



## 523 Columbus Ave

Trenton, New Jersey 08629

### Property Overview

Fenced In Parking Lot

15+ Parking Spaces

Dispatch Office & Storage Area

Two Car Garage

2nd Floor Private Office Suite

Available Immediately

Showings By Appointment Only

### Offering Summary

Sale Price:	\$479,000
Lease Rate:	\$3,900.00 per month (MG)
Building Size:	2,900+/- SF
Lot Size:	0.23 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	827	4,509	15,811
Total Population	2,942	15,441	51,652

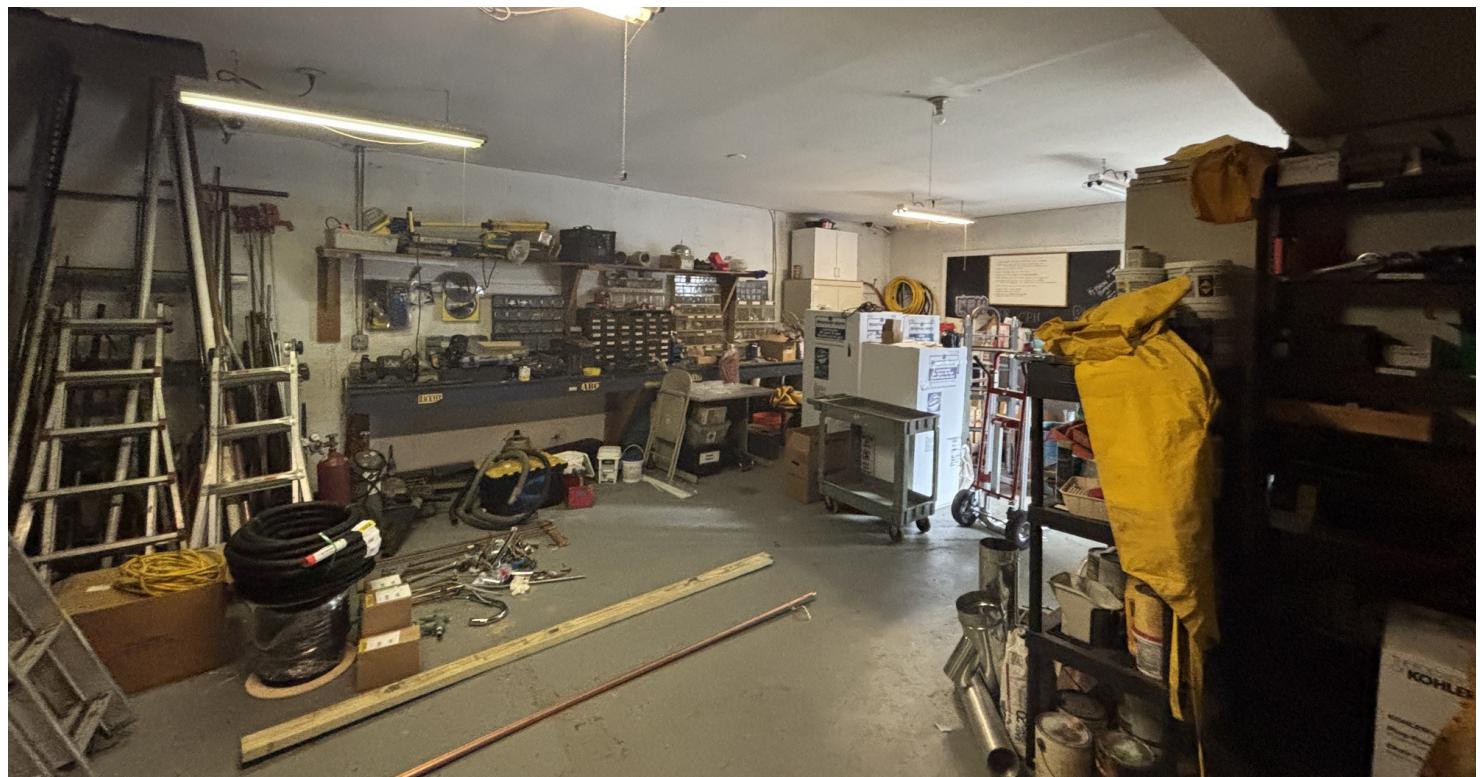
### For More Information

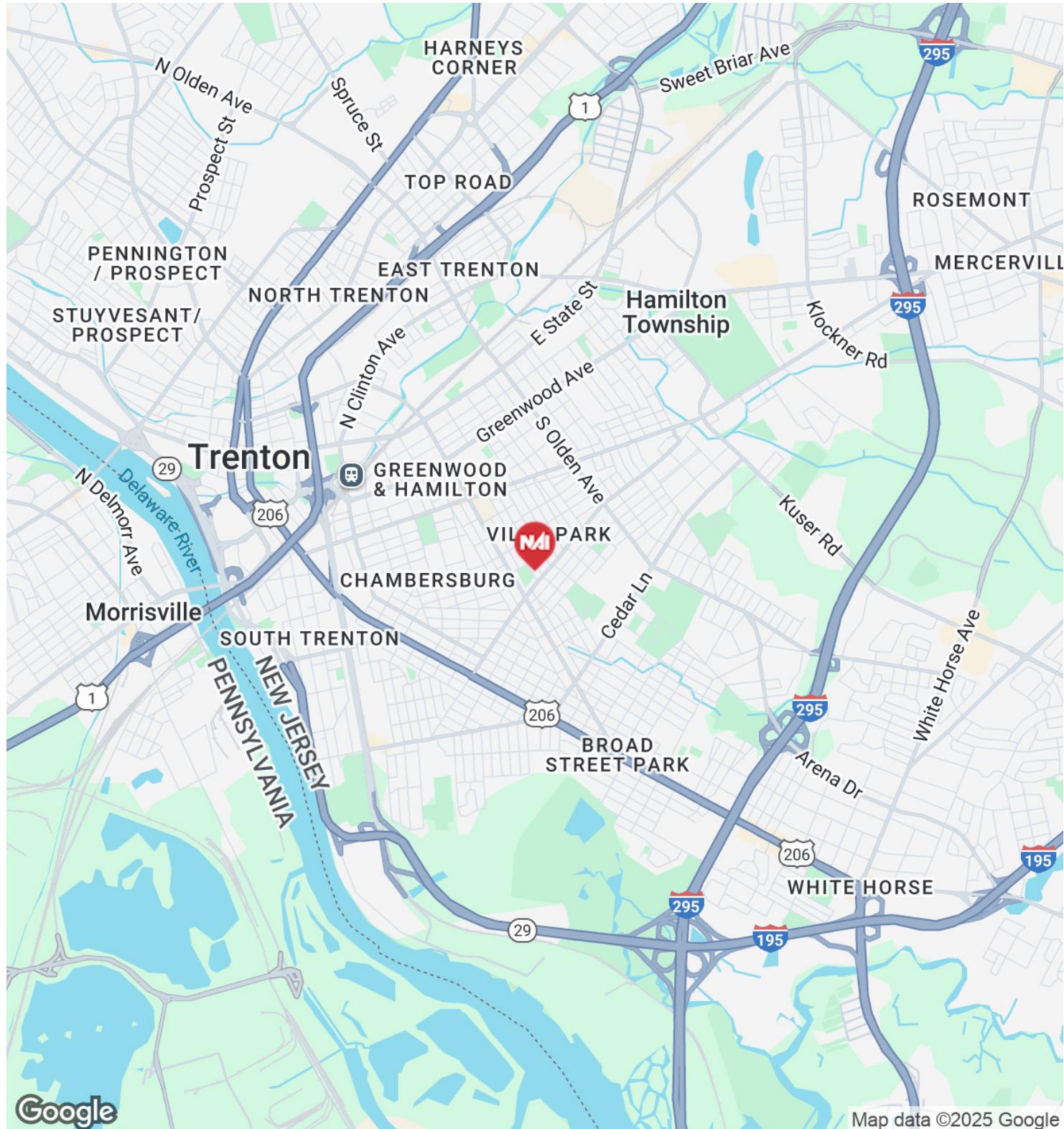
#### Joe Riggs

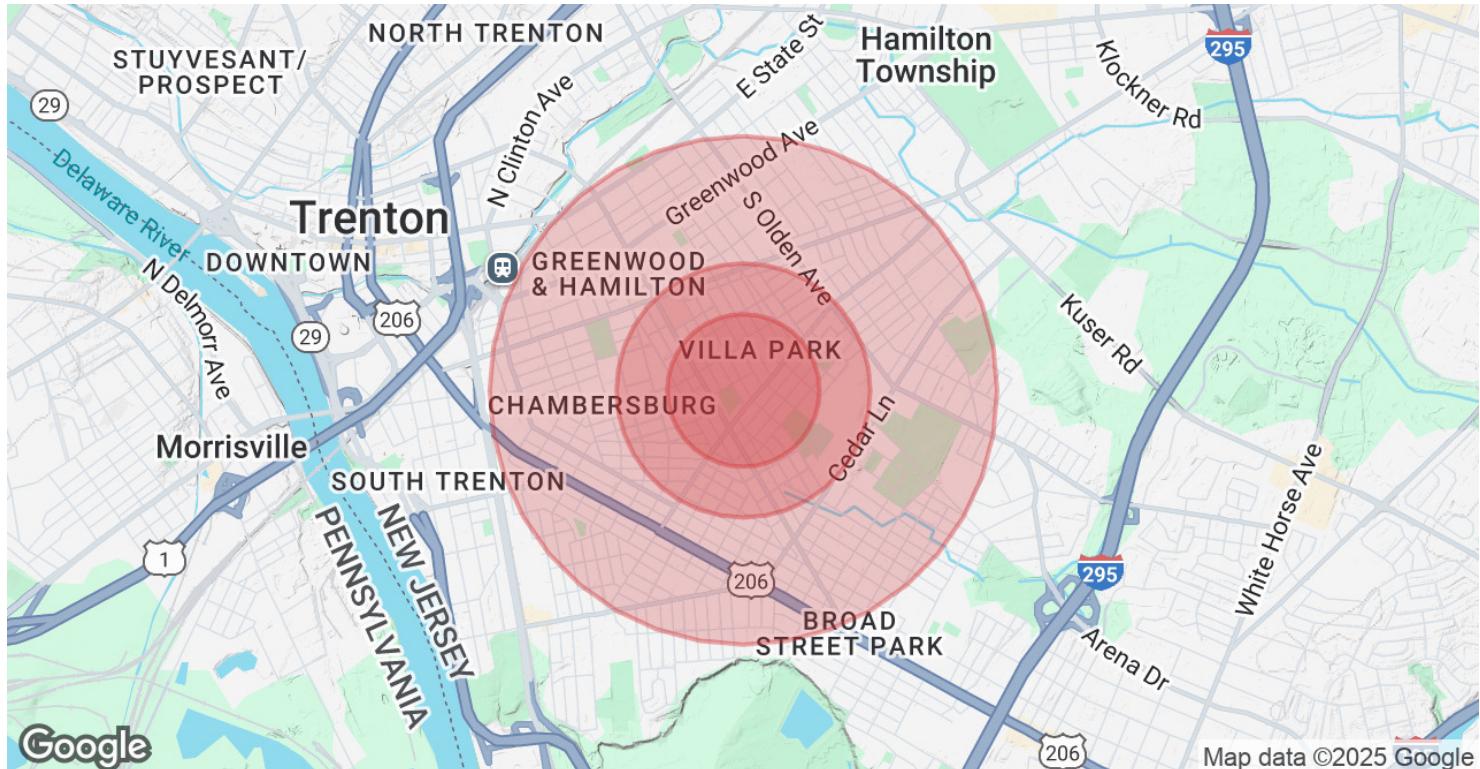
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#### Will Frank

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will.frank@naimertz.com







Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,942	15,441	51,652
Average Age	34	34	34
Average Age (Male)	34	34	34
Average Age (Female)	35	34	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	827	4,509	15,811
# of Persons per HH	3.6	3.4	3.3
Average HH Income	\$73,302	\$77,950	\$74,028
Average House Value	\$147,053	\$156,179	\$163,931

Demographics data derived from AlphaMap