



MIXED- USE PROPERTY

FOR SALE

# ±5,000 SF RETAIL SPACES AND RESIDENTIAL UNITS

523-525 Main Street, Little Falls, NJ 07424

*For More Information, Contact the Exclusive Brokers*

**JUAN DISLA**

*Sales Associate*

jd@blauberg.com

973.379.6644



**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±5,000 SF Retail Spaces and Residential Units

## LOCATION DESCRIPTION

Convenient Access to Major Roadways (Routes 3, 23, 46 and I-80)

Walking Distance to Willowbrook Mall, Costco, Target

Walking Distance to Bus Stops (NJ Transit Bus 11, 28, 191, 195, 704 and 705)

## OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	5,000 SF
NOI:	\$48,415
Cap Rate:	4% with Great Increase Potential

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## Traffic

Collection Street	Cross Street	Traffic Vol Last Mea...	Distance
Main St	Van Pelt Pl SW	6,091 2013	0.03 mi
Main St	Arlington St SW	5,310 2013	0.12 mi
Newark Pompton Tpke	3rd St SE	13,915 2013	0.19 mi
Newark - Pompton T...	Schoonmaker Pl NW	19,269 2020	0.36 mi
Willowbrook Blvd	N Leg NE	9,977 2020	0.39 mi
Lindsley Road	Muzzy Rd SE	5,855 2020	0.40 mi
Lindsley Rd	Muzzy Rd SE	2,653 2013	0.40 mi
Willowbrook Blvd	N Leg NE	10,895 2020	0.40 mi
North Leg	Willowbrook Blvd S	3,179 2020	0.40 mi
Main St	Hillside Ave W	8,134 2013	0.43 mi

## PROPERTY HIGHLIGHTS

- ±5,000 SF Mixed-Use Building
- 2 Retail Spaces (±750 SF Each)
- 4 Residential Units (±800 SF Each with 2 Bedrooms, 1 Bath, Living Room, Kitchen)
- Lot Size at ±7,000 SF (Block 53, Lot 1)
- 54' x 133' Lot Dimensions
- 10+ Parking Spaces
- Separate Utilities, Roof Under 10 Years, Boilers and Water Heaters 3 Years, Laundry Setup

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TENANTS	SIZE	INCOME	TERM
Unit 1 Residential	±800 SF	\$1,350	Month to Month
Unit 2 Residential	±800 SF	\$1,200	Month to Month
Unit 3 Residential	±800 SF	\$1,100	Month to Month
Unit 4 Residential	±800 SF	\$1,000	Month to Month
Unit 5 Retail	±750 SF	\$950	Month to Month
Unit 6 Retail	±750 SF	\$900	3 Years with \$50 Increments
<b>TOTAL INCOME</b>		<b>\$6,500</b>	<b>\$78,000</b>

## ANNUAL EXPENSES

Real Estate Expenses	\$22,585 (2019)
Insurance / No Flood	\$4,000
Utilities	\$3,000
<b>TOTAL EXPENSES</b>	<b>\$29,585</b>

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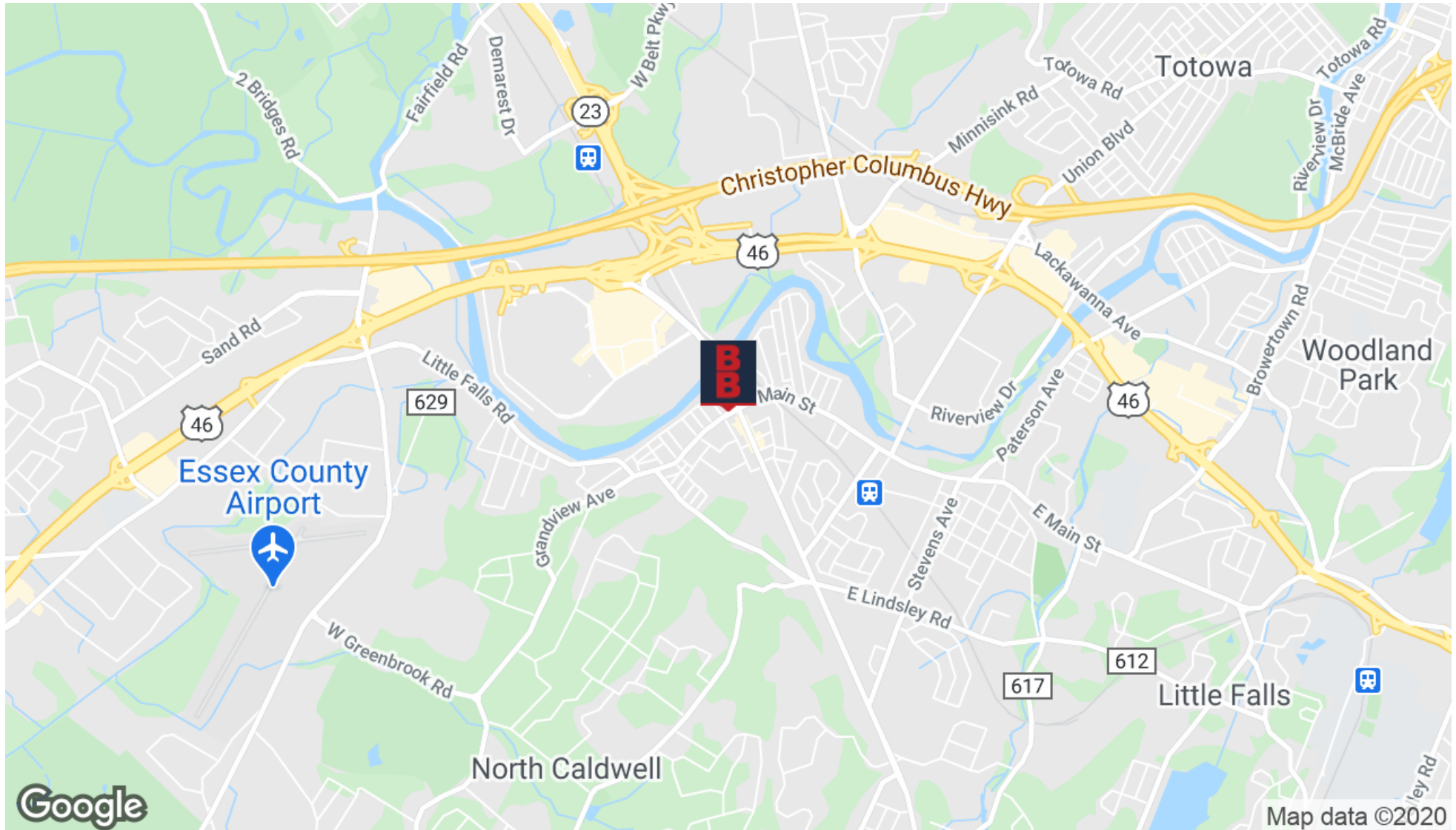
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,757	29,465	67,334
Average age	41.5	42.6	43.1
Average age (Male)	40.2	41.0	41.8
Average age (Female)	42.3	43.5	44.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,465	10,905	24,066
# of persons per HH	2.5	2.7	2.8
Average HH income	\$104,118	\$115,084	\$115,862
RACE	1 MILE	2 MILES	3 MILES
Total Population - White	8,101	26,823	60,344
% White	92.5%	91.0%	89.6%
Total Population - Black	73	336	1,204
% Black	0.8%	1.1%	1.8%
Total Population - Asian	350	1,454	3,630
% Asian	4.0%	4.9%	5.4%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	2	43
% American Indian	0.0%	0.0%	0.1%
Total Population - Other	156	630	1,603
% Other	1.8%	2.1%	2.4%

\* Demographic data derived from 2010 US Census

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## JUAN DISLA

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## PROFESSIONAL BACKGROUND

Juan Disla, Sales Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

## EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) \*Magna Cum Laude

## MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

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