



INDUSTRIAL PROPERTY

FOR SALE

# ±3,500 SF INDUSTRIAL OPPORTUNITY

497 South 17th Street, Newark, NJ 07103

*For More Information, Contact the Exclusive Broker*

**DYLAN MEADE**

*Senior Associate*

dmeade@blauberg.com

973.379.6644 x115

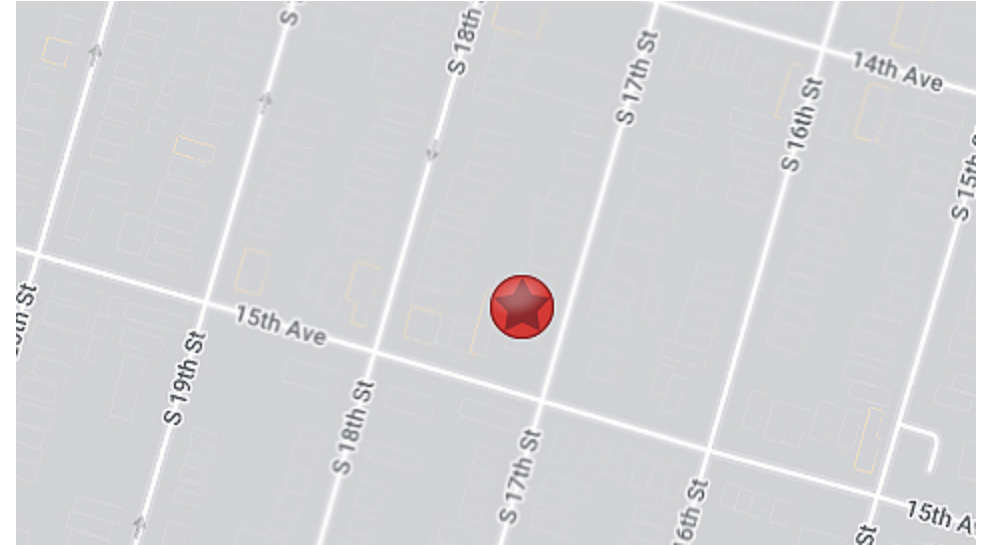


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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

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## LOCATION DESCRIPTION

Approx. 1.1 Miles to Garden State Parkway

Approx. 3.6 Miles to I-78

Approx. 1.7 Miles to I-280

## OFFERING SUMMARY

Sale Price:	\$449,999
Building Size:	3,500 SF

## PROPERTY HIGHLIGHTS

- ±3,500 SF Total Building Size
- 1 Drive-In
- 14' Clear Ceiling Height
- ±0.08-AC Lot (Block 326, Lots 23 and 60)
- Taxes at \$8,089.17 (2023)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,816	5,558	23,748
Total Population	3,759	13,191	54,352
Average HH Income	\$37,830	\$40,533	\$43,464

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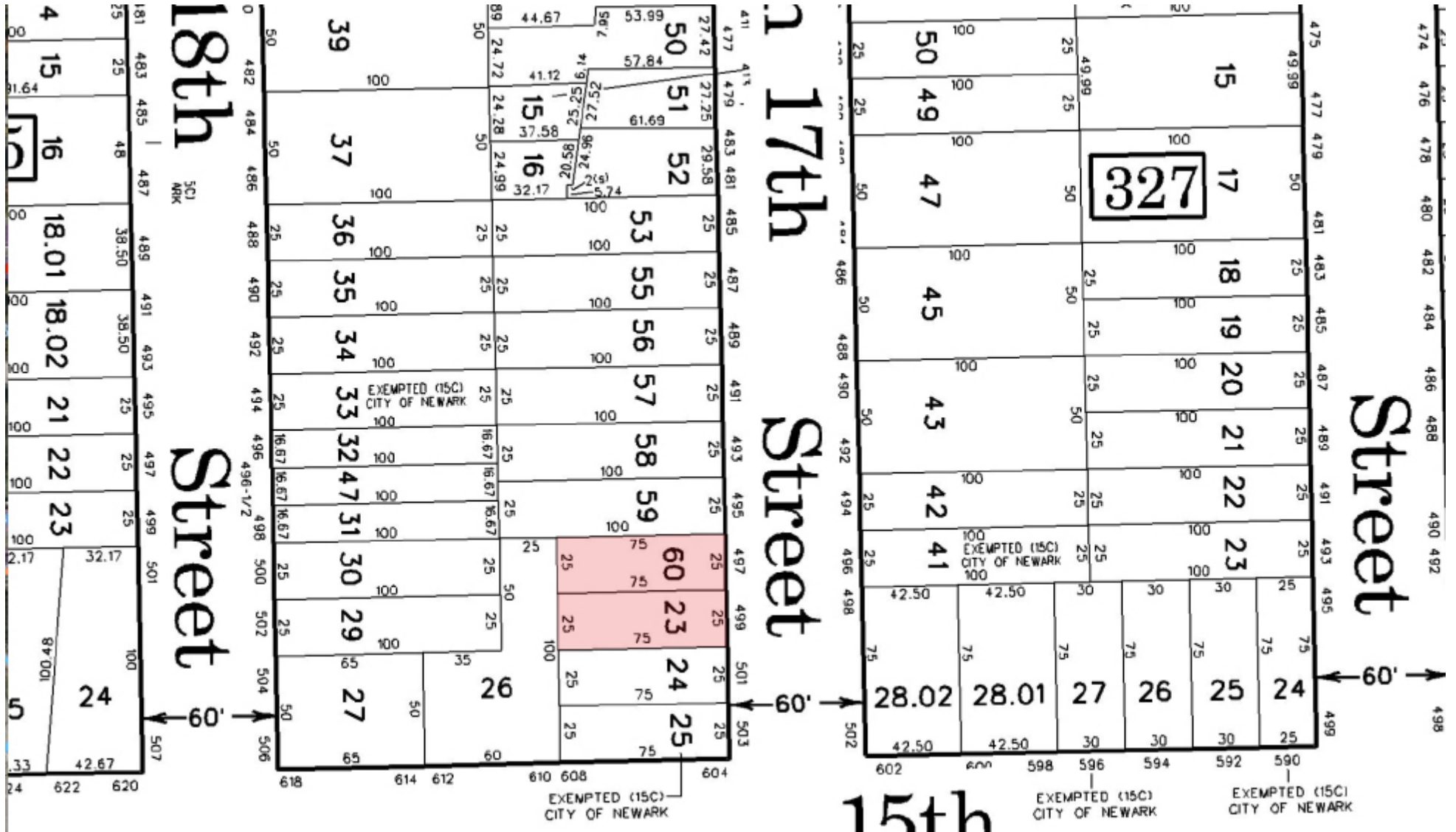
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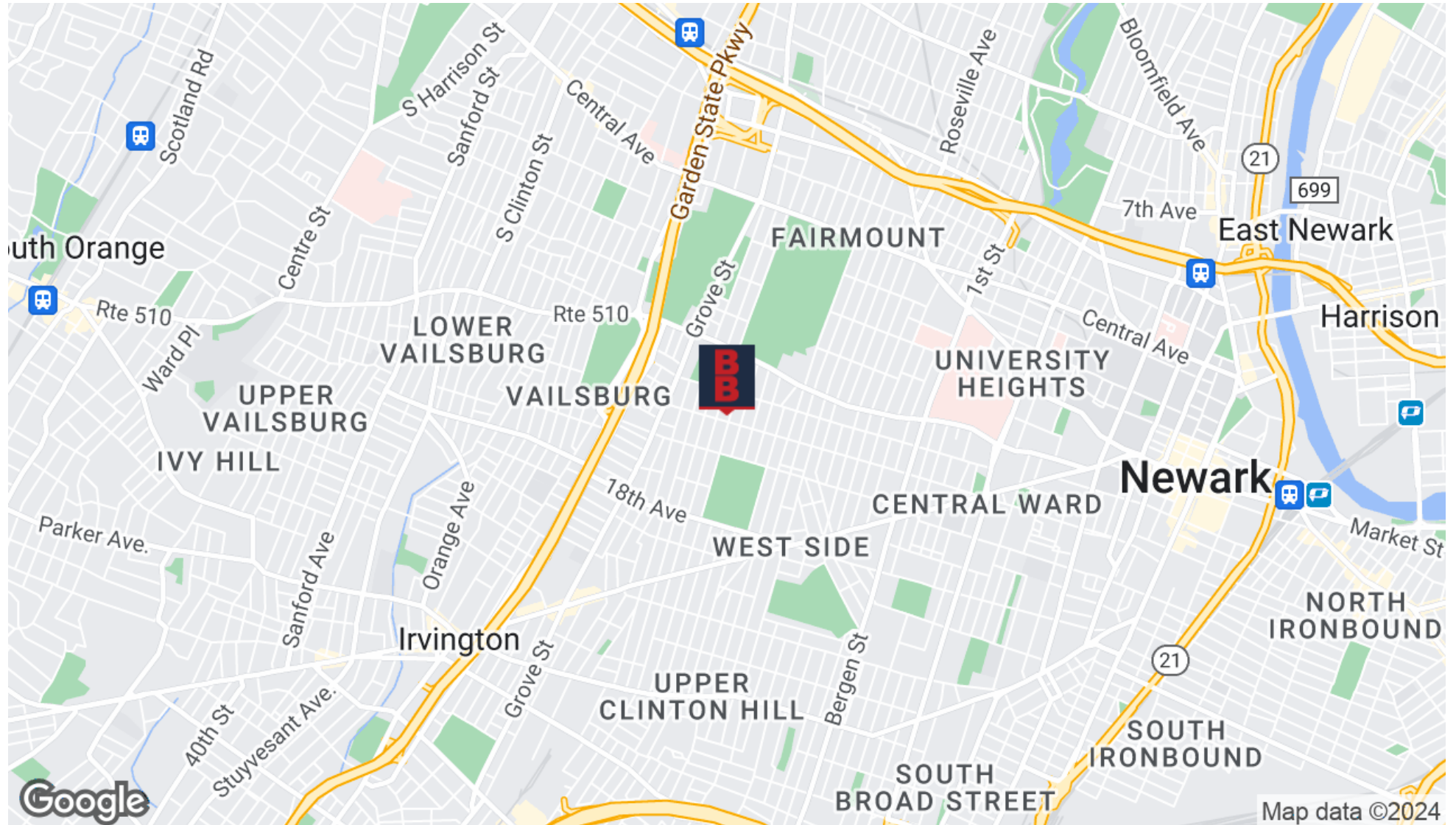
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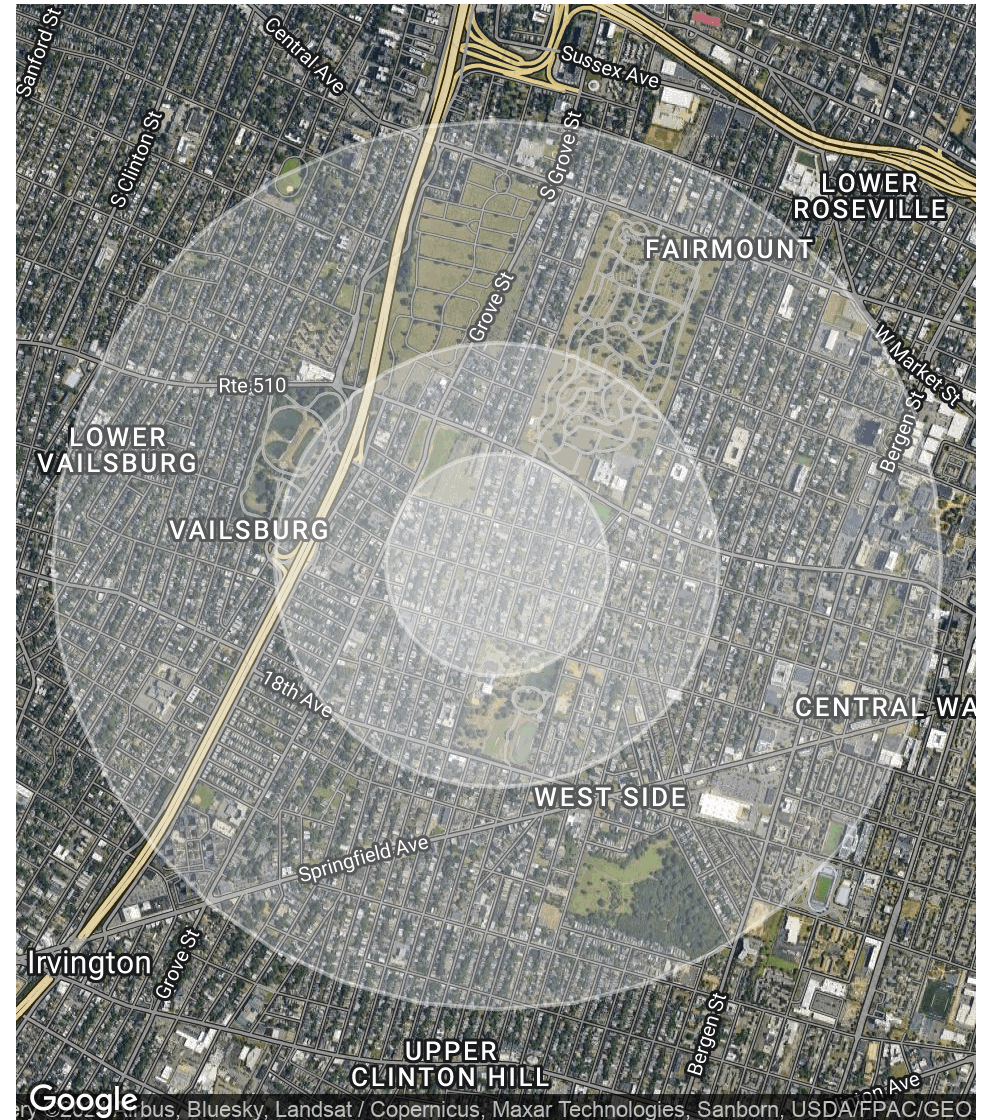
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,759	13,191	54,352
Average Age	32.7	31.3	32.7
Average Age (Male)	30.0	30.0	30.7
Average Age (Female)	34.6	33.6	34.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,816	5,558	23,748
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$37,830	\$40,533	\$43,464
Average House Value	\$185,044	\$189,224	\$161,341

\* Demographic data derived from 2020 ACS - US Census



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Direct: 973.379.6644 x115 | Cell: 973.464.4341

## PROFESSIONAL BACKGROUND

Dylan, Senior Associate for The Blau & Berg Company, is responsible for representing all clients on either side of real estate transactions. His background in project management and operations paired with his motivation helps him achieve success for his clients.

Dylan is a customer-focused, driven, and passionate licensed sales associate. He has 10 years of experience in the commercial janitorial industry, most recently Vice President of Operations leading his team to an annual growth of over 30% nearing \$15 million. Dylan was born and raised in New Jersey, and has lived in various states including California, Florida, and Massachusetts. He has always had an interest in real estate and is enthusiastic to cultivate his career.

Dylan has extensive experience in managing projects and customer relations from his work at International Port Management Enterprise. He has experience in the service industry, specializing in commercial buildings. Dylan uses that experience paired with his motivation to exceed customer expectations, to best suit the needs of his clients in his new role in commercial real estate.

## EDUCATION

Verona High School  
Springfield College, MA  
Florida Atlantic University, FL  
Global Elite Real Estate School

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