

Specifications

±3,522 SF TOTAL OFFICE SIZE
R-3 ZONING

22 Spaces CAR PARKING

±160' on Beaver Dam Road FRONTAGE

±0.42 AC (Block 359, Lot 7.01) LOT SIZE

Professional Offices, Business Offices, Financial Institutions – Banks, Personal Services, Including But Not Limited To: Barbers, Beauty Salons, Shoe Repair
 Retail Stores
 Clubs or Lodges
 PERMITTED USES IN THE R-3 ZONE

\$19,239.29 TAXES (2025)

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
 NSavastano@blauberg.com



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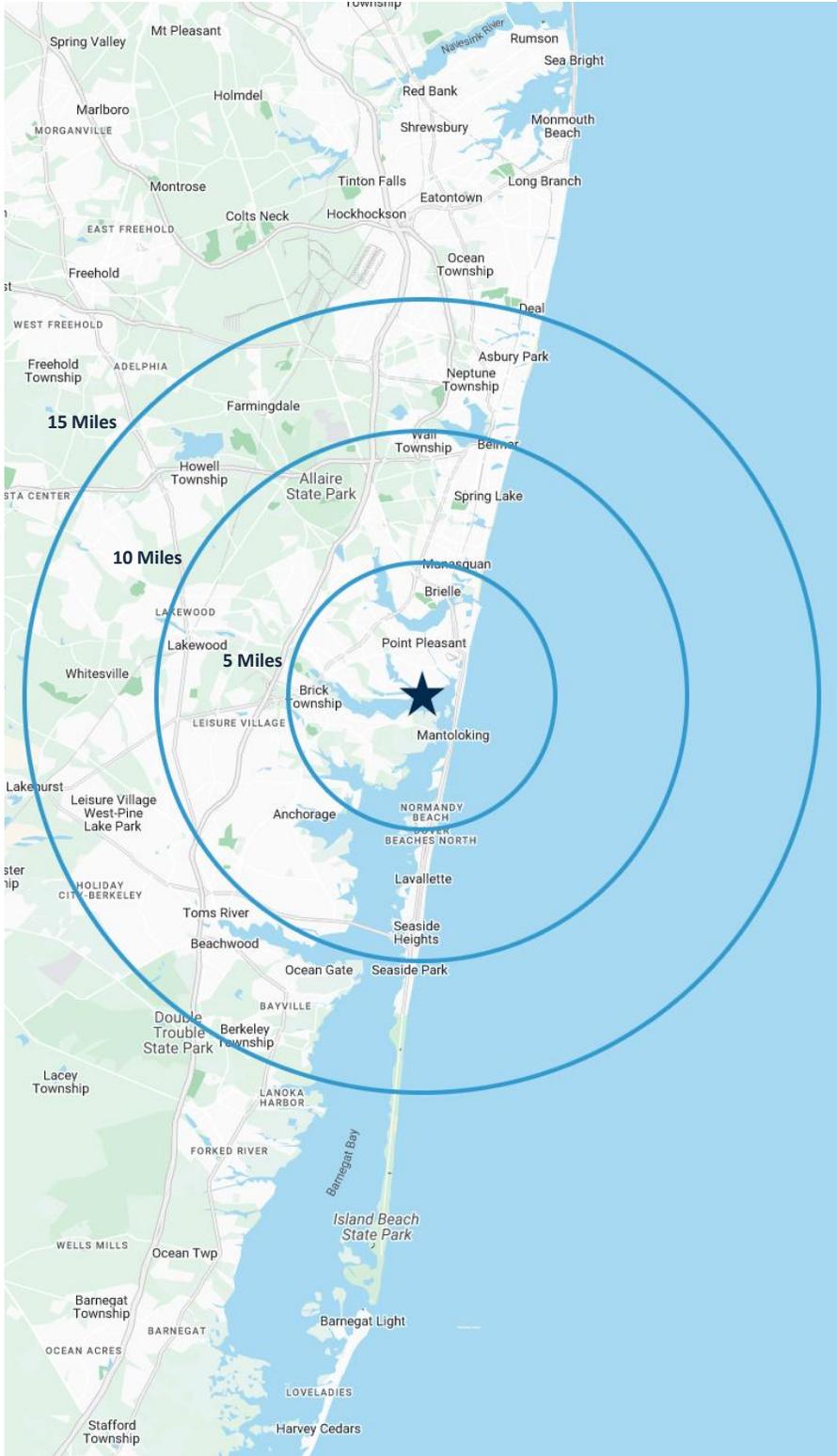
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5 MILES

- Total Population: 130,852
- Households: 52,757
- Median Household Income: \$122,339
- Average Household Size: 2.5
- Transportation to Work: 67,902
- Labor Force: 105,069

10 MILES

- Total Population: 441,629
- Households: 155,192
- Median Household Income: \$108,628
- Average Household Size: 2.8
- Transportation to Work: 203,210
- Labor Force: 337,821

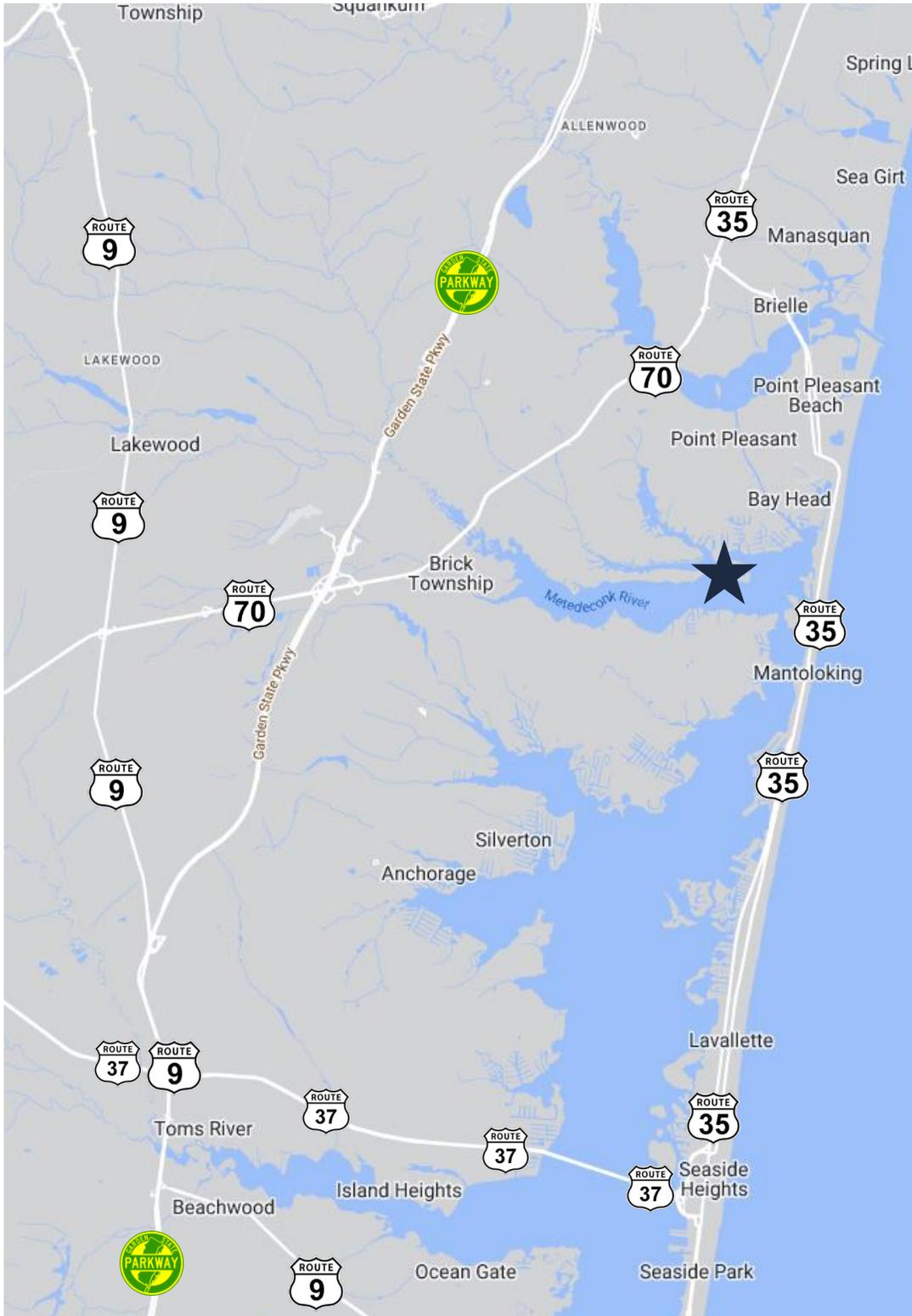
15 MILES

- Total Population: 709,716
- Households: 265,695
- Median Household Income: \$105,282
- Average Household Size: 2.6
- Transportation to Work: 329,900
- Labor Force: 557,960

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ACCESSIBILITY

	2.4 MI Route 35
	2.8 MI Route 70
	4.8 MI GSP Exit 91
	9.4 MI Route 9
	12.6 MI Route 37

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