



BANK PROPERTY

FOR SALE

±4,230 SF FORMER BANK

1852 North Olden Avenue Extension, Ewing Township, NJ 08638

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147



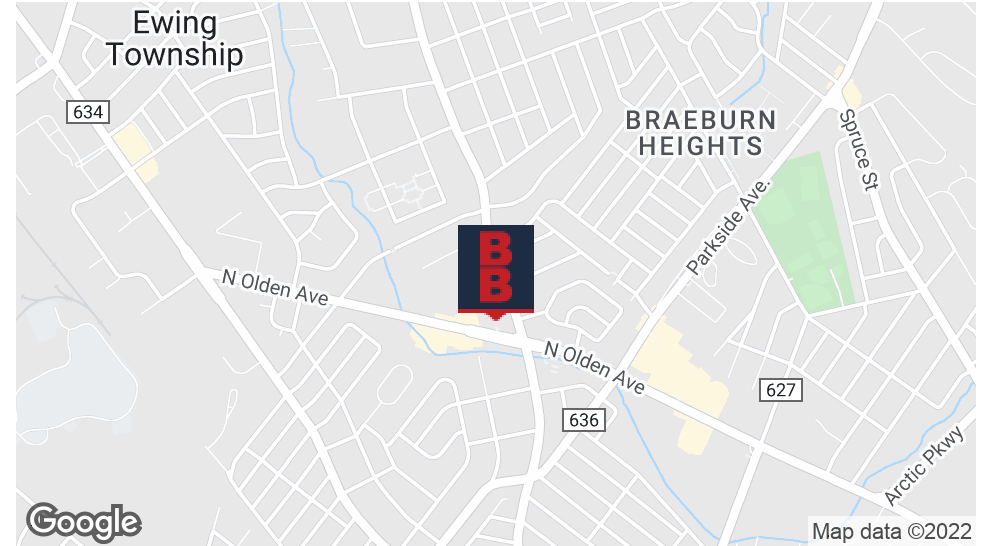
THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 3.1 Miles to I-295

OFFERING SUMMARY

Sale Price:	\$3,995,000
Lot Size:	1.4 Acres
Building Size:	4,230 SF

PROPERTY HIGHLIGHTS

- ±4,230 sf DARK bank building (former Chase Bank)
- 3 drive-thru lanes
- Lot size at ±1.4 acres (Block 295, Lots 7,55 and 56)
- Existing net lease with Chase Bank through 1/31/2026 for \$232,925 annually
- Nearby amenities include ShopRite, UPS Store, 7-Eleven, restaurants and many retail stores
- Zoned B-H
- Taxes at \$63,067.95 (2020)

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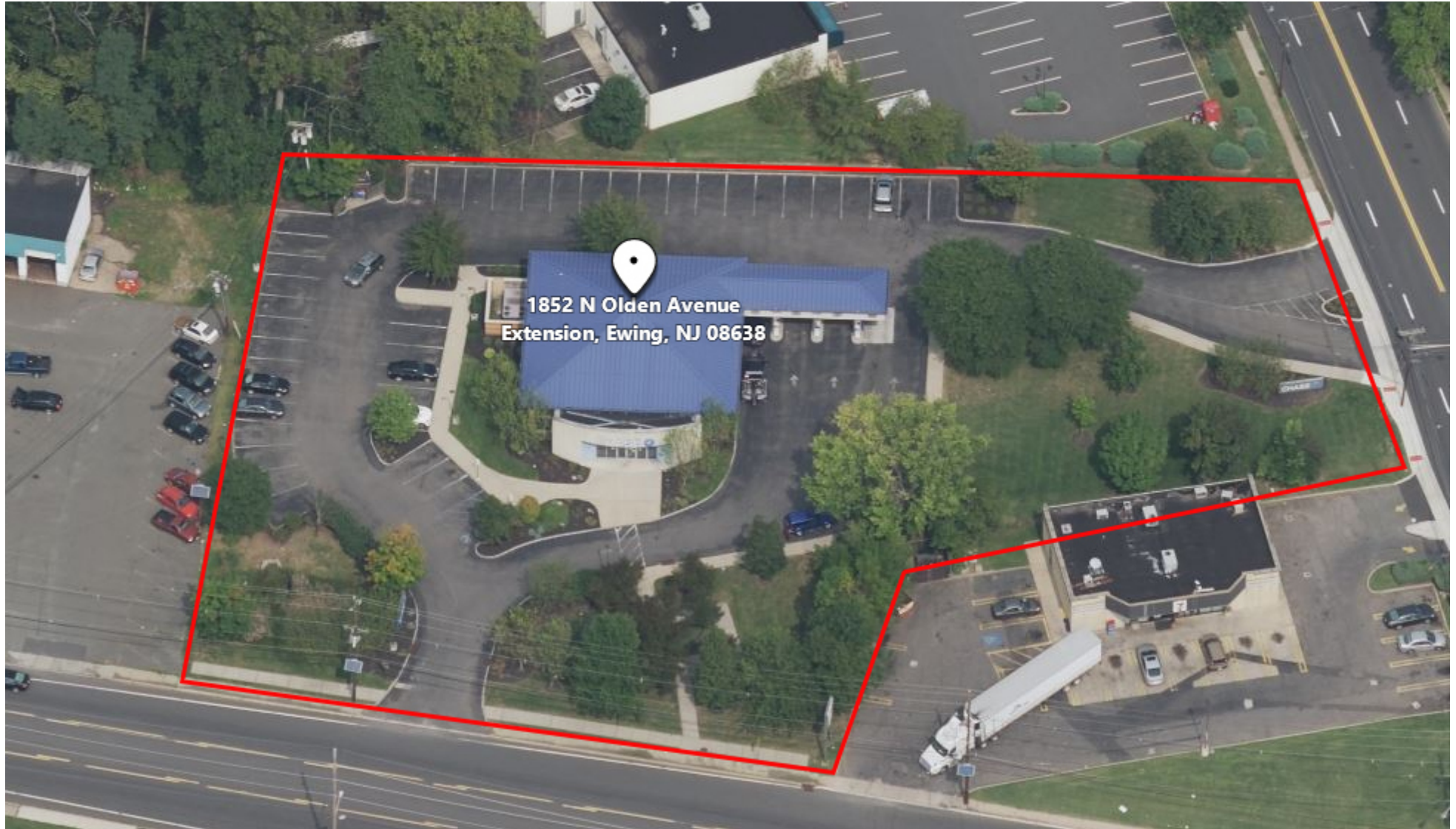
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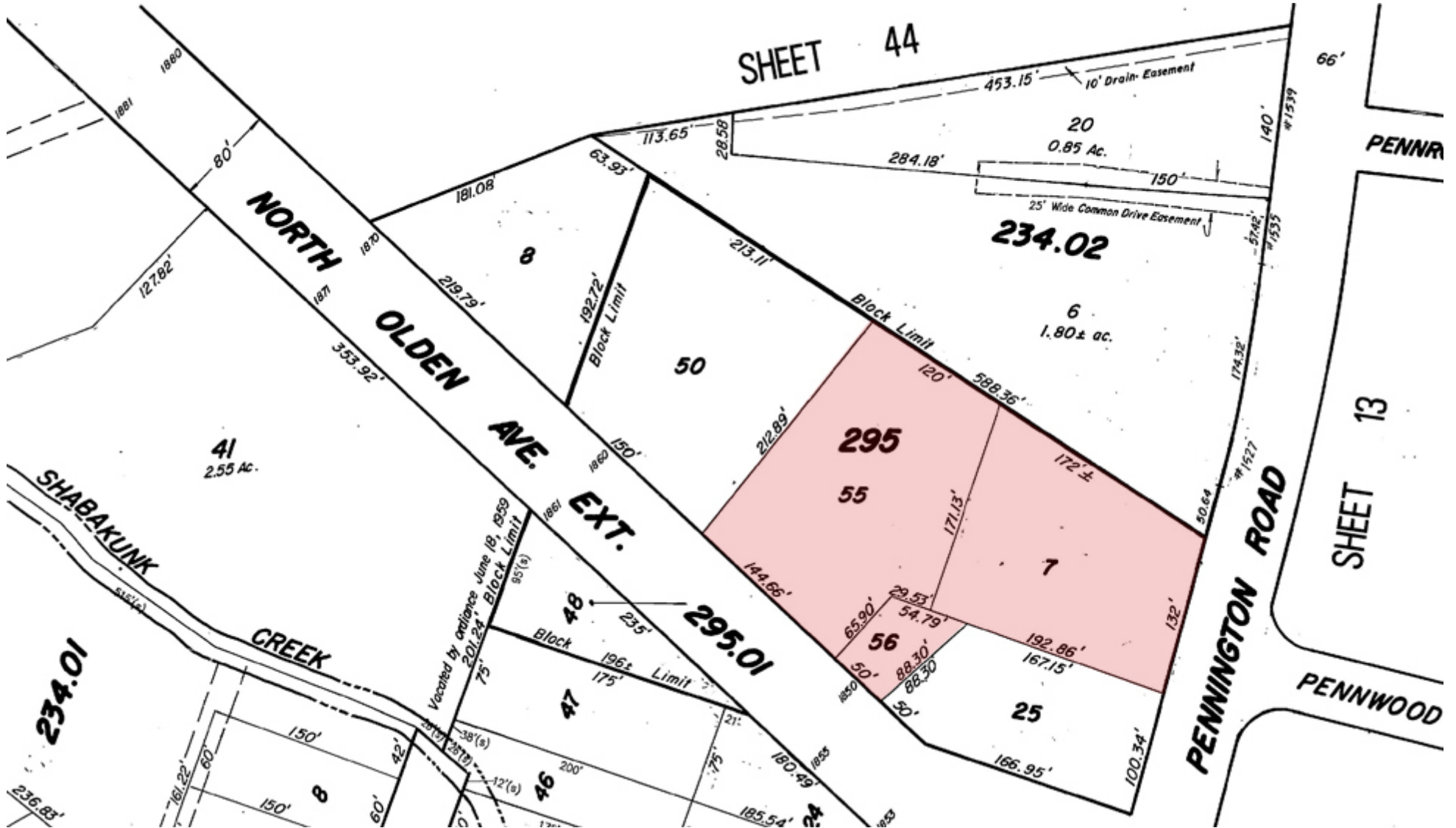
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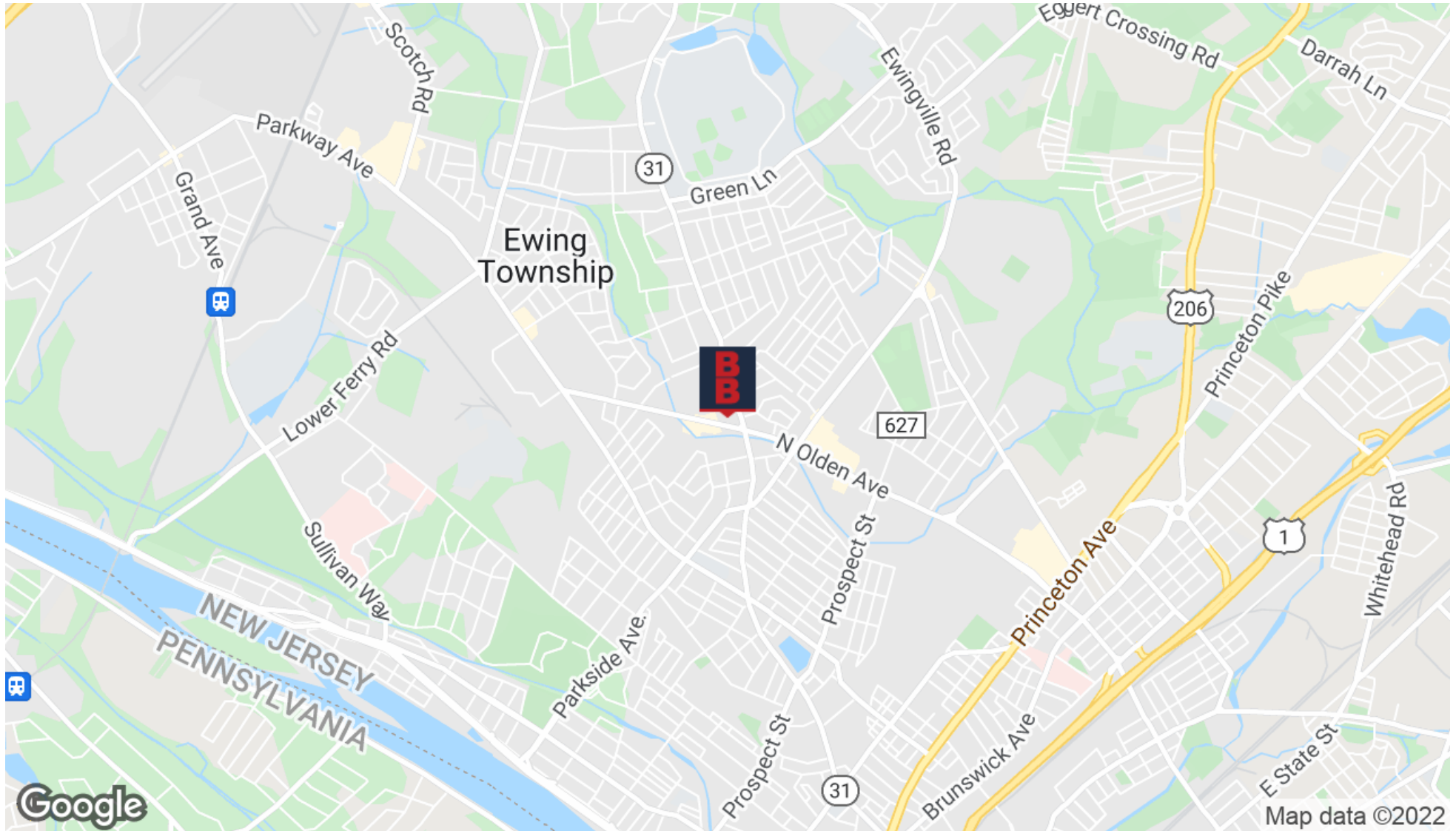
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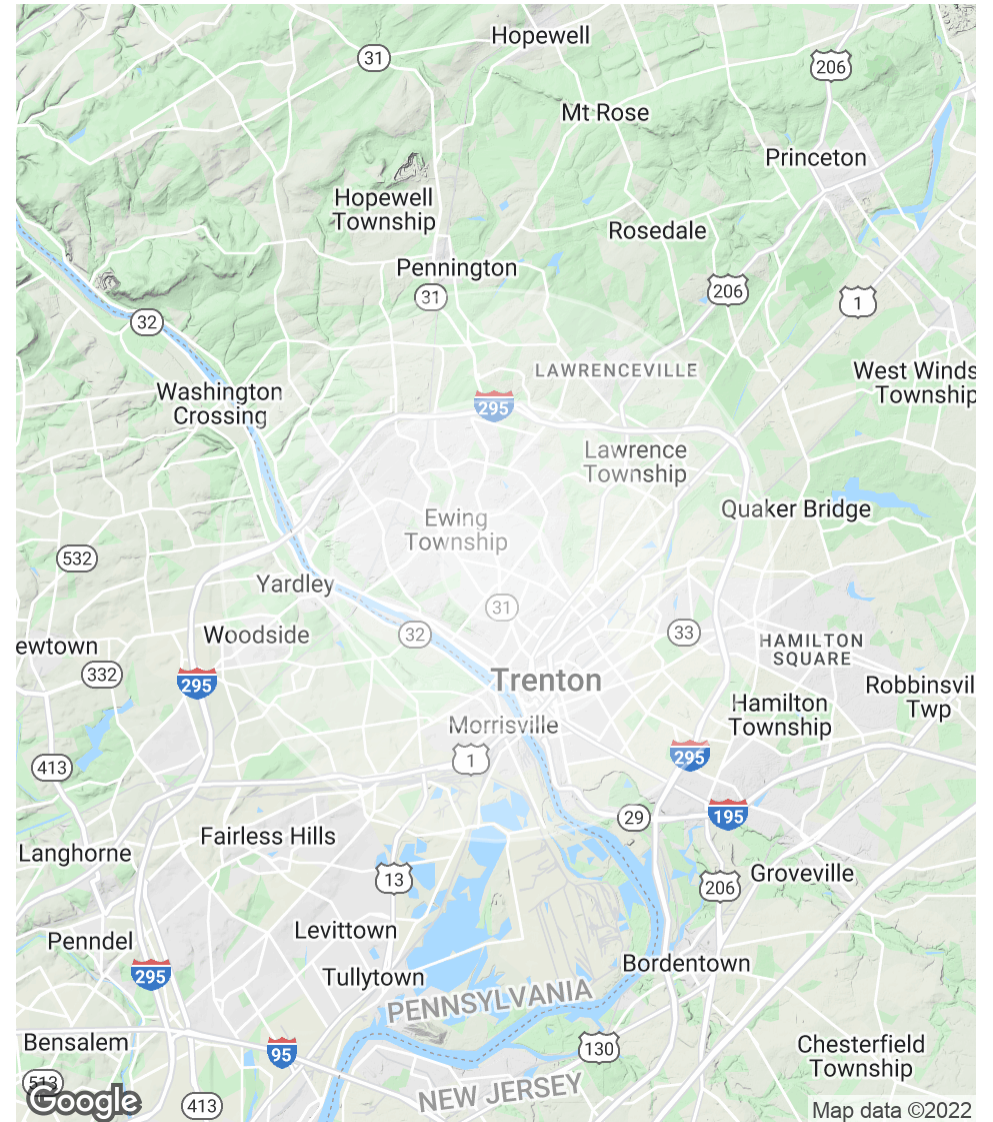
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,469	115,871	252,594
Average Age	37.0	34.6	35.5
Average Age (Male)	32.8	33.1	34.1
Average Age (Female)	40.5	36.0	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,546	41,283	87,748
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$64,069	\$61,823	\$72,226
Average House Value	\$233,284	\$262,669	\$285,246

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Scott Savastano, Director of Capital Markets at The Blau & Berg Company, is responsible for representing clients in all positions of real estate transactions, as well as managing investments between investors, businesses, government and individual clients. He has more than 25 years of real estate experience as a transaction specialist. He is highly experienced in the successful acquisition, financing, development and disposition of more than \$1 billion in commercial real estate nationwide. Scott is a true problem solver. He brings an entrepreneurial approach to clients.

EDUCATION

Montclair State University – B.A. in Accounting (Minor in Paralegal Studies)

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