



INDUSTRIAL PROPERTY

FOR SALE & LEASE

# ±4,750 SF RETAIL / COMMERCIAL OPPORTUNITY

1398 Liberty Street, Hillside, NJ 07205

*For More Information, Contact the Exclusive Brokers*

**BRAD JACOBS**

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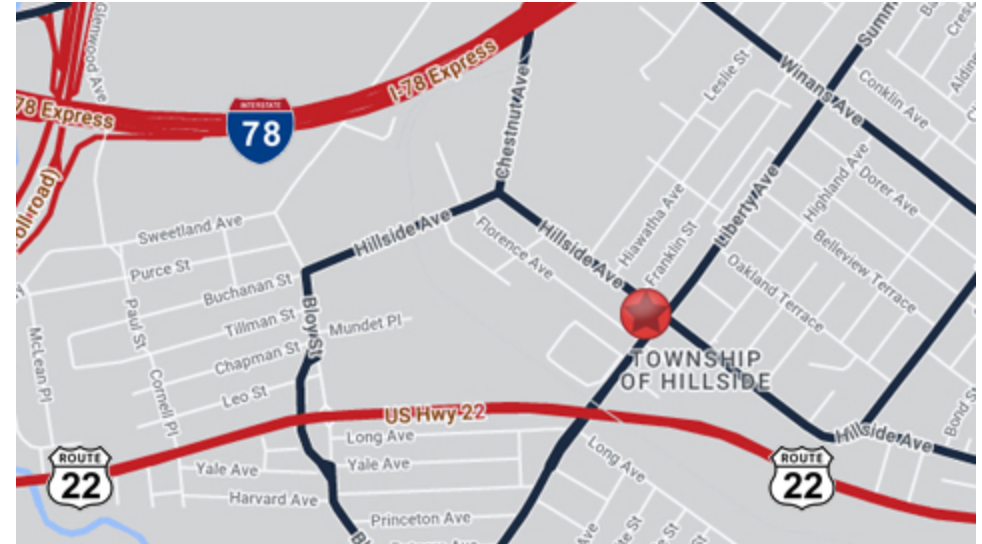
**THE BLAU & BERG COMPANY**

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

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

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## LOCATION DESCRIPTION

Located Across the Street from Hillside Municipal  
 1 Mile from I-78  
 2 Miles from Garden State Parkway  
 5 Miles to New Jersey Turnpike

## OFFERING SUMMARY

Sale Price:	\$810,000
Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	4,750 SF
Lot Size:	0.2 Acres
Building Size:	4,750 SF

## PROPERTY HIGHLIGHTS

- Building Size: ±4,750 SF
- Land Size: ±0.20 Acres (Block 603, Lot 25)
- Zoning: RC (Retail Store)
- Parking: 10 Spaces - 1.69 / 1000
- Sprinkler: Wet System
- Corner Lot: Located at Four-Way Traffic Light Intersection
- Frontage: 83' on Liberty Street, 36' on Hillside Avenue
- Taxes: \$22,745.24 (2022)

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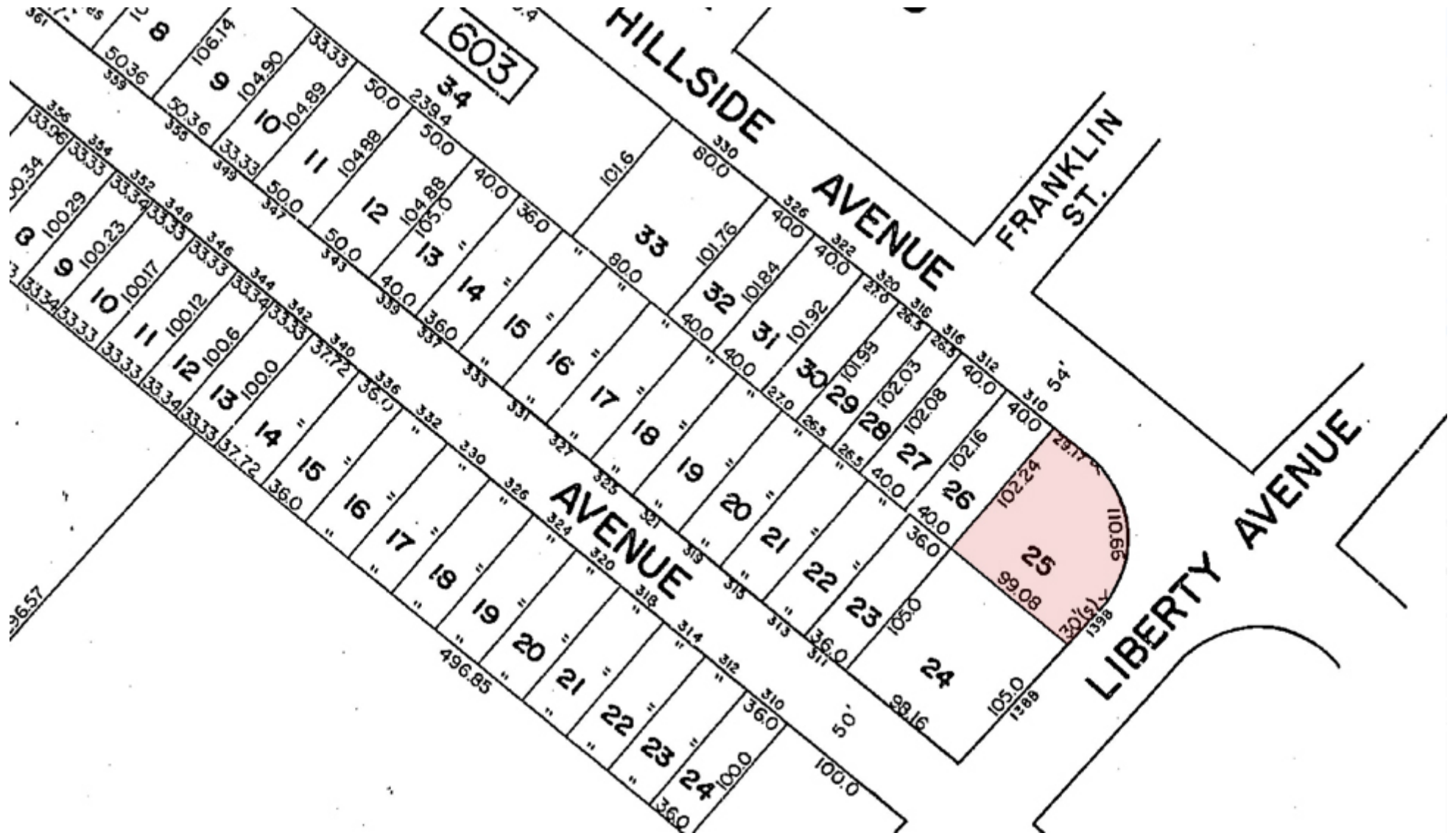
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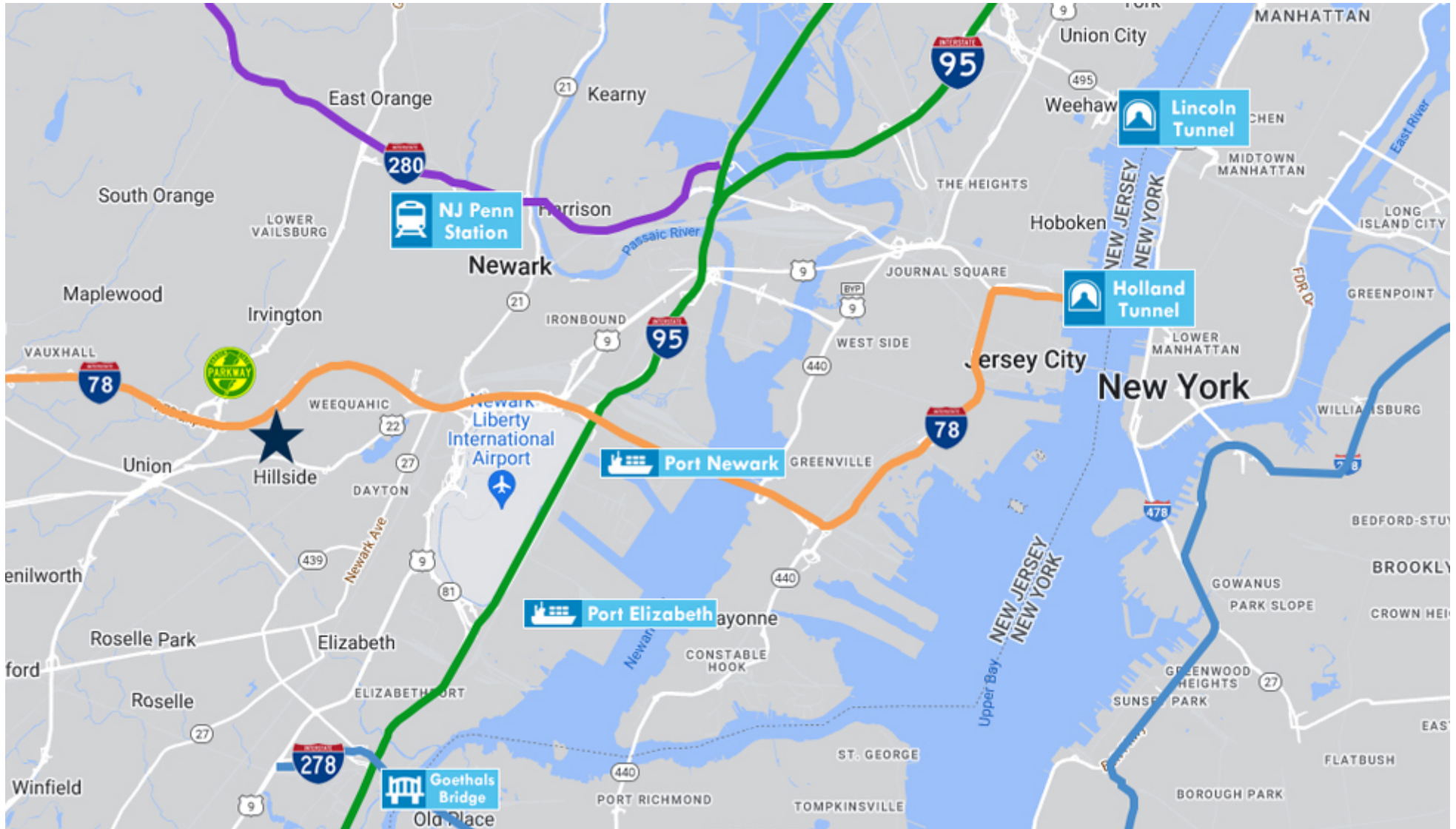
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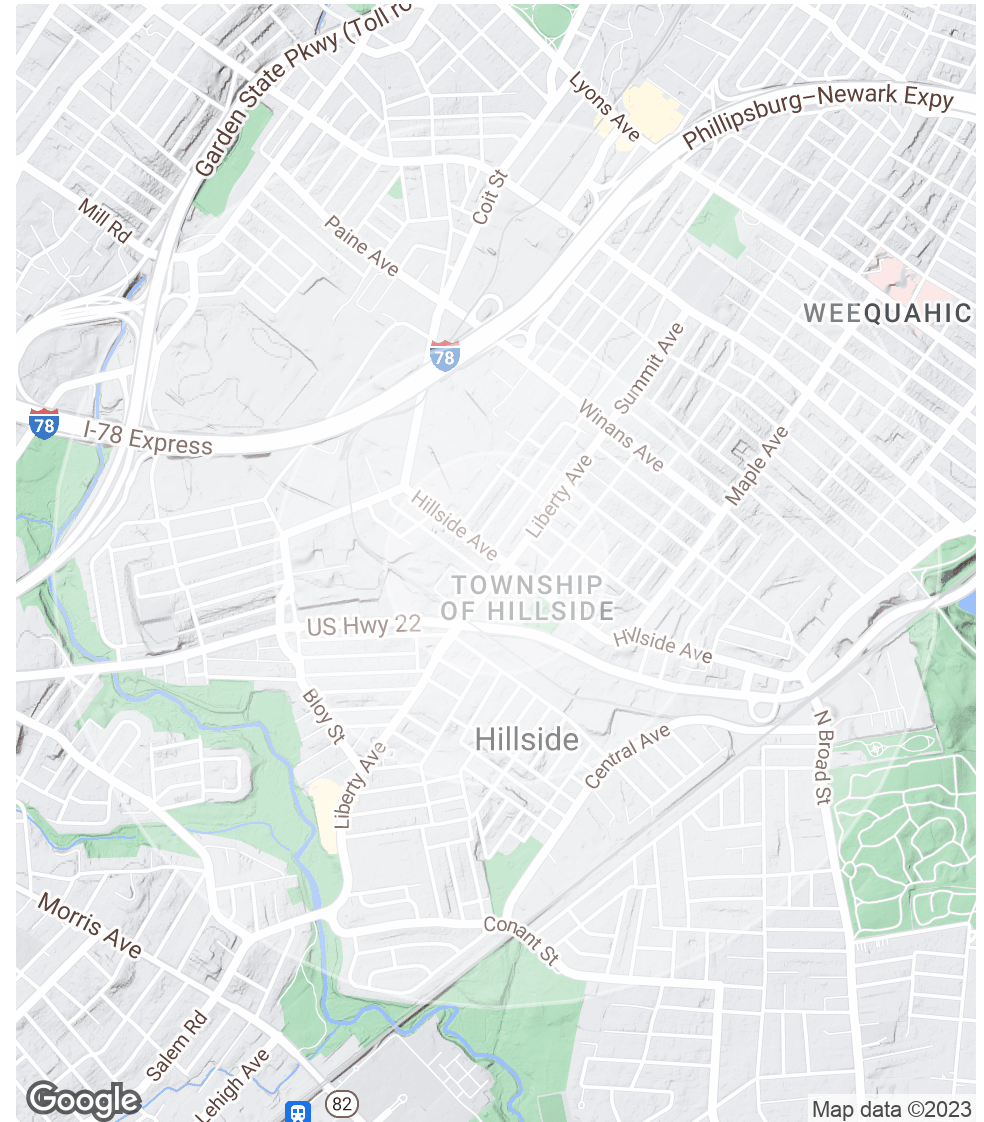
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,789	7,195	31,791
Average Age	35.7	36.1	37.5
Average Age (Male)	34.2	35.6	35.7
Average Age (Female)	35.6	38.2	39.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	591	2,529	12,404
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$85,984	\$81,135	\$73,032
Average House Value	\$263,089	\$250,652	\$215,315

\* Demographic data derived from 2020 ACS - US Census



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