



RETAIL PROPERTY

FOR LEASE

±8,700 SF FORMER CINEMA

317 Bloomfield Avenue, Caldwell, NJ 07006

For More Information, Contact the Exclusive Broker

DYLAN MEADE

Senior Associate

dmeade@blauberg.com

973.379.6644 x115



830 Morris Turnpike, Suite 201, ,

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 2.5 Miles to I-280

Approx. 7 Miles to I-80

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.26 Acres
Building Size:	8,700 SF

PROPERTY HIGHLIGHTS

- ±8,700 SF Former Cinema in Downtown Caldwell
- High Ceilings, Clear Span, Heavy Car Traffic
- Municipal Parking Lot in Rear
- 1 Block to Bus Stop NJ Transit Bus 29 and 105
- Nearby Retailers Include USPS, Restaurants, Salons, Grocery, Public Library and Banks
- Close Proximity to Caldwell College
- Lot Size at ±0.26 AC (Block 22, Lot 20)
- Taxes at \$31,299.18 (2023)

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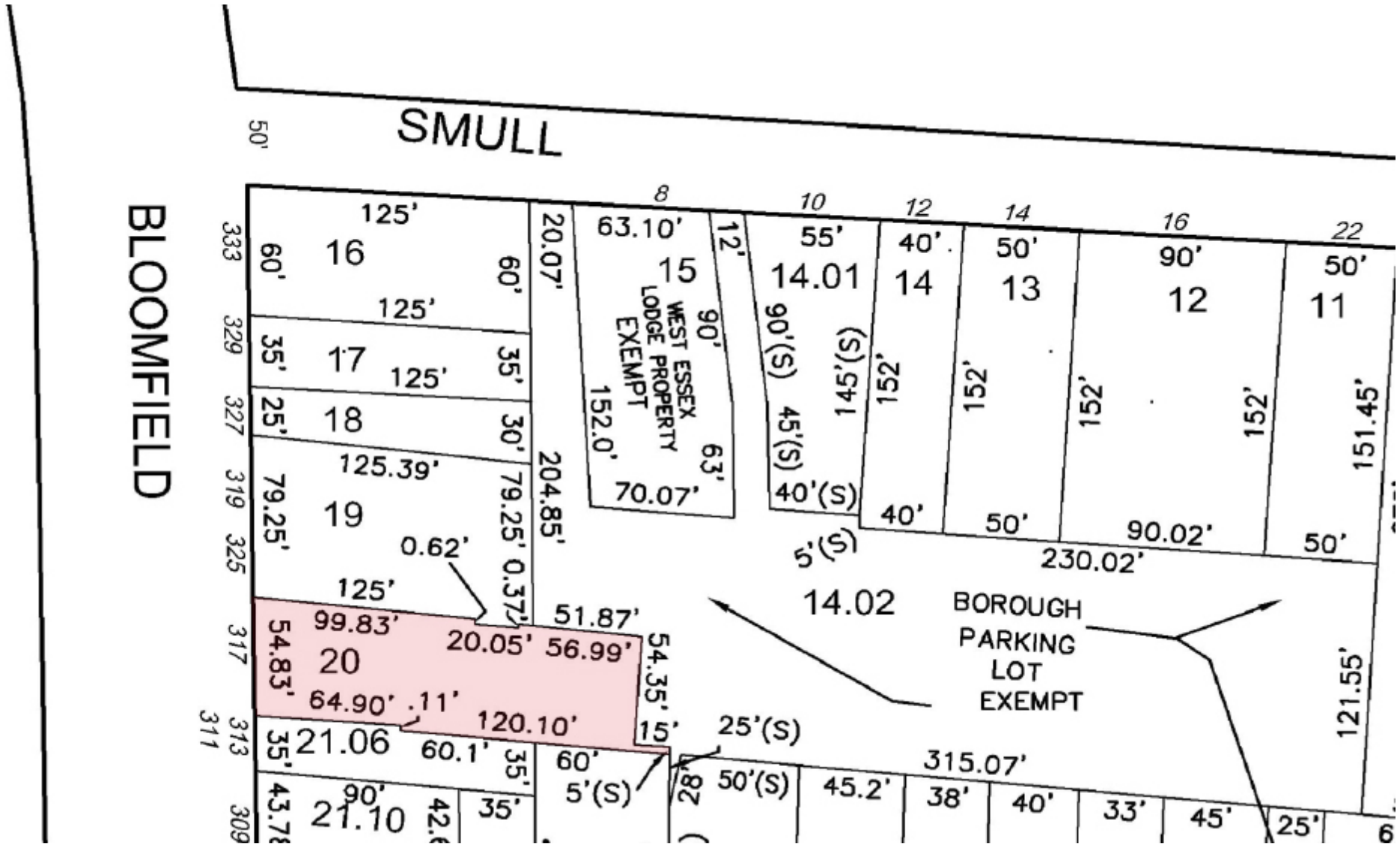
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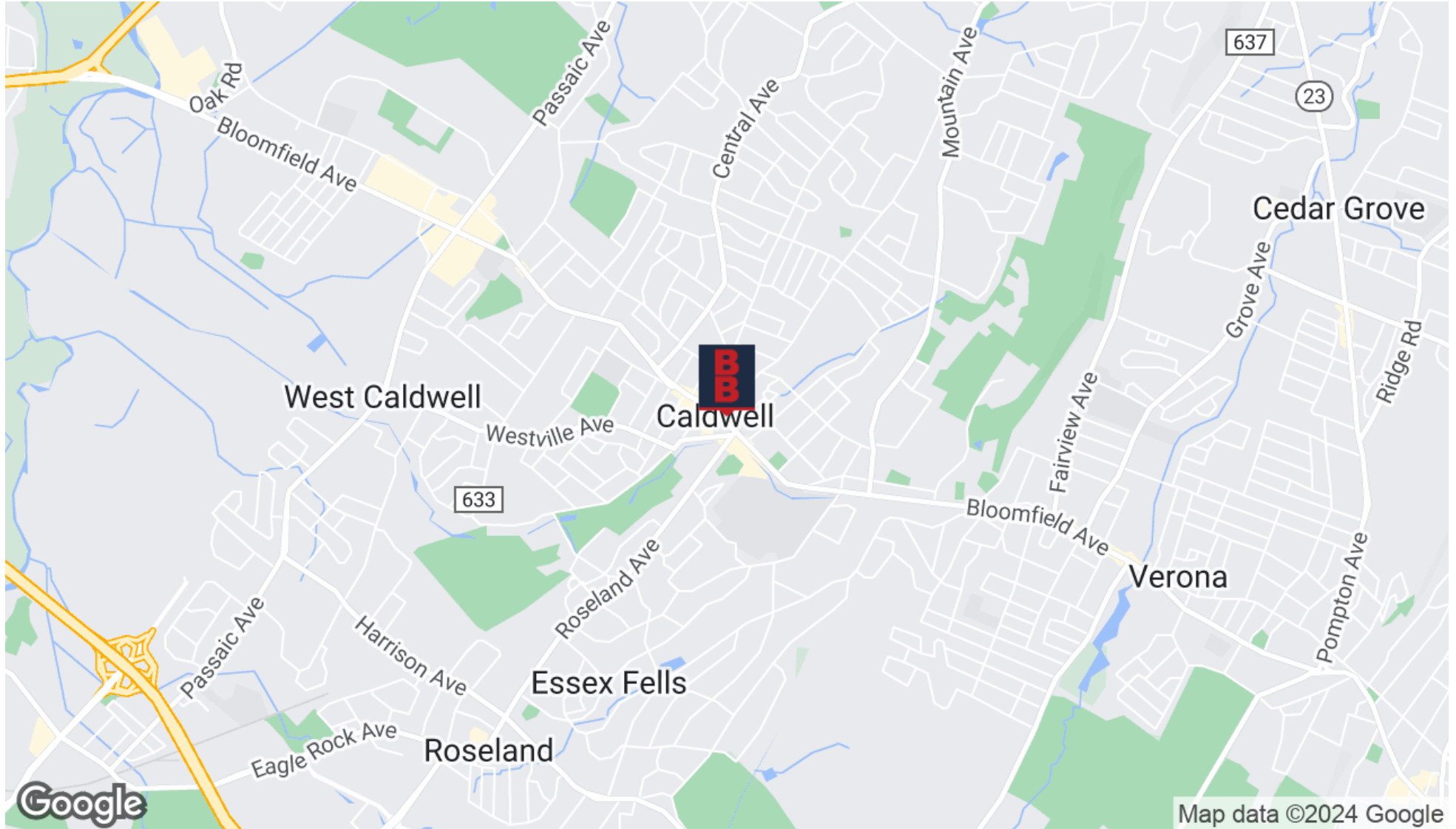
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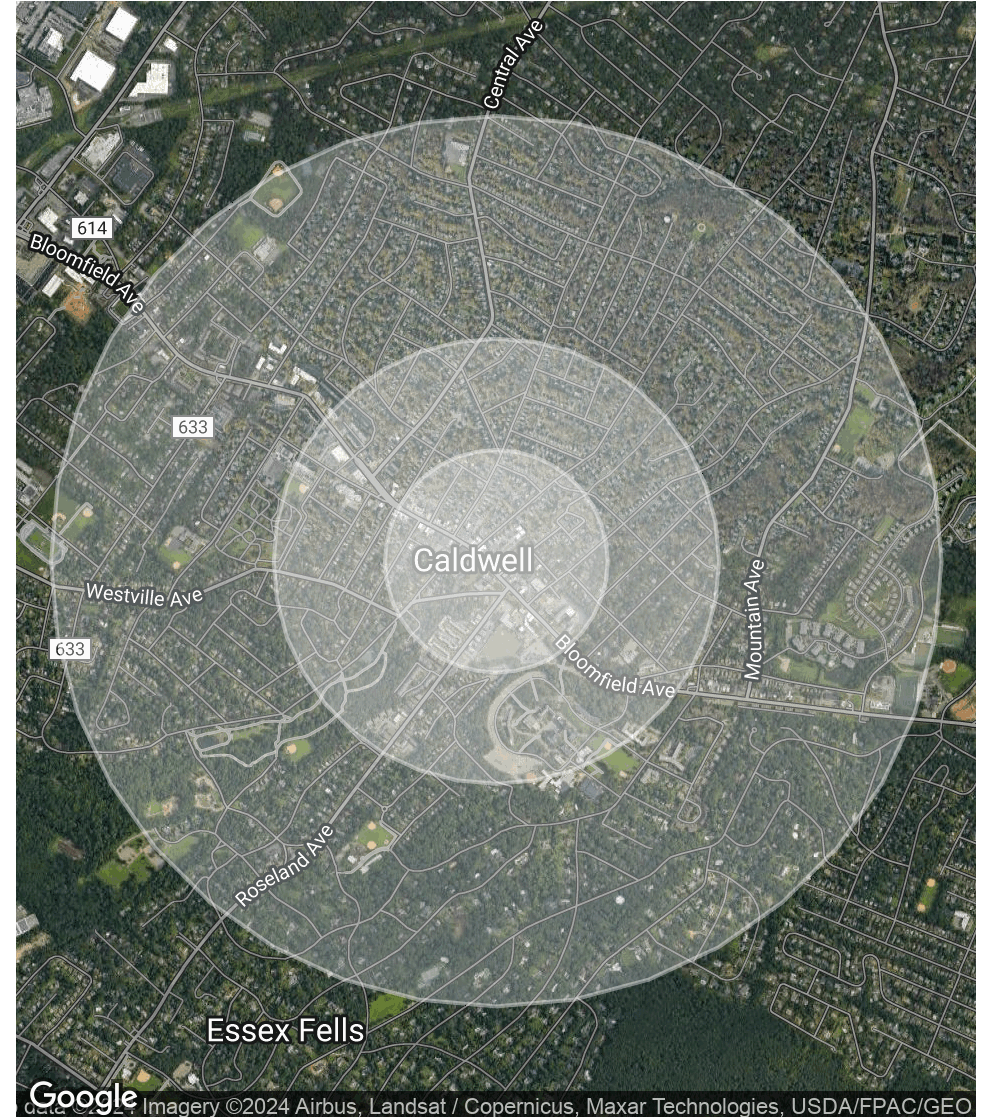
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,111	5,043	14,368
Average Age	36.1	36.8	39.9
Average Age (Male)	34.3	35.8	39.4
Average Age (Female)	38.2	38.8	41.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	454	2,077	5,769
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$123,588	\$121,742	\$141,725
Average House Value	\$483,151	\$478,033	\$530,923

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Dylan, Senior Associate for The Blau & Berg Company, is responsible for representing all clients on either side of real estate transactions. His background in project management and operations paired with his motivation helps him achieve success for his clients.

Dylan is a customer-focused, driven, and passionate licensed sales associate. He has 10 years of experience in the commercial janitorial industry, most recently Vice President of Operations leading his team to an annual growth of over 30% nearing \$15 million. Dylan was born and raised in New Jersey, and has lived in various states including California, Florida, and Massachusetts. He has always had an interest in real estate and is enthusiastic to cultivate his career.

Dylan has extensive experience in managing projects and customer relations from his work at International Port Management Enterprise. He has experience in the service industry, specializing in commercial buildings. Dylan uses that experience paired with his motivation to exceed customer expectations, to best suit the needs of his clients in his new role in commercial real estate.

EDUCATION

Verona High School

Springfield College, MA

Florida Atlantic University, FL

Global Elite Real Estate School

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