



RETAIL PROPERTY

FOR SALE

# ±16,000 SF RETAIL OPPORTUNITY

1316 Route 73, Mount Laurel, NJ 08054

*For More Information, Contact*

**SCOTT G. SAVASTANO**

*Director of Capital Markets*  
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973.379.6644 x147



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

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

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## PROPERTY DESCRIPTION

±16,000 SF Retail Opportunity

## LOCATION DESCRIPTION

Approx. 1.25 Miles to NJ Turnpike

Approx. 1.8 Miles to I-295

## SITE DESCRIPTION

Total Building: ±16,000 SF

Total Acreage: ± 1.14 AC

Ceiling Height: ±12 Ft Clear

Stories: 2

HVAC: Central

Sprinkler System: Wet System

Power: Heavy Power

Loading: 1 Loading Dock / 1 Drive-In

Floor Load Capacity: 300 Lbs. Per SF

Zoning: Retail/Industrial

Parking: Yes

Net Operating Income: \$240,000

Lease Term: 5 years

Options: 2 – 5 year options

Escalations: 2.5% per year

## OFFERING

Sale Price: Please Call

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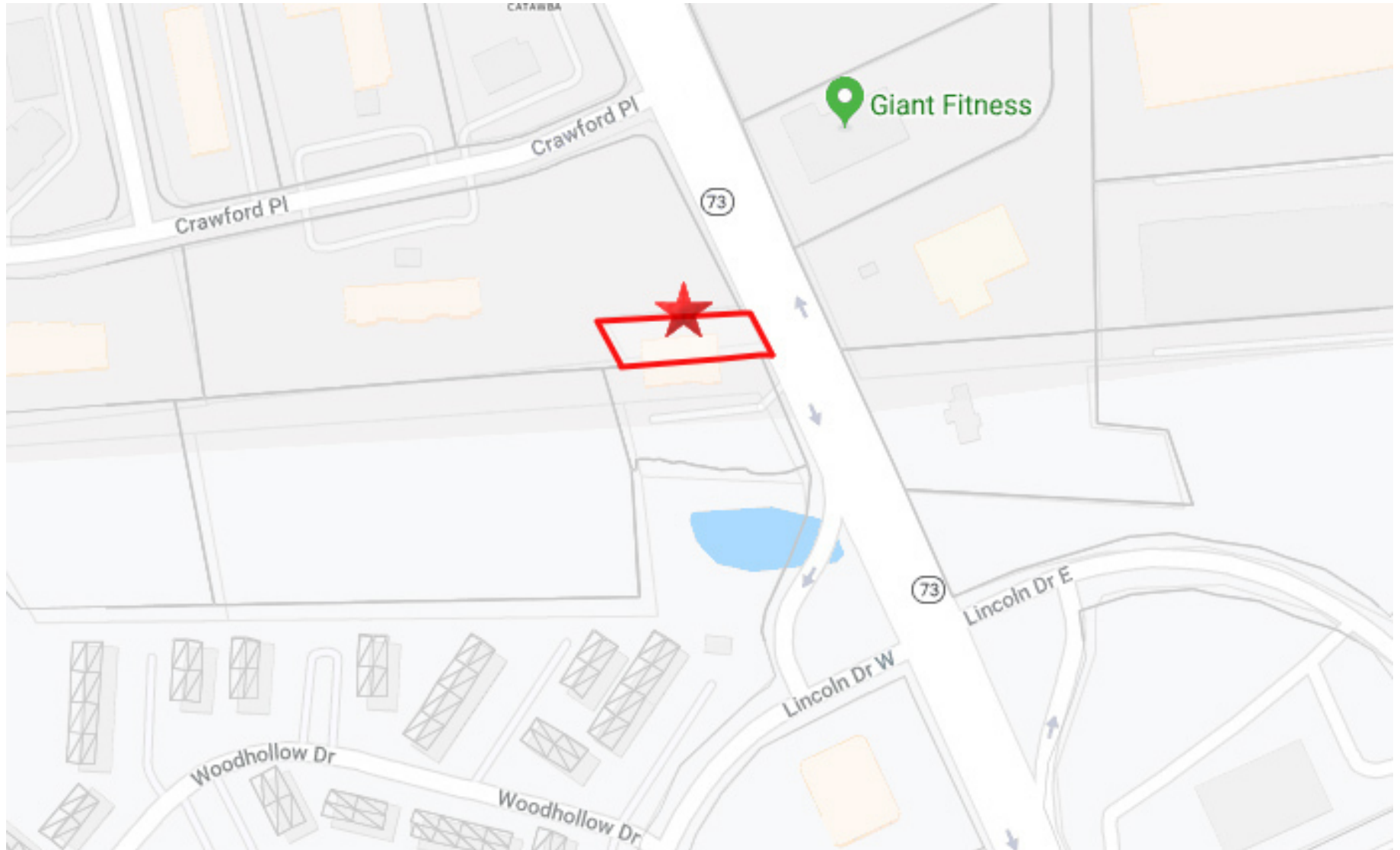
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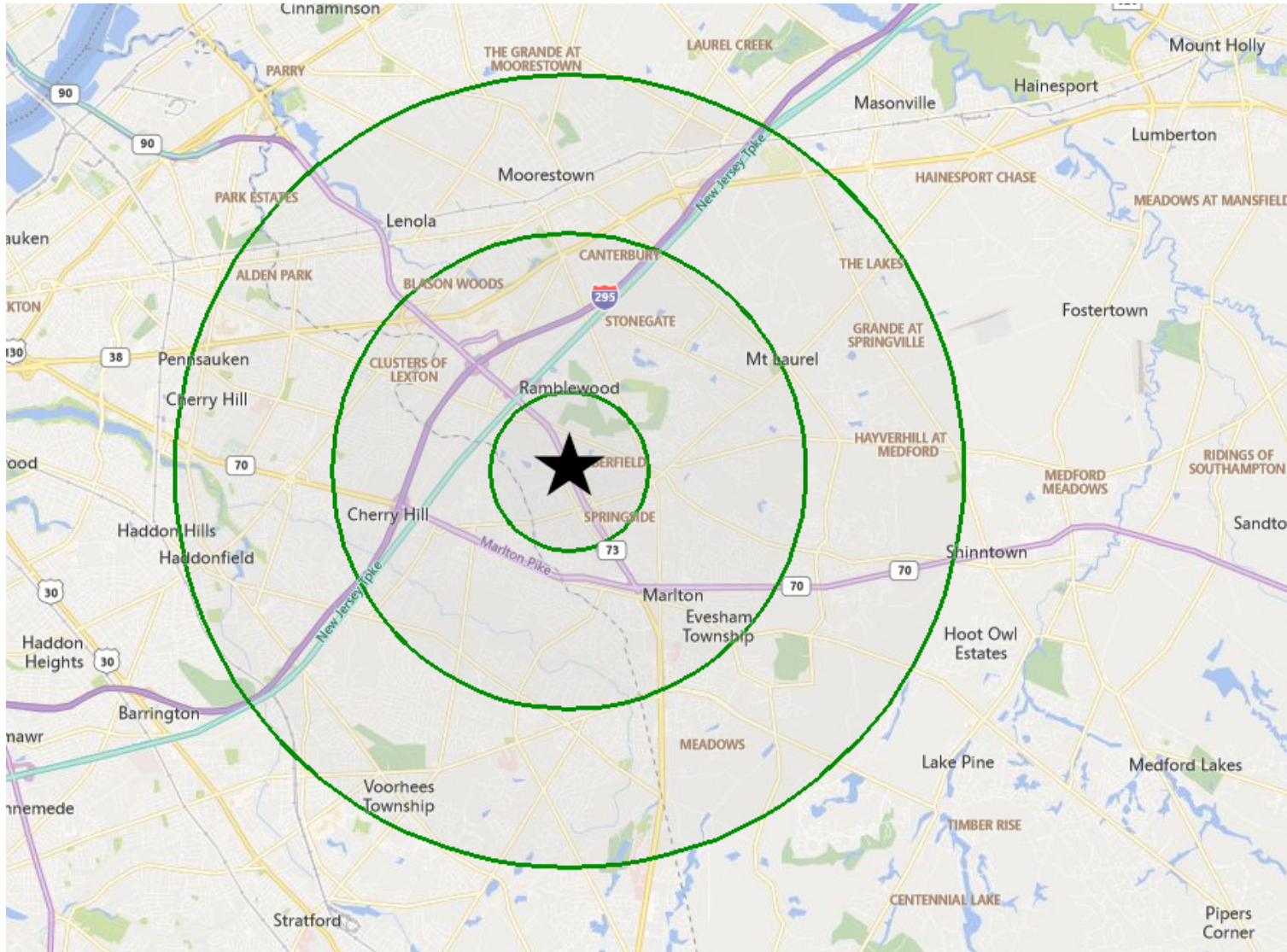
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	8,074	76,548	194,778
2019 Estimate	8,076	76,121	193,905
2010 Census	8,055	73,823	189,358
Growth 2019-2024	(0.02%)	0.56%	0.45%
Growth 2010-2019	0.26%	3.11%	2.40%
2019 Population Hispanic Origin	403	3,804	11,624
<b>2019 Population by Race:</b>			
White	6,329	60,402	153,424
Black	585	5,259	14,601
Am. Indian & Alaskan	14	128	370
Asian	990	8,798	21,258
Hawaiian & Pacific Island	2	29	89
Other	157	1,505	4,164
<b>U.S. Armed Forces:</b>	<b>18</b>	<b>145</b>	<b>322</b>
<b>Households:</b>			
2024 Projection	3,149	30,055	76,420
2019 Estimate	3,165	29,878	76,061
2010 Census	3,234	28,913	74,158
Growth 2019 - 2024	(0.51%)	0.59%	0.47%
Growth 2010 - 2019	(2.13%)	3.34%	2.57%
Owner Occupied	2,394	23,230	56,848
Renter Occupied	771	6,649	19,214
<b>2019 Avg Household Income</b>	<b>\$112,663</b>	<b>\$119,804</b>	<b>\$121,664</b>
<b>2019 Med Household Income</b>	<b>\$92,818</b>	<b>\$94,343</b>	<b>\$94,331</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	286	3,239	8,759
\$25,000 - \$50,000	364	4,166	10,356
\$50,000 - \$75,000	598	4,434	10,951
\$75,000 - \$100,000	470	4,007	10,300
\$100,000 - \$125,000	455	3,235	8,384
\$125,000 - \$150,000	328	2,673	6,232
\$150,000 - \$200,000	313	3,678	8,710
\$200,000+	352	4,447	12,369

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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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