



INDUSTRIAL PROPERTY

FOR SALE

±11,500 SF RETAIL/SHOWROOM WITH WAREHOUSE SPACE

2001 Route 34, Wall, NJ 07719

For More Information, Contact

JOHN LONGO

Senior Sales Associate

jlongo@blauberg.com

973.379.6644 x129

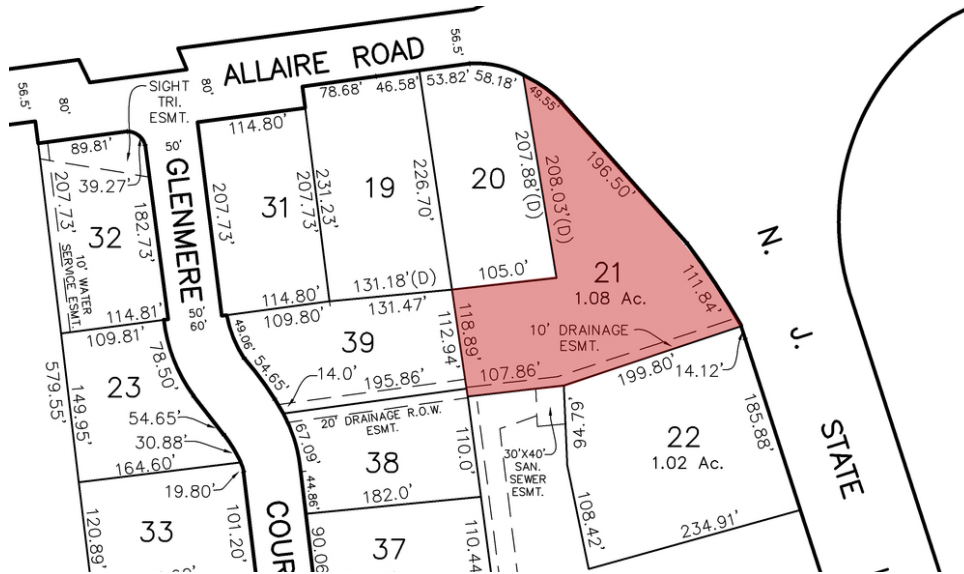


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±11,500 SF Retail/Showroom With Warehouse Space

LOCATION DESCRIPTION

Great Visibility at Busy Circle Along Route 34

Approx. 1 Mile to Garden State Parkway

Approx. 1.5 Miles to I-195

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.08 Acres
Building Size:	11,500 SF

PROPERTY HIGHLIGHTS

- Building Type: ±11,500 SF Retail/Showroom With Warehouse Space
- RBA: ±11,500 SF
- Class: C
- Lot Size: ±1.08 Acres (Block 823, Lot 21)
- Traffic Count 2019: ±45,647 (At Route 34 and Ridgewood Rd S); Three-Curb Cutouts
- Zoned: OB-120
- Taxes at \$18,114.43 (2019)
- Comments: Outdoor Display Allowed

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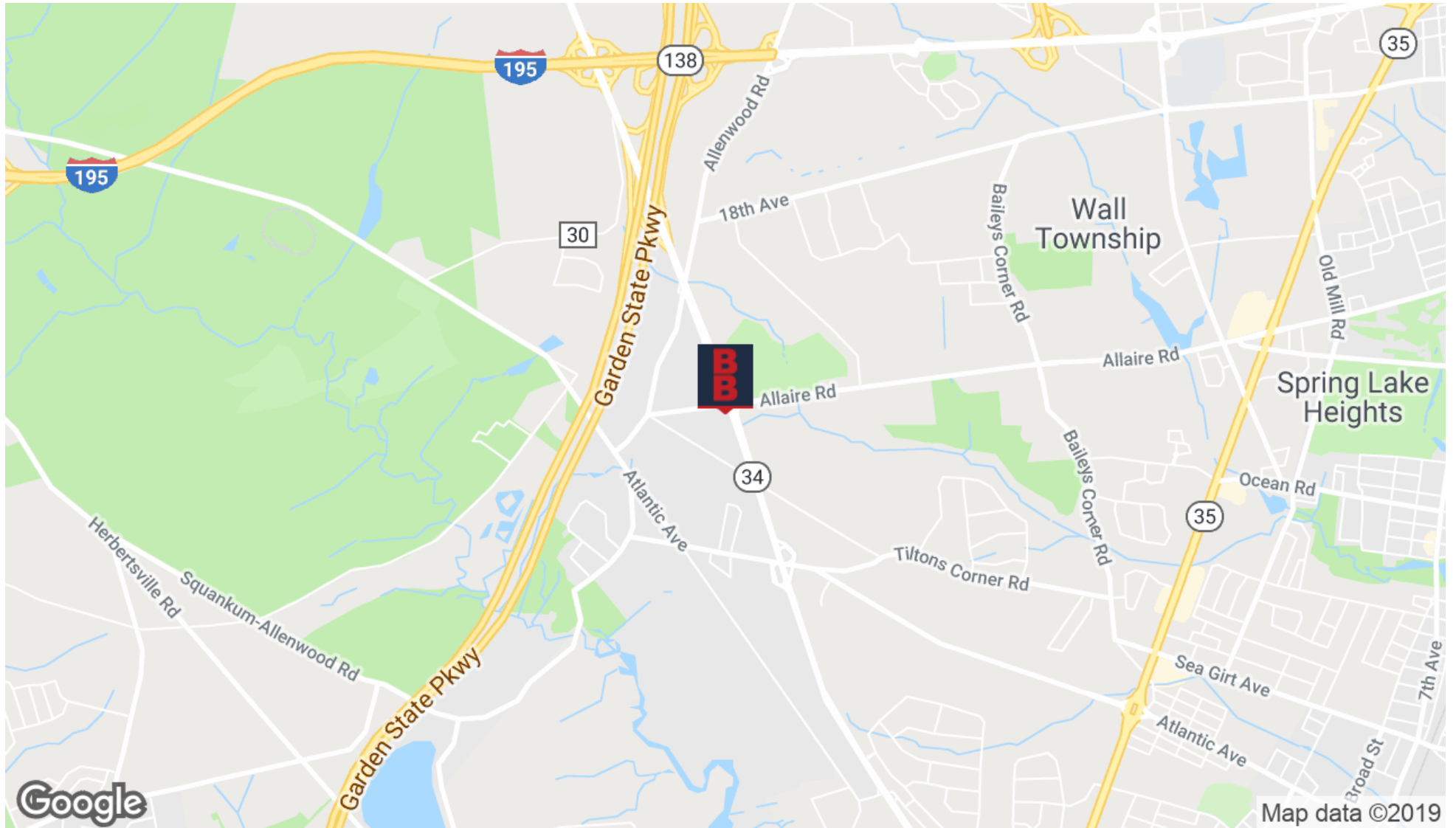
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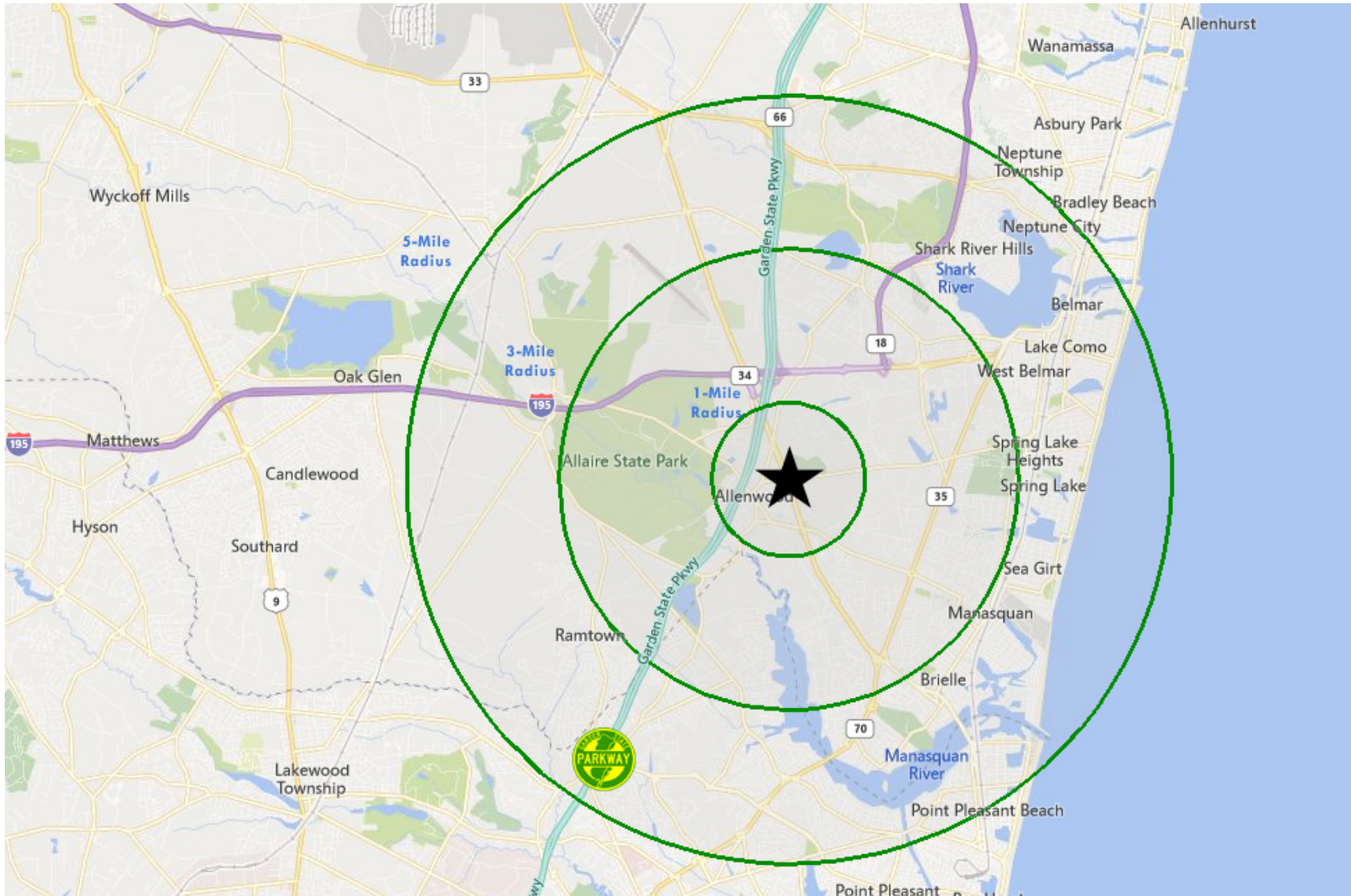
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	1,944	31,855	116,376
2019 Estimate	1,913	31,823	116,419
2010 Census	1,744	31,937	120,576
Growth 2019-2024	1.62%	0.10%	(0.04%)
Growth 2010-2019	9.69%	(0.36%)	(3.45%)
2019 Population Hispanic Origin	59	1,326	8,655
2019 Population by Race:			
White	1,807	30,265	106,707
Black	50	551	5,456
Am. Indian & Alaskan	1	35	278
Asian	37	585	2,252
Hawaiian & Pacific Island	0	9	57
Other	17	379	1,668
U.S. Armed Forces:	0	4	29
Households:			
2024 Projection	667	12,224	46,172
2019 Estimate	656	12,219	46,210
2010 Census	596	12,269	47,905
Growth 2019 - 2024	1.68%	0.04%	(0.08%)
Growth 2010 - 2019	10.07%	(0.41%)	(3.54%)
Owner Occupied	576	9,963	36,161
Renter Occupied	80	2,256	10,050
2019 Avg Household Income	\$137,930	\$128,216	\$112,745
2019 Med Household Income	\$116,506	\$105,292	\$89,209
2019 Households by Household Inc:			
<\$25,000	32	981	5,297
\$25,000 - \$50,000	71	1,703	7,142
\$50,000 - \$75,000	70	1,609	7,216
\$75,000 - \$100,000	105	1,452	6,070
\$100,000 - \$125,000	78	1,722	5,817
\$125,000 - \$150,000	71	1,007	3,471
\$150,000 - \$200,000	118	1,706	5,303
\$200,000+	114	2,039	5,894

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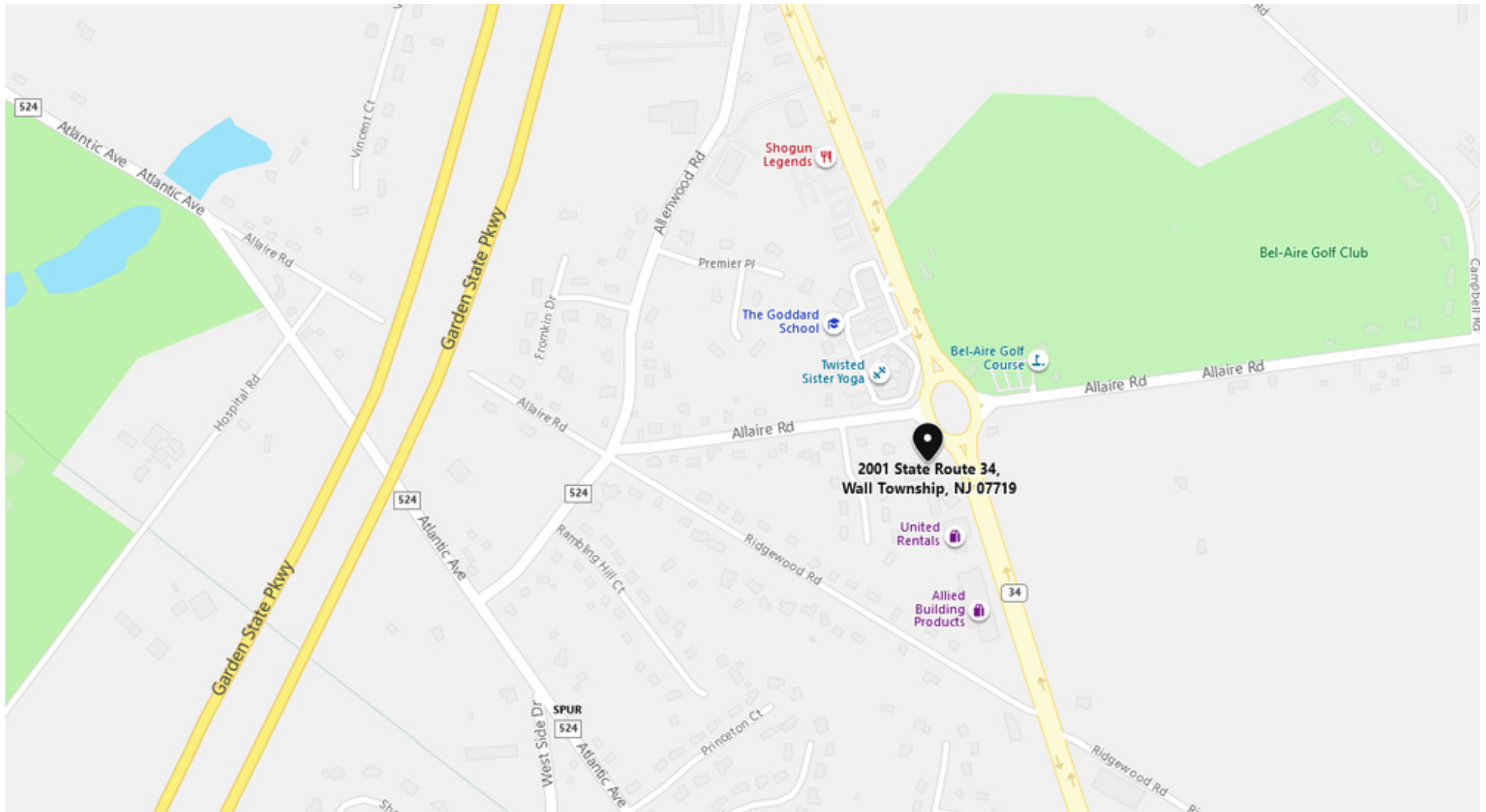
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PROFESSIONAL BACKGROUND

John, Sales Associate for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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