

# FOR SALE: NEIGHBORHOOD COMMERCIAL LOT & BUILDING

## ESSEX COUNTY WORKSHOP, YARD, PARKING & OFFICE

314 Dodd Street, East Orange, NJ 07017



### VIDEO

#### PROPERTY DESCRIPTION

One-story, 5,000± SF masonry industrial building containing 1,500± sf woodshop. Ceiling heights in the industrial areas are 12'-14' clear. Two drive-in garage doors in the rear of the building 16+ parking spaces and open land in the rear.

#### PROPERTY HIGHLIGHTS

- Perfect for small business owners, contractors, builders, landscapers who are expanding or relocating their business.
- Developers can get 14 two story townhouses by right.
- Land area: 0.73 Acres or 31,800 SF Building size: 5,000 SF including 1200 sf workshop.
- Zoned: R-2 District. (Two family residential, TOWNHOUSES)
- Grandfathered use: commercial light industrial
- Block 880, Lot 48
- Website: <https://buildout.com/website/314DODD>
- Video: <https://www.youtube.com/watch?v=-J4cizdd4FQ>
- 2022 taxes: \$22,231

#### OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	0.73 Acres
Building Size:	5,000 SF

#### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	16,437	300,710	812,149
Total Population	39,419	745,504	2,090,746
Average HH Income	\$72,601	\$85,920	\$94,710

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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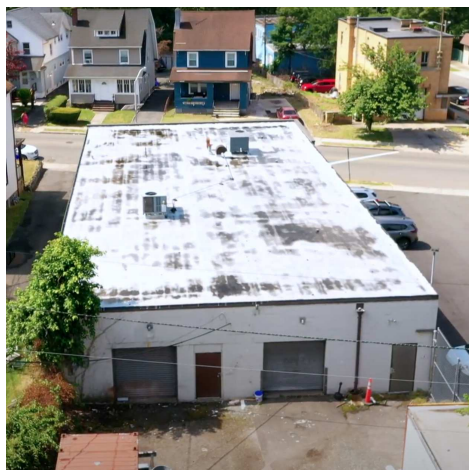
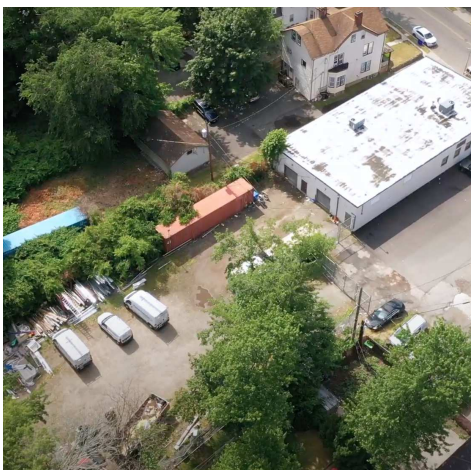
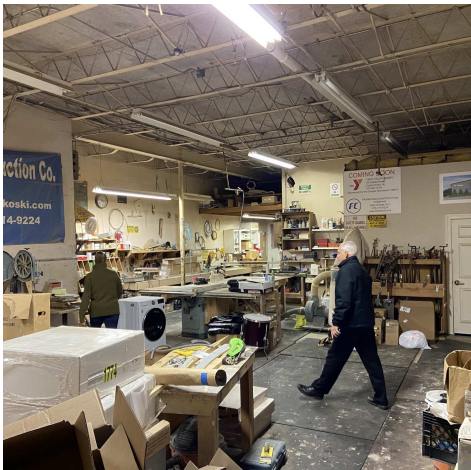
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## EXPANDING OR RELOCATING IN ESSEX COUNTY?

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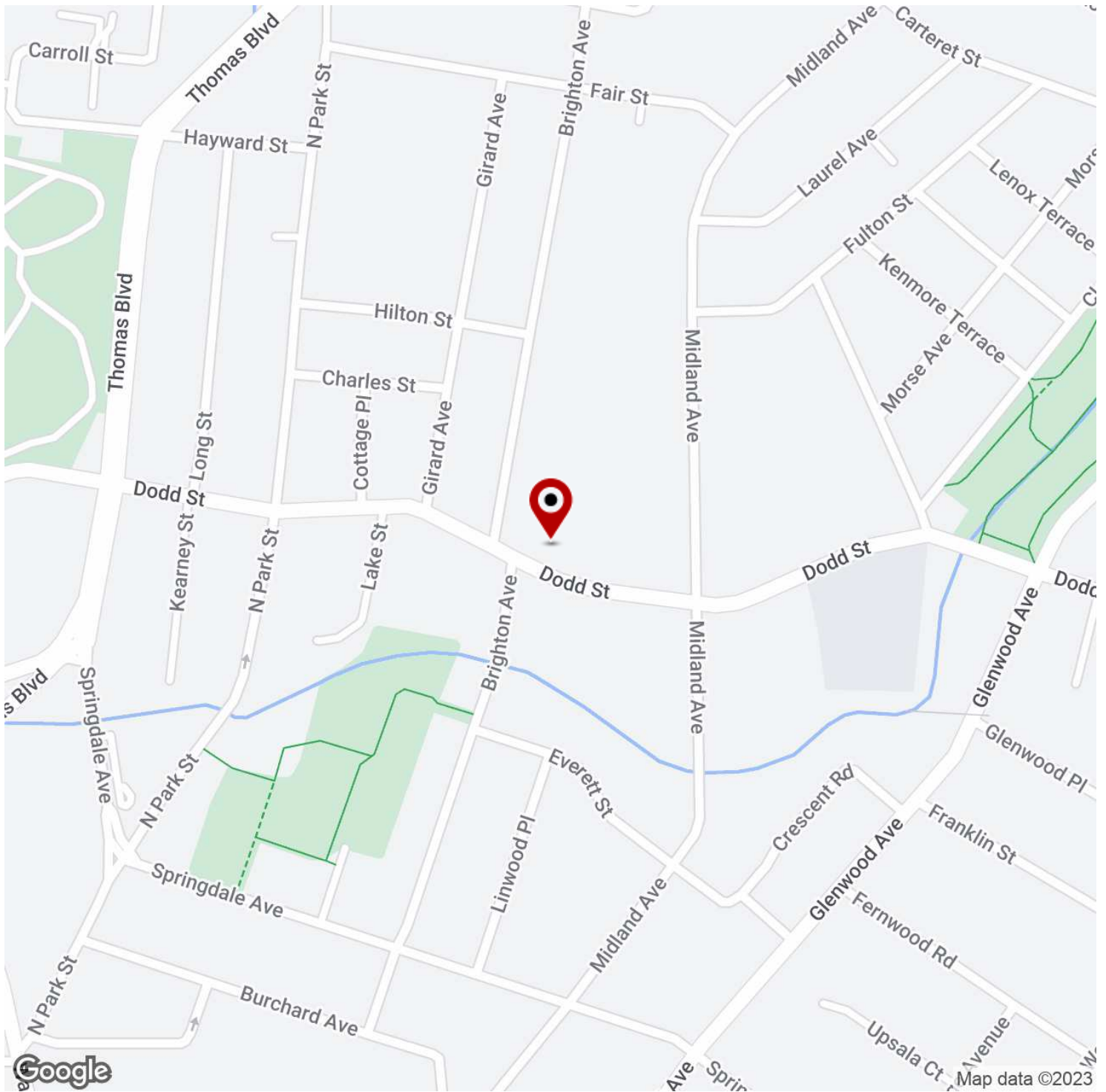
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# NEIGHBORHOOD COMMERCIAL FOR SALE

## 314 DODD STREET OFFICE/WORKSHOP

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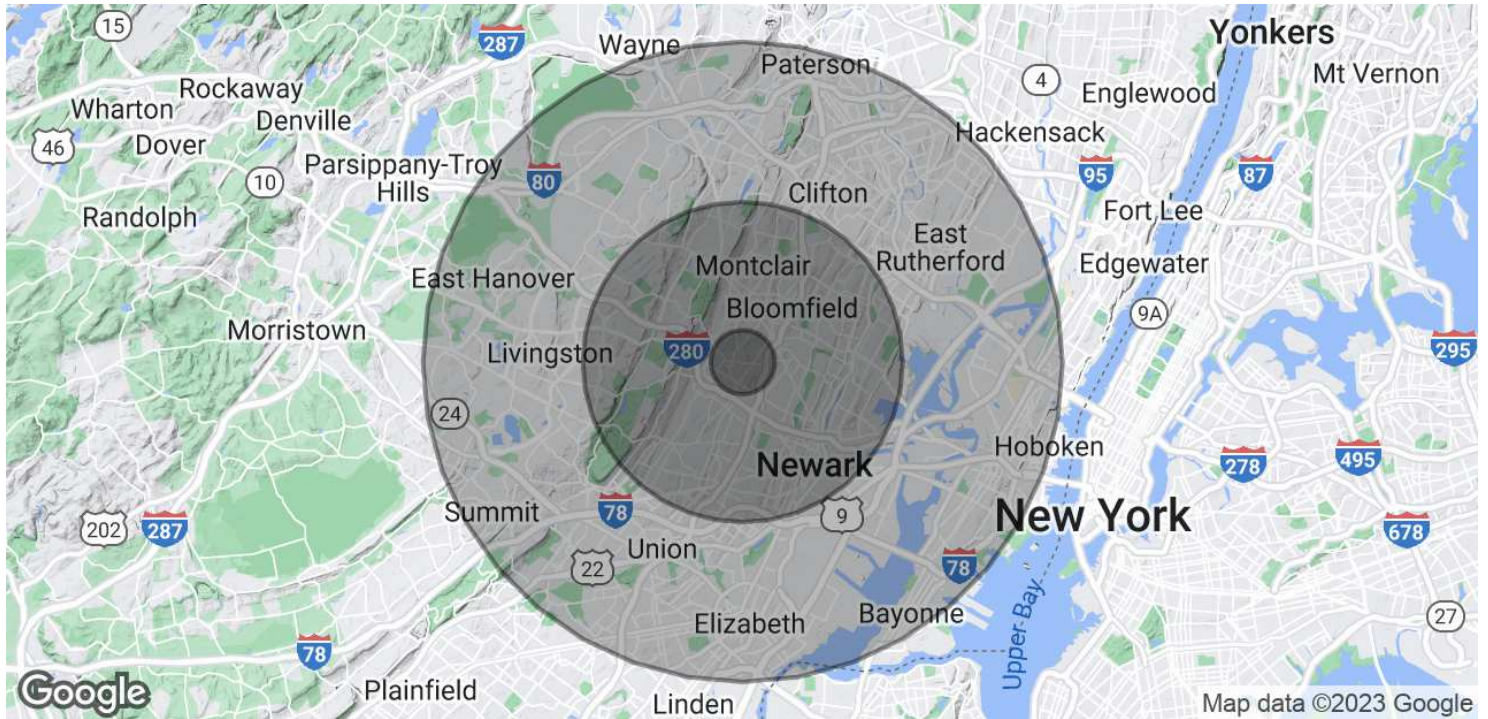
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	39,419	745,504	2,090,746
Average Age	37.5	37.6	38.0
Average Age (Male)	36.3	35.8	36.6
Average Age (Female)	40.0	39.0	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	16,437	300,710	812,149
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$72,601	\$85,920	\$94,710
Average House Value	\$228,469	\$296,652	\$349,163

\* Demographic data derived from 2020 ACS - US Census

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