

For additional property information or to arrange an inspection,  
please contact the exclusive broker:

## Specifications

±400 SF  
OUTDOOR SEATING AREA

115' on North Avenue  
FRONTAGE

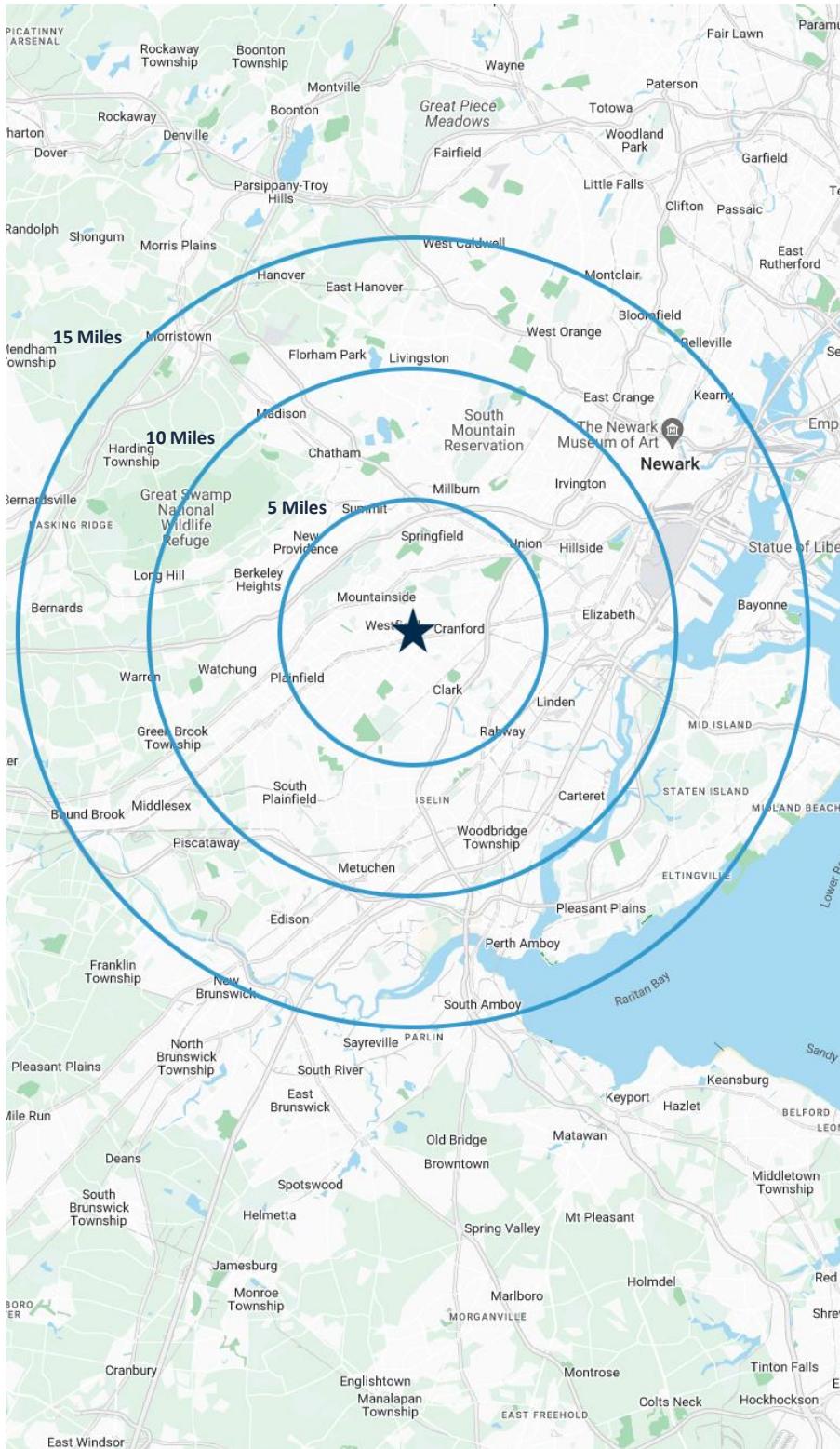
±12  
PARKING SPACES

New Lighting  
Positioned on High Traffic Corner  
Functioning AC  
FEATURES

Ice Cream Parlor, Coffee Shop,  
Fast Food Take Out  
IDEAL USE

5.6 Miles to I-78  
9.8 Miles to US Highway 1 & 9  
10.1 Miles to Newark Airport  
ACCESSIBILITY

Nicholas Bio  
Associate  
973.379.6644 x 233  
nbio@blauberg.com



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## 5 MILES

- Total Population: 413,434
- Households: 151,288
- Median Household Income: \$131,353
- Average Household Size: 2.7
- Transportation to Work: 225,684
- Labor Force: 333,106

## 10 MILES

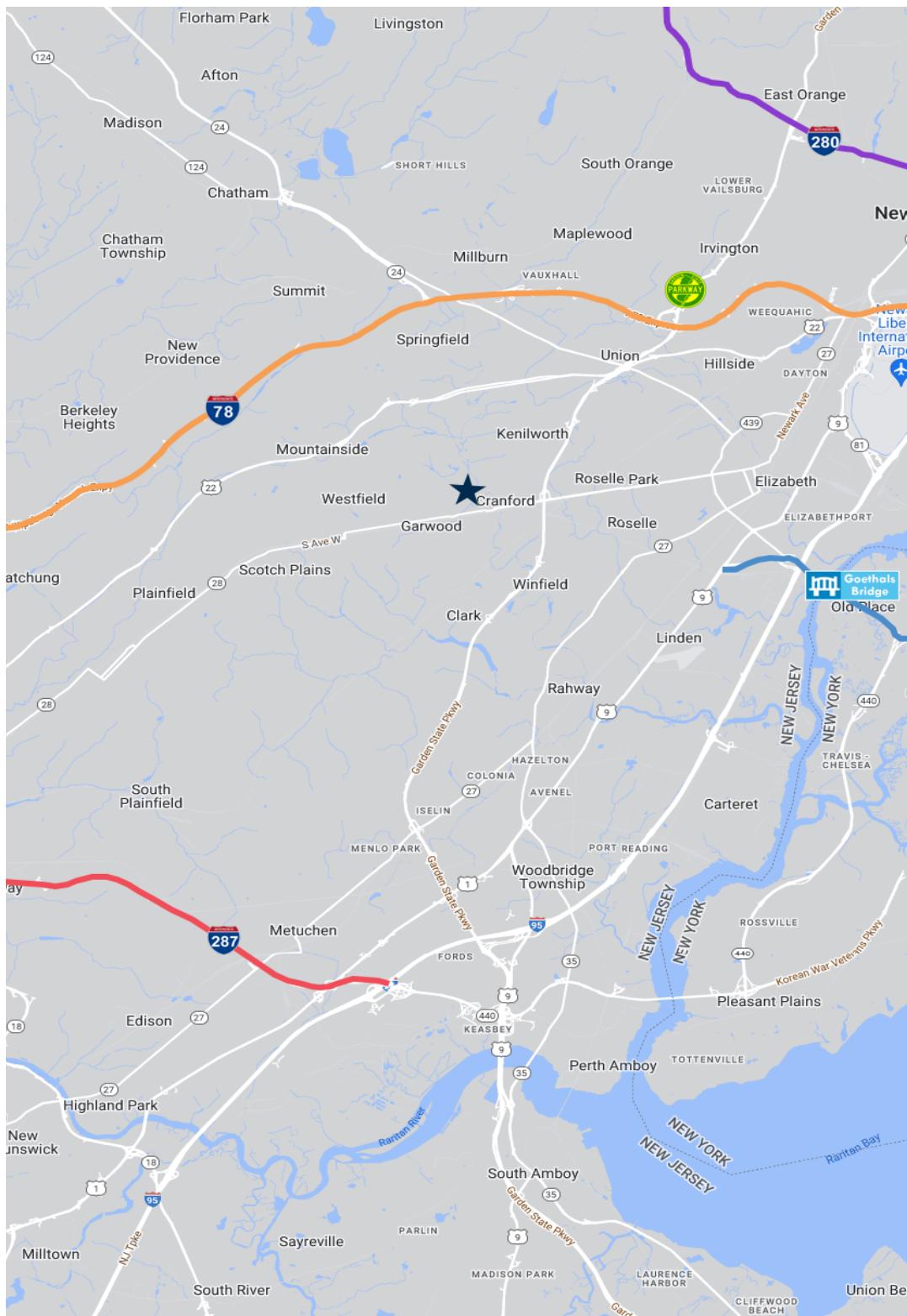
- Total Population: 1.67 M
- Households: 598,273
- Median Household Income: \$107,880
- Average Household Size: 2.7
- Transportation to Work: 856,725
- Labor Force: 1.33 M

## 15 MILES

- Total Population: 3.19 M
- Households: 1.17 M
- Median Household Income: \$108,881
- Average Household Size: 2.7
- Transportation to Work: 1.65 M
- Labor Force: 2.57 M

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## ACCESSIBILITY



5.6 MI  
I-78



9.8 MI  
US HWY 1 & 9



10.1 MI  
Newark Airport



13.8 MI  
Ports Newark and Elizabeth



11.9 MI  
Penn Station



6.3 MI  
I-278



18.6 MI  
Holland Tunnel



23.1 MI  
Lincoln Tunnel



7.8 MI  
Goethals Bridge

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