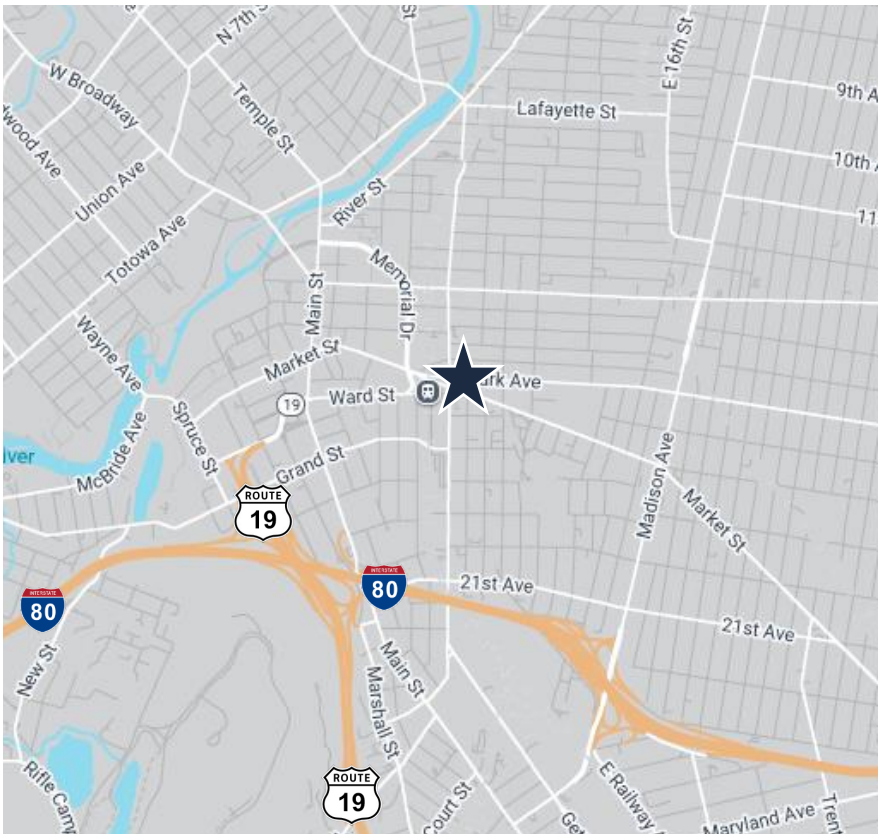


±13,034 SF Mixed-Use on 0.32 AC
or Redevelopment Opportunity for Sale



Specifications

±13,034 SF (2 Buildings)
TOTAL BUILDING SIZE

±0.32 AC (Block 4321, Lots 1-4)
LOT SIZE

±2,300 SF Ground Floor
RETAIL

±4,468 SF on 2 Floors
OFFICE

±3,000 SF \$46,710.89
WAREHOUSE TAXES (2024)

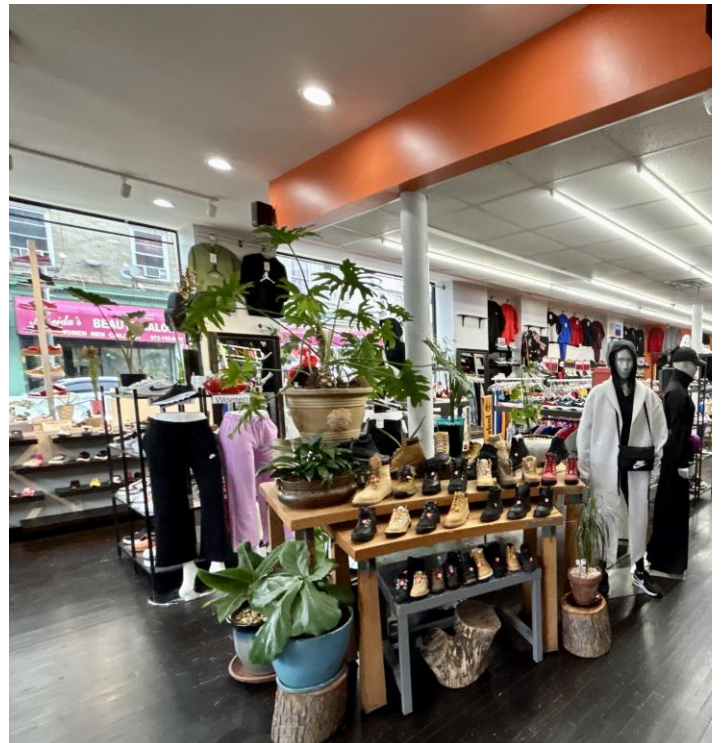
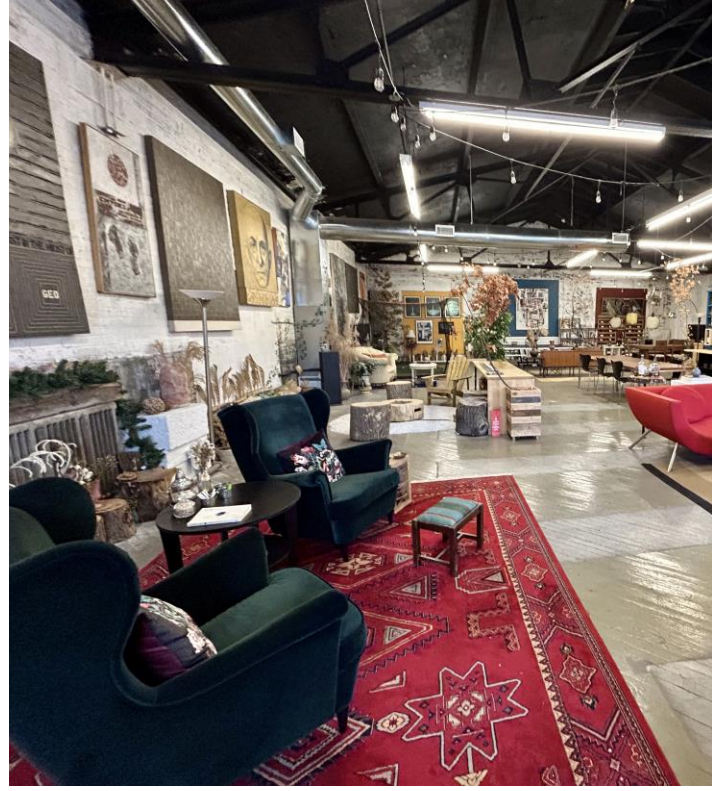
±3,266 SF High End Well Designed
Loft/Office/Bar Activity Area
Includes 23 Onsite Parking Spaces
COMMENT

Corner of Straight St and Park Ave
0.4 Miles to Route 19
0.8 Miles to I-80 Exit 57
ACCESSIBILITY

For additional property information or to arrange an inspection,
please contact the exclusive brokers:

Scott G. Savastano
Executive Director
973.379.6644 x 147
SGSavastano@blauberg.com

Nicholas A. Savastano
Associate
973.379.6644 x 234
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5 MILES

- Total Population: 567,614
- Households: 195,341
- Median Household Income: \$98,425
- Average Household Size: 2.9
- Transportation to Work: 281,839
- Labor Force: 451,918

10 MILES

- Total Population: 1.51M
- Households: 550,499
- Median Household Income: \$118,327
- Average Household Size: 2.7
- Transportation to Work: 776,732
- Labor Force: 1.22M

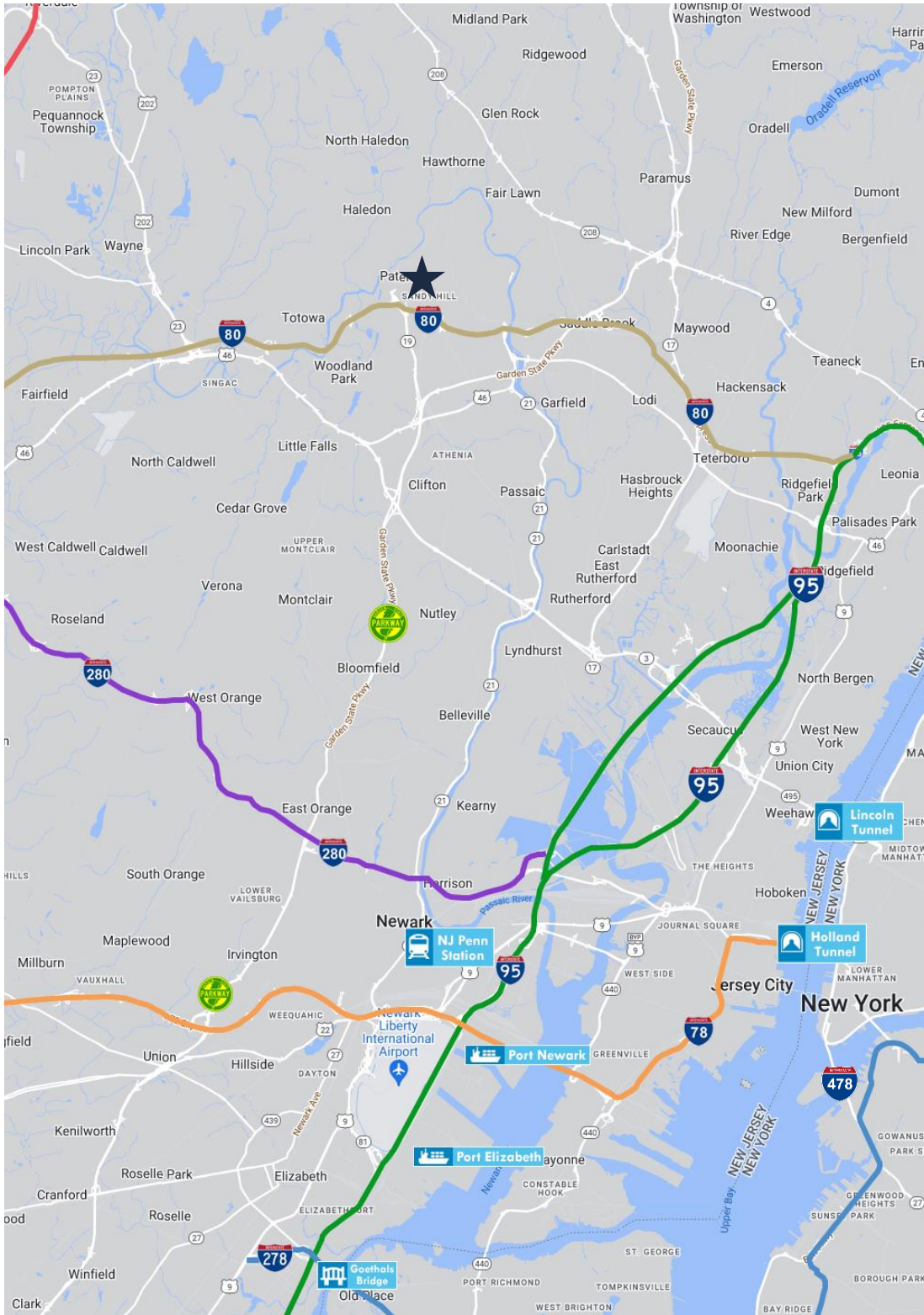
15 MILES

- Total Population: 4.88M
- Households: 1.94M
- Median Household Income: \$104,522
- Average Household Size: 2.5
- Transportation to Work: 2.48M
- Labor Force: 3.99M

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ACCESSIBILITY



0.4 MI
Route 19



0.8 MI
I-80 Exit 57



2.6 MI
GSP Exit 154



15.8 MI
Lincoln Tunnel



15.9 MI
GWB



15.9 MI
I-78 Exit 52



19.0 MI
Holland Tunnel



21 MI
I-95 Exit 14



22.69 MI
Newark Airport

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