2019 Avg Household Income</b>	<b>\$84,604</b>	<b>\$93,705</b>	<b>\$99,331</b>
<b>2019 Med Household Income</b>	<b>\$68,932</b>	<b>\$76,533</b>	<b>\$77,758</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	1,073	7,134	18,158
\$25,000 - \$50,000	1,330	9,102	23,194
\$50,000 - \$75,000	1,310	9,727	22,452
\$75,000 - \$100,000	1,264	8,619	19,196
\$100,000 - \$125,000	592	6,247	14,746
\$125,000 - \$150,000	366	4,095	10,015
\$150,000 - \$200,000	313	4,473	12,004
\$200,000+	424	3,586	12,078

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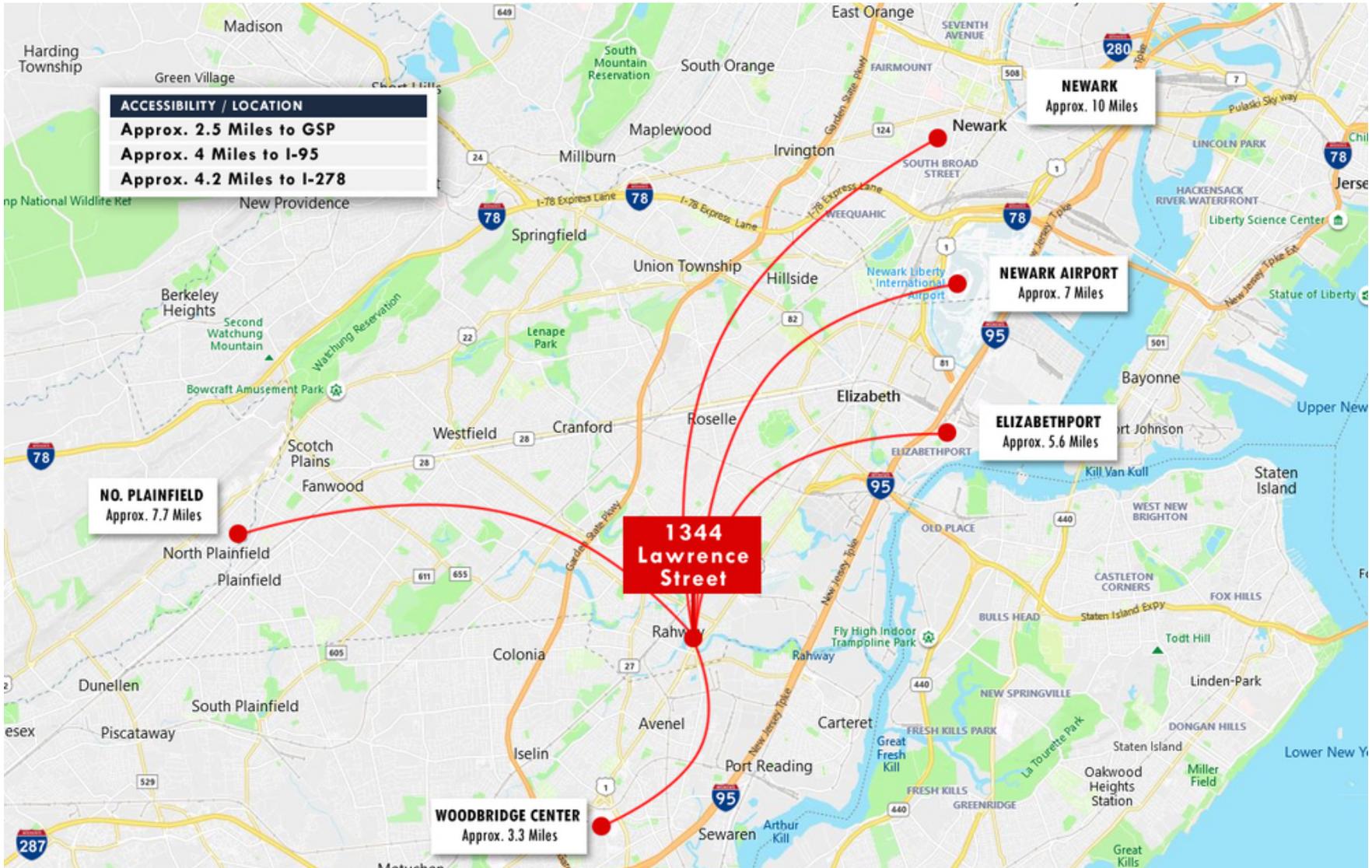
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