



DEVELOPMENT OPPORTUNITY BUILDING

FOR SALE

888-892 VALLEY STREET

888-892 Valley Street, Vauxhall, NJ 07088

For More Information, Contact

BRAD JACOBS

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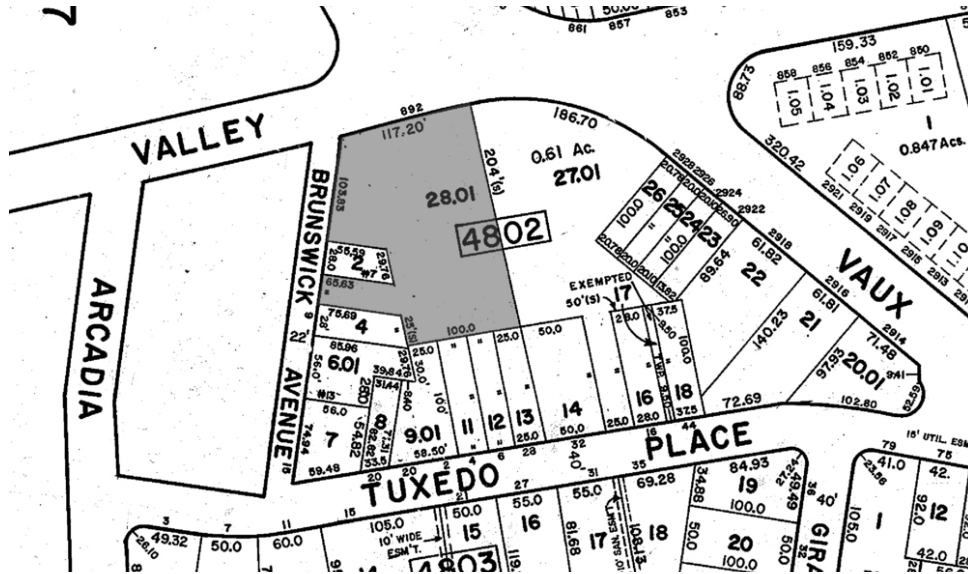
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

Development Opportunity

LOCATION DESCRIPTION

Traffic Light Location at the center of Vauxhall in Union County
Close Proximity to I-78, Garden State Parkway and Routes 22 and 24

OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	4,000 SF

PROPERTY HIGHLIGHTS

- ±4,000 SF 2-Story Building
- 0.56-Acre Lot (Block 4802, Lot 28.01)
- 117 Feet x 202 Feet Lot Dimensions
- Currently Used as a Plumbing Supply and Yard
- Commercial Land Use
- Owner will Make a Deal "Subject To"
- Taxes at \$13,849.46 (2019)

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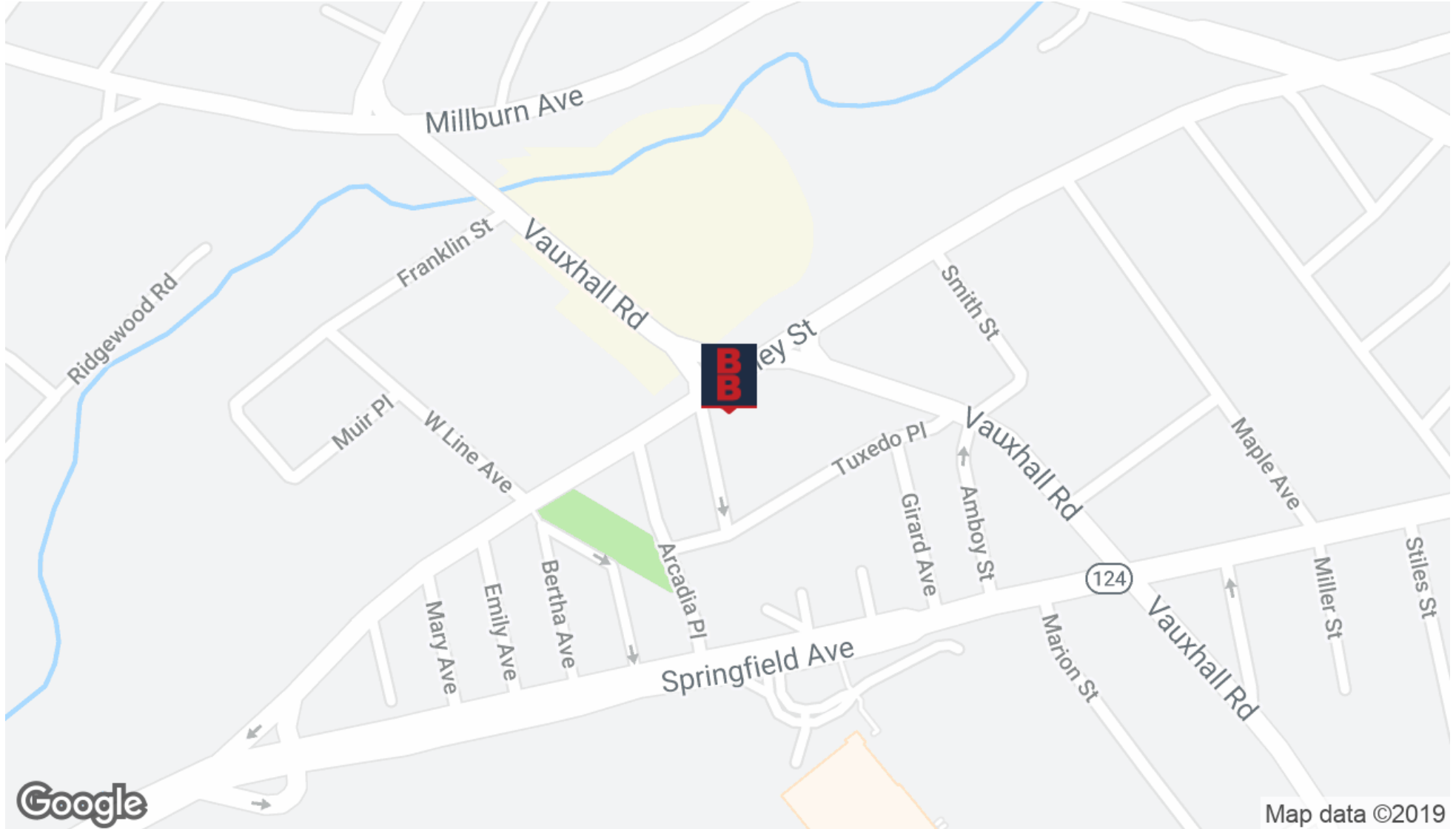
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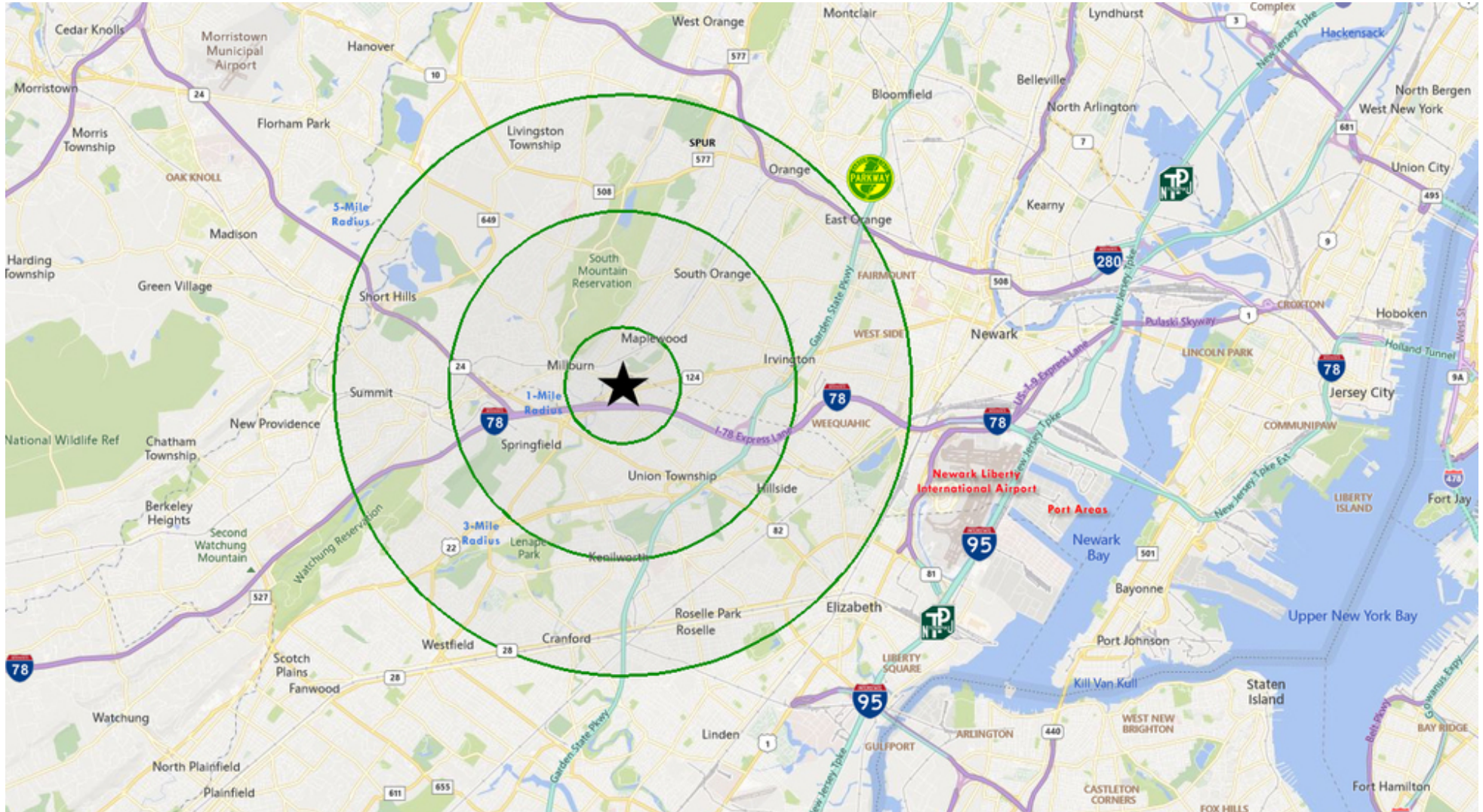
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	23,441	176,717	535,355
2019 Estimate	22,410	172,010	524,003
2010 Census	18,624	159,903	502,943
Growth 2019-2024	4.60%	2.74%	2.17%
Growth 2010-2019	20.33%	7.57%	4.19%
2019 Population Hispanic Origin	2,344	23,747	95,949
2019 Population by Race:			
White	13,043	89,474	240,928
Black	6,450	61,272	237,555
Am. Indian & Alaskan	36	660	2,652
Asian	2,410	16,691	32,150
Hawaiian & Pacific Island	7	128	521
Other	464	3,785	10,198
U.S. Armed Forces:	3	65	165
Households:			
2024 Projection	8,110	63,200	192,265
2019 Estimate	7,763	61,487	188,320
2010 Census	6,502	56,962	181,329
Growth 2019 - 2024	4.47%	2.79%	2.09%
Growth 2010 - 2019	19.39%	7.94%	3.86%
Owner Occupied	6,072	38,386	96,458
Renter Occupied	1,691	23,101	91,862
2019 Avg Household Income	\$138,809	\$116,611	\$97,926
2019 Med Household Income	\$109,720	\$85,606	\$64,915
2019 Households by Household Inc:			
<\$25,000	750	9,183	41,069
\$25,000 - \$50,000	1,031	9,799	36,288
\$50,000 - \$75,000	1,038	8,688	27,078
\$75,000 - \$100,000	778	7,248	19,464
\$100,000 - \$125,000	733	5,730	14,927
\$125,000 - \$150,000	682	4,745	11,208
\$150,000 - \$200,000	979	5,728	14,013
\$200,000+	1,773	10,369	24,275

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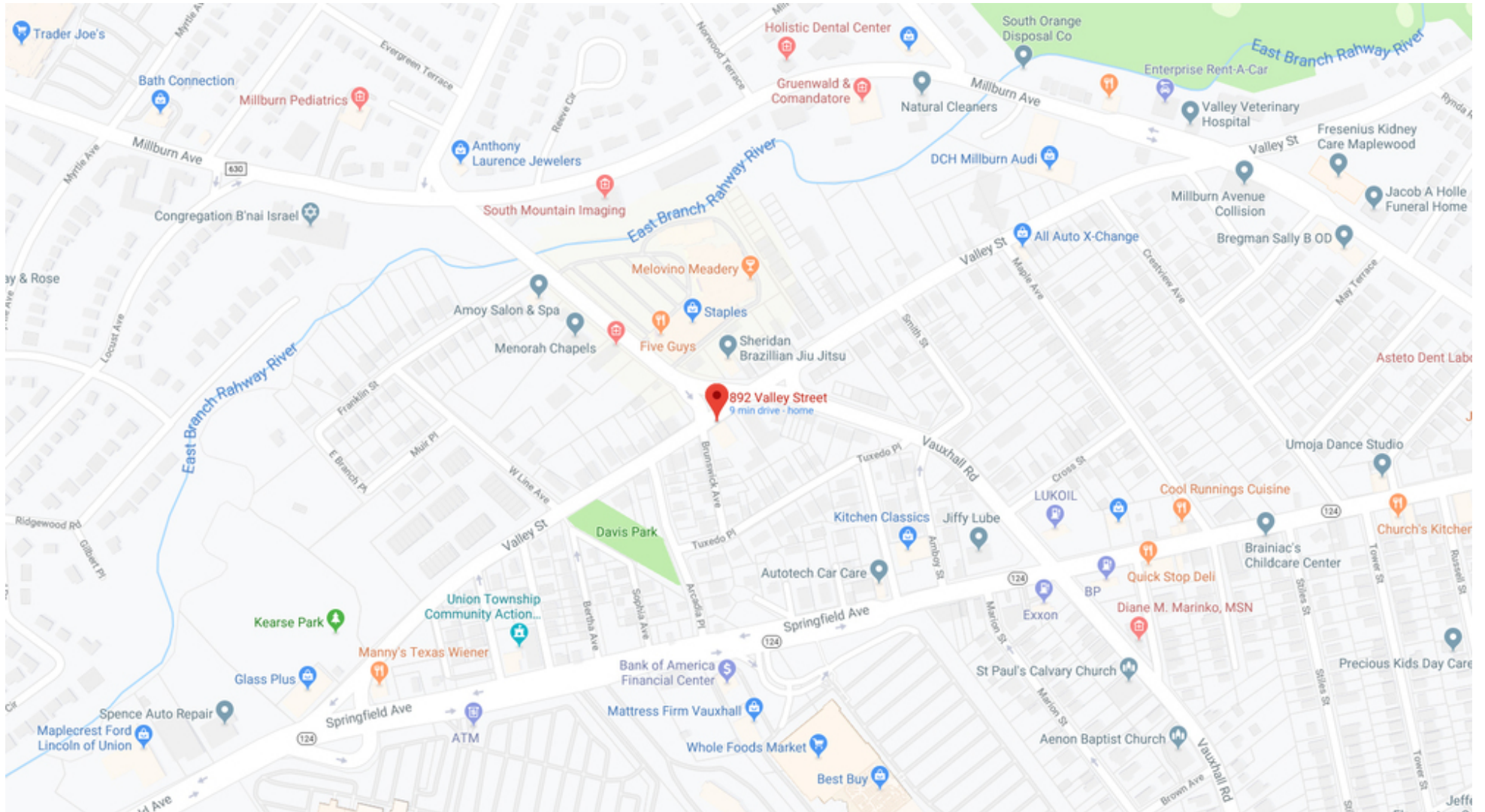
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