

171 MAPLEWOOD AVENUE | MAPLEWOOD, NJ 07040

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 171 Maplewood Avenue, Maplewood, NJ 07040 (the "Property") a ±4,736 SF 3-story mixed-use building on the corner of Highland Place. The mixed-use building features one ground floor retail store, leased to a cannabis shop, and three well appointed residential apartments on the second (1) 2-BR and third floors (2) 1-BR.

The Property is located in a vibrant downtown near the Maplewood train station on the NJ Transit Morris & Essex line. The Property is a few minutes off of I-78 (Exit-50 Vauxhall Rd).

All showings to be arranged through Listing Agent. Do not visit the Property unaccompanied. Contact Listing Agent for confidentiality agreement in order to receive copy of the offering memorandum.

SALE PRICE: \$2,250,000

PROPERTY SUMMARY		
Address	171 Maplewood Ave	
Municipality	Maplewood	
County	Essex	
Block/Lot	12.04 / 191.02	
Tax Class	4A (Commercial)	
Zoning	RB	
Lot Size	±1,751.11 SF	
Real Estate Taxes	\$28,751.76	
Building Size (SF)	±4,736	
Traffic Count (AADT)	3,578	

TO VIEW FINANCIALS, CLICK HERE TO DOWNLOAD THE CONFIDENTIALITY AGREEMENT AND RETURN TO EXCLUSIVE AGENTS BELOW.

Jonathan M. Kristofich | Vice President 201 488 5800 x103 | jkristofich@naihanson.com

William S. Pulzello | Associate

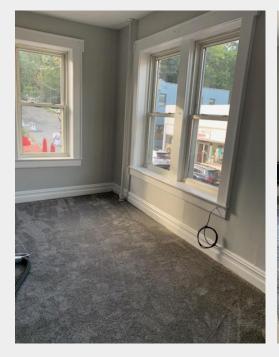
201 488 5800 x140 | wpulzello@naihanson.com



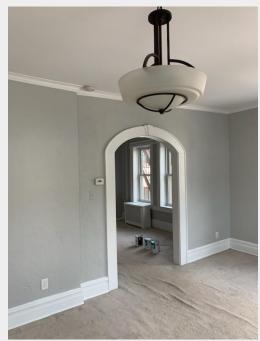


















Section 271-70

D. Neighborhood Business NB; Retail Business RB and Highway Business HB Districts.

(1) Permitted principal uses.

- (a) Retail businesses, not including thrift shops, pawnshops and check-cashing establishments.
- (b) Convenience store with a fueling station in the HB District.
- (c) Financial institutions.
- (d) Restaurants, but not including fast-food restaurants.
- (e) Dwelling units over stores.
- (f) Offices, but not on the street level or lower in the RB District.
- (g) Multiple dwellings in the NB District.
- (h) Law enforcement facilities in the HB District.
- (i) Alternative treatment centers in the HB District.

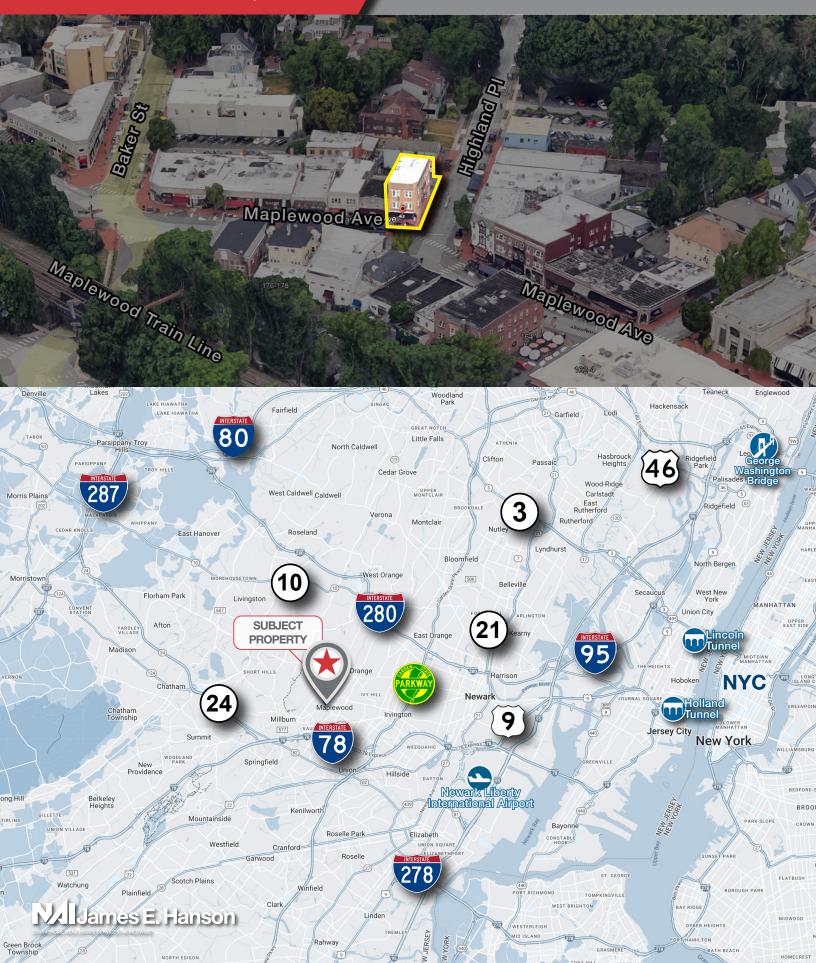
(2) Accessory uses. Garages, off-street parking lots (except in the RB District), sheds, fences not over six feet in height in side or rear yards only, radio antennas, receiving dish antennas, solar collectors and other uses customarily associated with the permitted uses, provided that such accessory uses are subordinate to the principal use and serve only the principal use.

(3) Conditional uses.

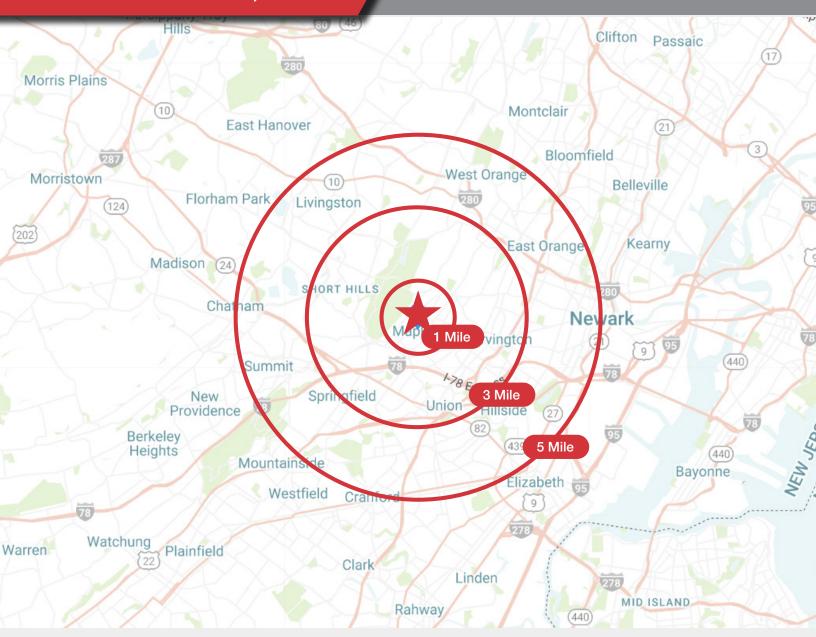
- (a) Off-street parking lots in the RB District.
- (b) Automobile service stations.
- (c) Fueling stations.
- (d) Sales of new or used automobiles in the HB District only.
- (e) Renting or leasing of motor vehicles, trailers or equipment in the HB District only.
- (f) Car washes in the HB District only.
- (g) Repair garages in the HB District only.
- (h) Houses of worship or other places of public assembly.
- (4) Area and setback requirements.
- (a) Minimums.







DEMOGRAPHICS 1-3-5 MILES



2023 Annual Spending	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$657,622	\$5,247,194	\$13,980,935
Food & Beverage	\$143,735	\$384,143	\$1,973,274
Health & Personal Care	\$43,370	\$514,731	\$956,473
Demographics	1 Mile	3 Mile	5 Mile
Total Population	20,340	201,849	577,525
Median Age of Householder	41	39	38
Average Household Income	\$272,962	\$152,614	\$123,298



