



LAND

FOR SALE & LEASE

±0.51-ACRE VACANT LAND

694 Pompton Ave, Cedar Grove, NJ 07009

For More Information, Contact the Exclusive Brokers

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

President

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DYLAN MEADE

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Route 23 - High Traffic / High Car Count
3 Miles from I-80 / Route 46 / Route 23

OFFERING SUMMARY

| | |
|---------------|----------------------------|
| Sale Price: | Please Call for Sale Price |
| Lease Rate: | Negotiable |
| Available SF: | 0.51 Acres |
| Lot Size: | 0.51 Acres |

PROPERTY HIGHLIGHTS

- Lot Size at ±0.51 Acres (Block 170, Lot 44)
- Corner Lot Location Across Bus Stop NJ Transit 11 & 195
- Taxes at \$8,284.02 (2025)
- Commercial Land Use
- Please Call for Sale Price or Ground Lease Rate

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,127 | 37,815 | 115,431 |
| Total Population | 8,598 | 103,247 | 312,193 |
| Average HH Income | \$123,926 | \$135,570 | \$113,478 |

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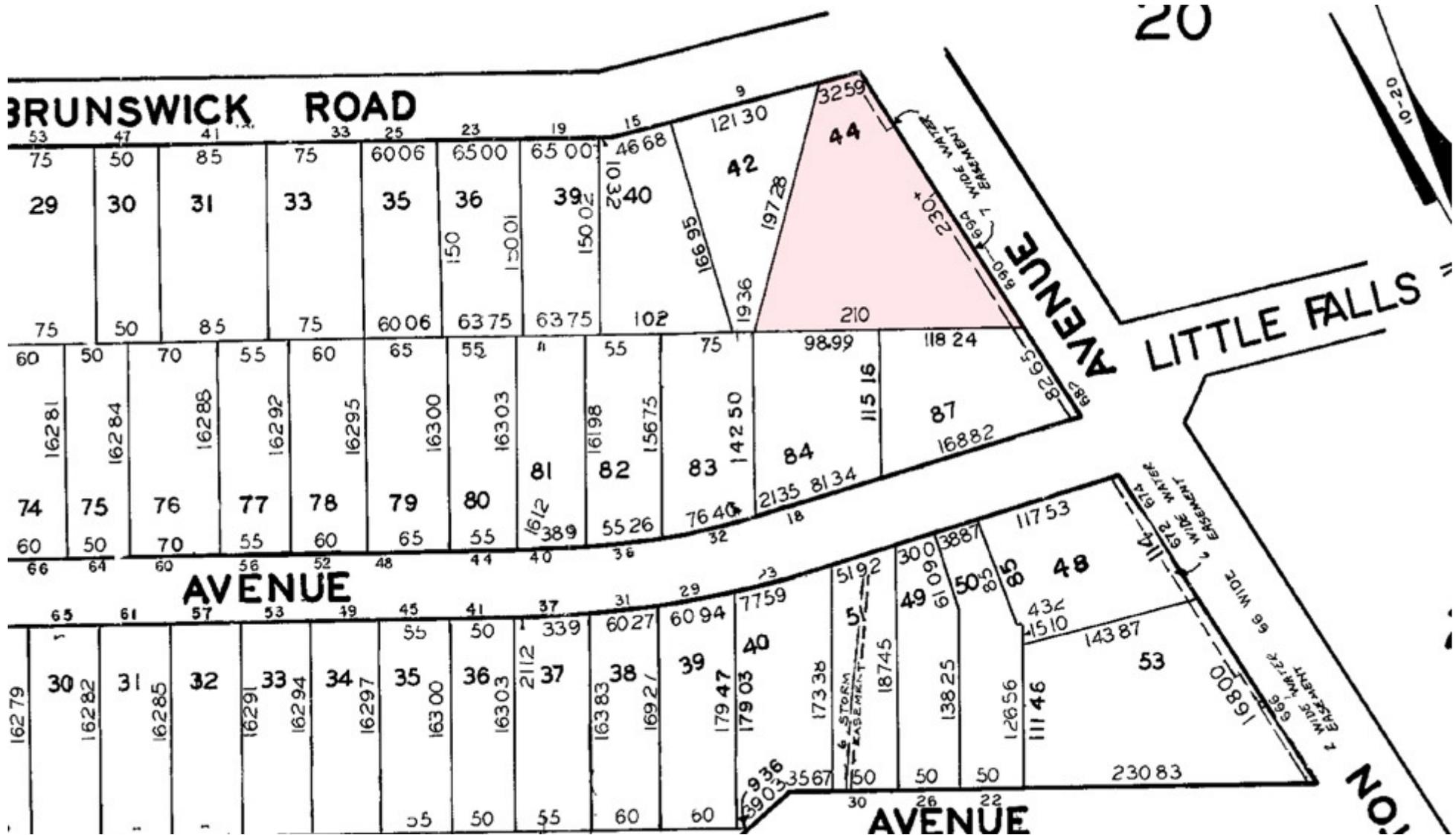
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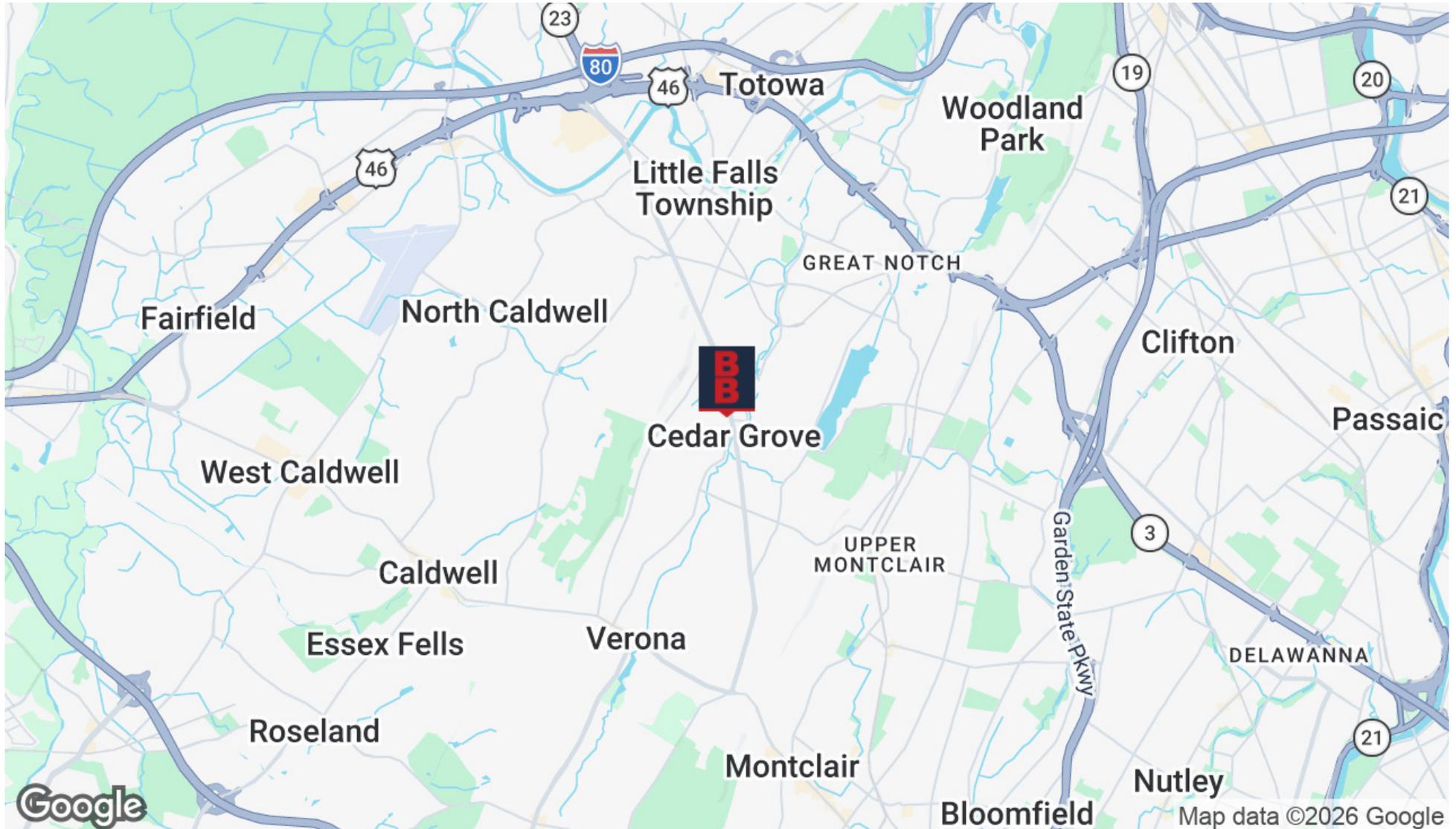
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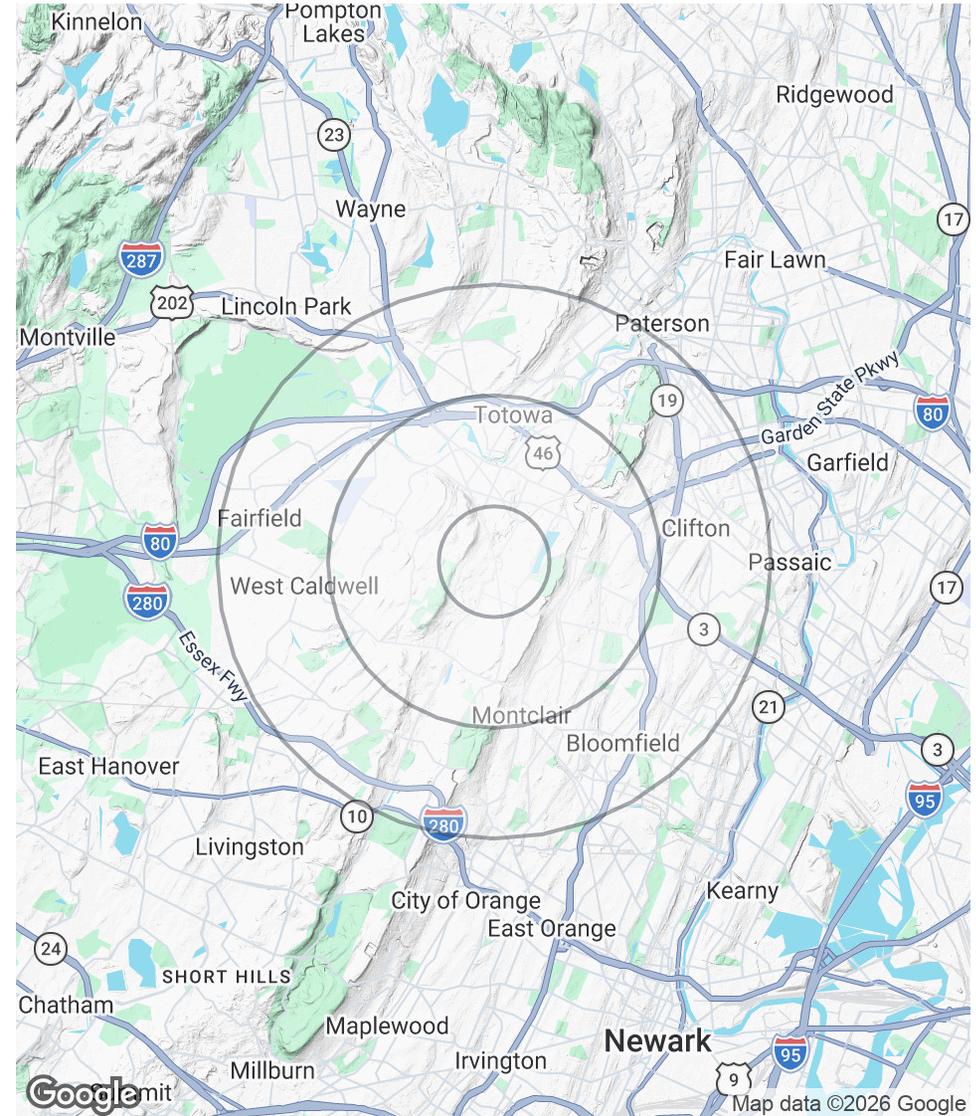
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,598 | 103,247 | 312,193 |
| Average Age | 45.1 | 41.9 | 40.6 |
| Average Age (Male) | 43.9 | 41.1 | 39.0 |
| Average Age (Female) | 46.7 | 42.7 | 42.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,127 | 37,815 | 115,431 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$123,926 | \$135,570 | \$113,478 |
| Average House Value | \$532,936 | \$524,025 | \$479,246 |

* Demographic data derived from 2020 ACS - US Census



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