



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, Mapewood, 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 Mapewood 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

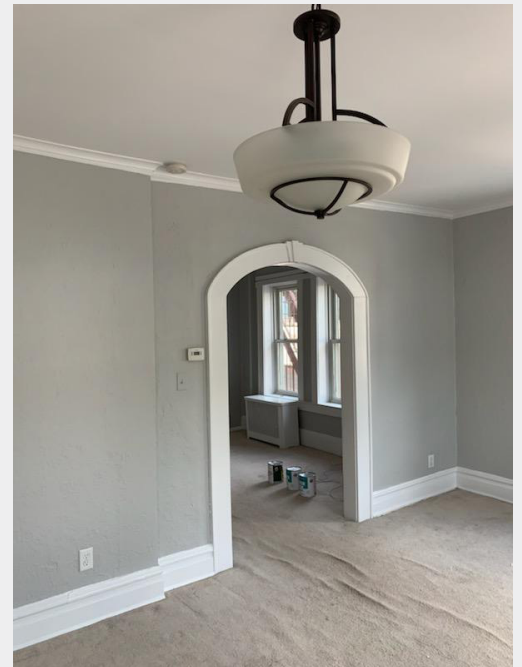
PROPERTY SUMMARY

Address	171 Maplewood Ave
Municipality	Mapewood
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.

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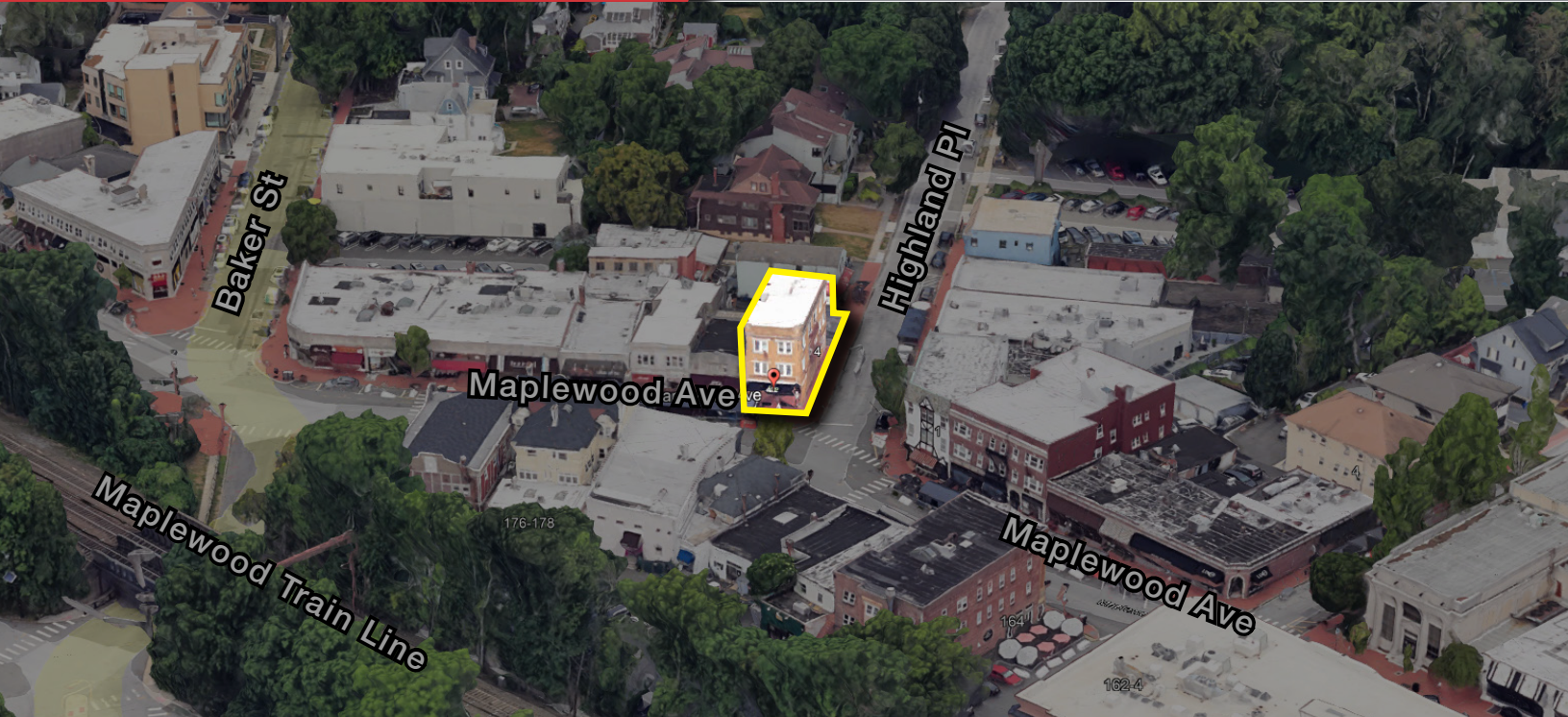
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TAX
MAP



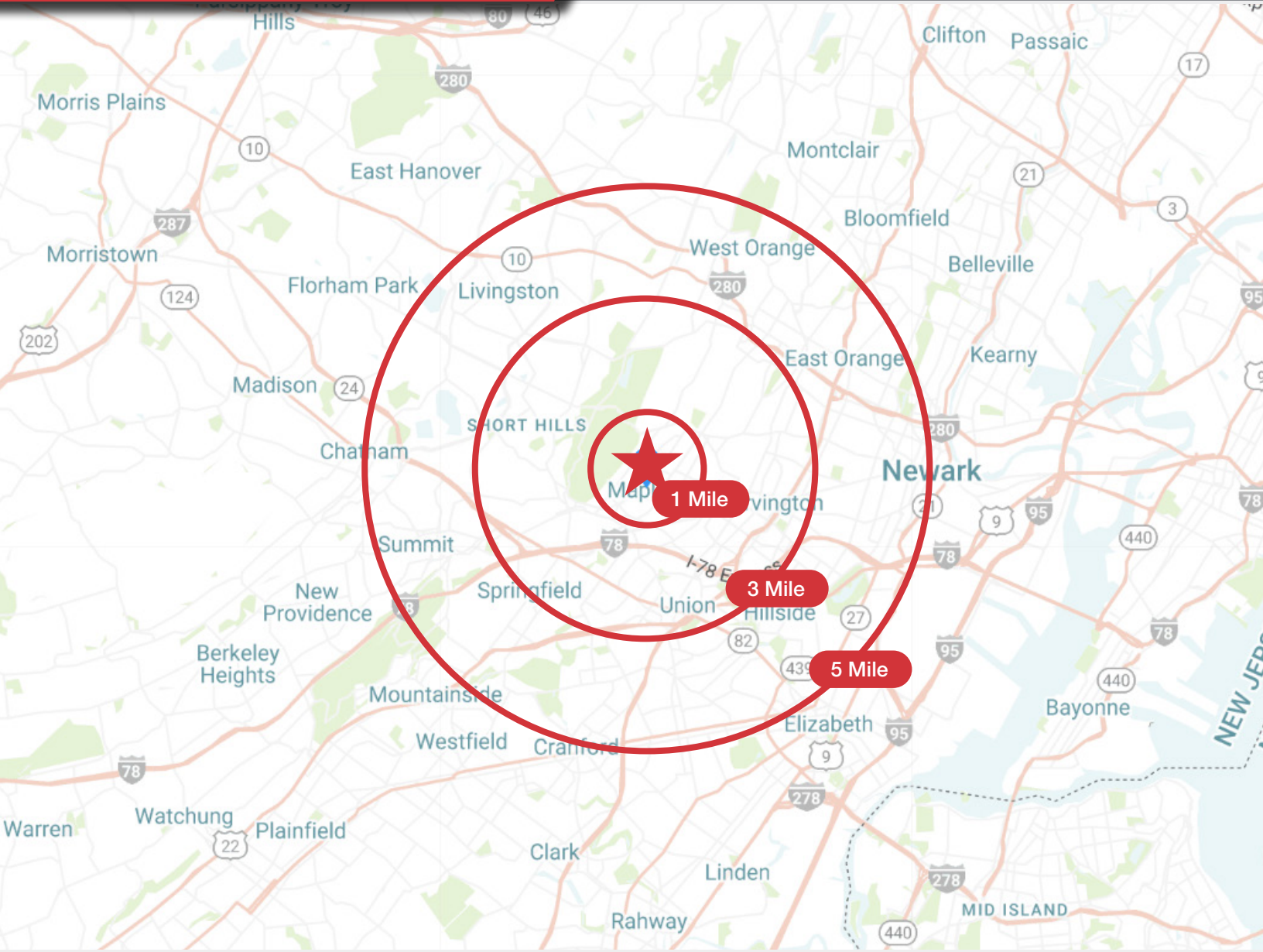
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AERIAL VIEW
& HIGHWAY MAP



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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

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LOCAL OCCUPIER MAP

