



LAND

FOR SALE

## ±24,000 SF RESIDENTIAL REDEVELOPMENT OPPORTUNITY

256 Kennedy Boulevard, Bayonne, NJ 07002

*For More Information, Contact*

**JASON M. CRIMMINS, CCIM, SIOR** | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

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**FRANK BRUNO** | *Sales Associate* | [fbruno@blauberg.com](mailto:fbruno@blauberg.com) | 973.379.6644 x115



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

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# ±24,000 SF RESIDENTIAL REDEVELOPMENT OPPORTUNITY

256 Kennedy Boulevard, Bayonne, NJ 07002 - Property Summary



## PROPERTY DESCRIPTION

±24,000 SF Residential Redevelopment Opportunity

## OFFERING SUMMARY

Sale Price:	\$4,100,000
Lot Size:	24,049 SF

## LOCATION DESCRIPTION

±0.2 Miles to Route 440  
 ±3 Miles to I-78  
 ±3.14 Miles to I-278  
 ±5.5 Miles to I-95  
 ±6 Miles to Newark Liberty International Airport  
 Close Proximity to the Rail and to the Bayonne Bridge

## PROPERTY HIGHLIGHTS

- Block 297, Lot 2
- Views of New York City Skyline
- Tax at \$28,334.30 (2018)

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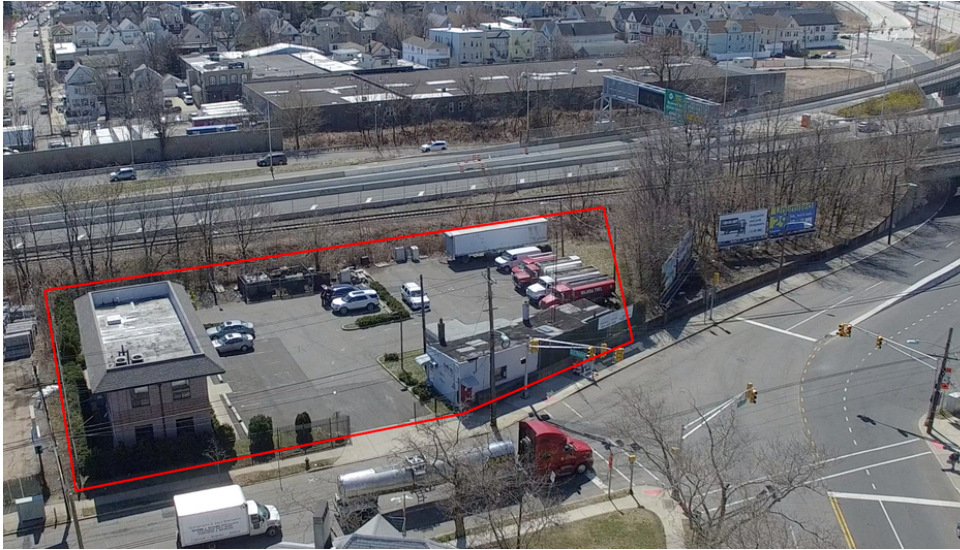
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256 Kennedy Boulevard, Bayonne, NJ 07002 - Property Images



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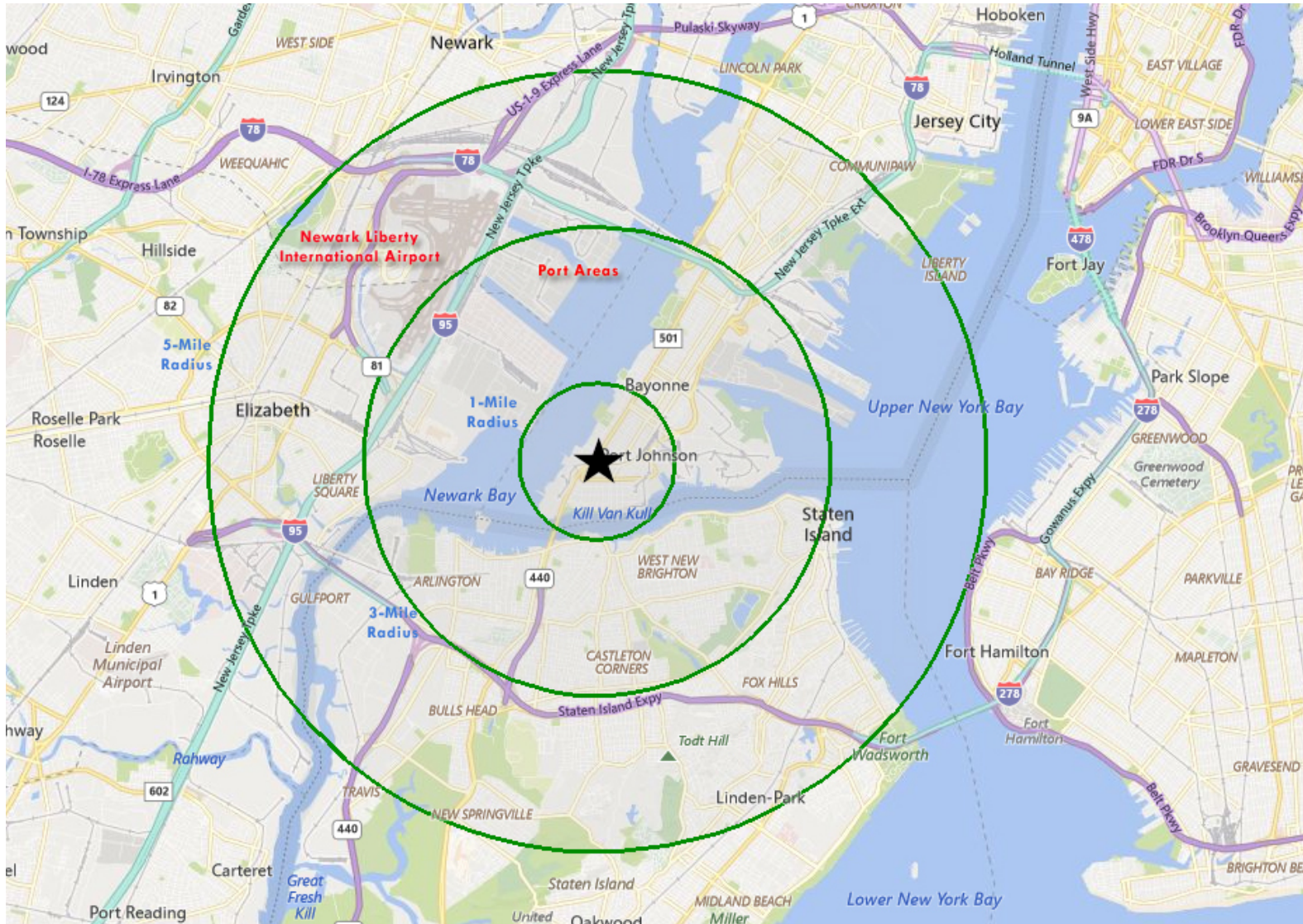
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# ±24,000 SF RESIDENTIAL REDEVELOPMENT OPPORTUNITY

256 Kennedy Boulevard, Bayonne, NJ 07002 - Radius



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256 Kennedy Boulevard, Bayonne, NJ 07002 - Demographics 2018

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	32,871	213,301	533,468
2019 Estimate	31,872	207,892	522,274
2010 Census	30,069	194,982	502,642
Growth 2019-2024	3.13%	2.60%	2.14%
Growth 2010-2019	6.00%	6.62%	3.91%
2019 Population Hispanic Origin	9,268	65,006	178,426
<b>2019 Population by Race:</b>			
White	24,422	137,876	322,026
Black	4,027	44,145	129,655
Am. Indian & Alaskan	211	2,117	5,133
Asian	2,329	17,149	50,531
Hawaiian & Pacific Island	35	339	847
Other	847	6,266	14,082
<b>U.S. Armed Forces:</b>	<b>26</b>	<b>72</b>	<b>145</b>
<b>Households:</b>			
2024 Projection	13,122	76,986	185,447
2019 Estimate	12,731	75,013	181,572
2010 Census	12,036	70,221	174,816
Growth 2019 - 2024	3.07%	2.63%	2.13%
Growth 2010 - 2019	5.77%	6.82%	3.86%
Owner Occupied	4,490	34,584	78,112
Renter Occupied	8,241	40,429	103,460
<b>2019 Avg Household Income</b>	<b>\$73,777</b>	<b>\$81,889</b>	<b>\$79,352</b>
<b>2019 Med Household Income</b>	<b>\$54,879</b>	<b>\$60,452</b>	<b>\$56,964</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	2,992	18,019	44,539
\$25,000 - \$50,000	2,805	14,125	37,430
\$50,000 - \$75,000	2,236	11,700	28,282
\$75,000 - \$100,000	1,590	9,024	21,461
\$100,000 - \$125,000	989	6,126	15,519
\$125,000 - \$150,000	730	5,792	11,593
\$150,000 - \$200,000	892	5,660	11,495
\$200,000+	498	4,566	11,252

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256 Kennedy Boulevard, Bayonne, NJ 07002 - Retail Map



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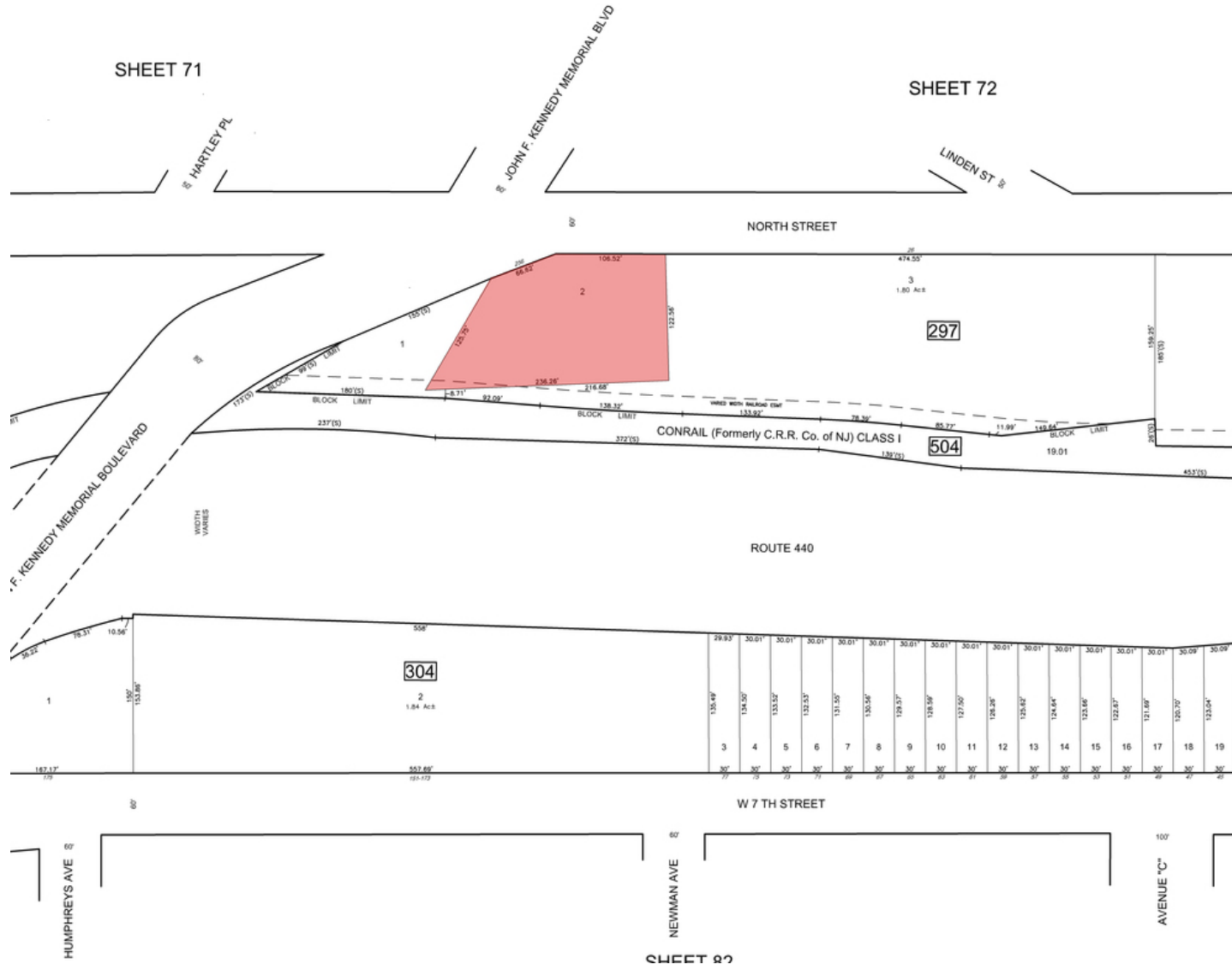
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256 Kennedy Boulevard, Bayonne, NJ 07002 - Block 297, Lot 2



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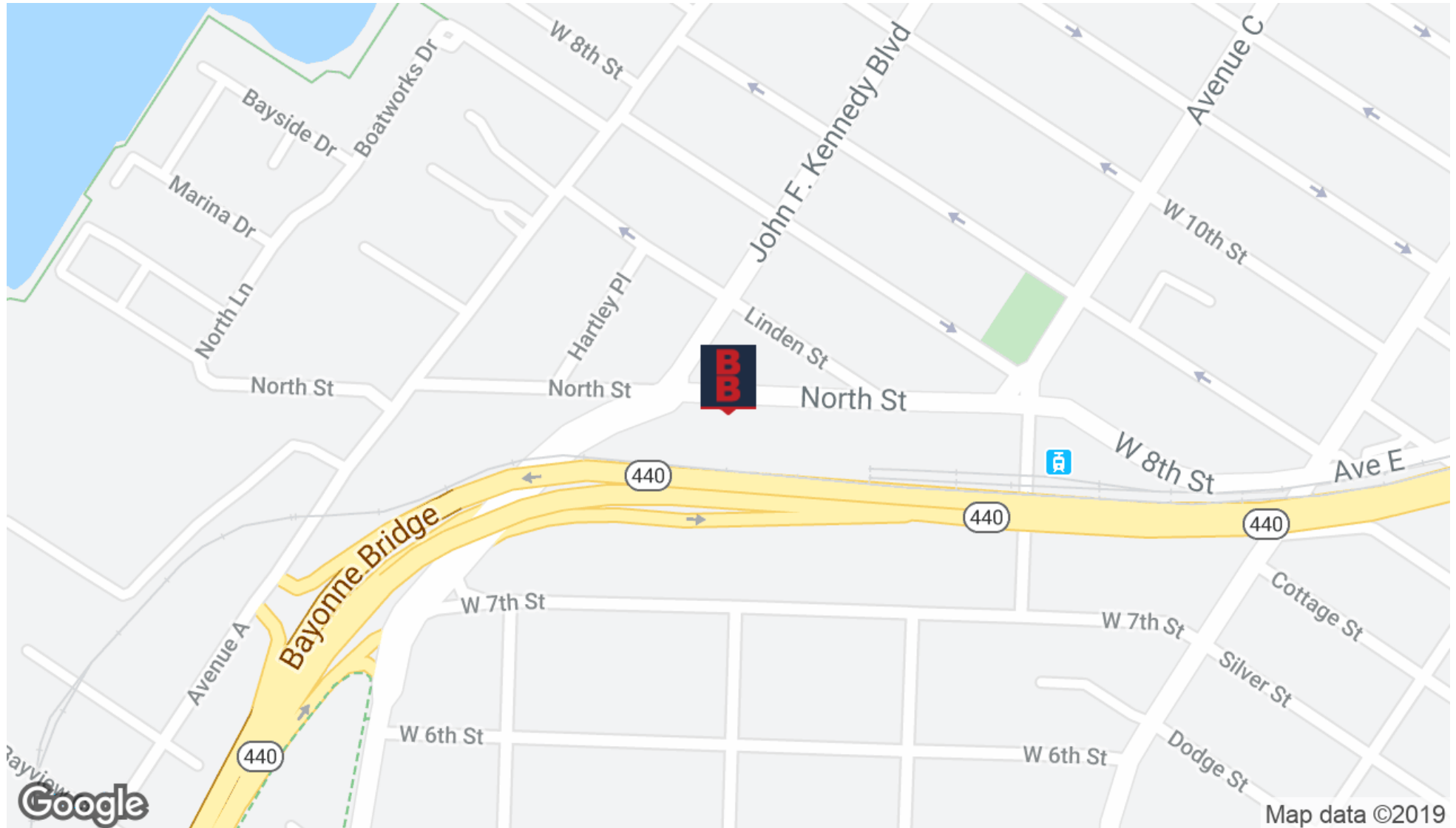
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256 Kennedy Boulevard, Bayonne, NJ 07002 - Location Map



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## JASON M. CRIMMINS, CCIM, SIOR

President

[jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com)

**Direct:** 973.379.6644 x122 | **Cell:** 973.568.6611

### PROFESSIONAL BACKGROUND

Jason Crimmins, President, Broker of Record and Principal of The Blau & Berg Company, is responsible for overseeing corporate services, client growth and supply chain & logistic representation. He has been with The Blau & Berg Company since May of 1992 and as a broker since 1996. He has extensive experience in industrial site selection, supply chain & logistics and landlord and tenant representation. During his career, Jason has completed over 30 million SF of sales and lease transactions that total a value of over \$600 million dollars.

### EDUCATION

Morristown-Beard School - High School Diploma

Seton Hall University - Bachelor's Degree

### MEMBERSHIPS

Awarded SIOR designation (Society of Industrial and Office Realtors)

Recognized with CCIM designation (Certified Commercial Investment Member)

President of the Bel Air Association from 2007-2014

Member of The Blau & Berg Company's Advisory Board

Member of ICSC (International Council of Shopping Centers)

Member of NAIOP (National Association Industrial Office Park)

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## ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

[aconte@blauberg.com](mailto:aconte@blauberg.com)

**Direct:** 973.379.6644 x131 | **Cell:** 973.432.1648

### PROFESSIONAL BACKGROUND

Alex, Executive Vice President and Principal of The Blau & Berg Company, is responsible for overseeing capital markets, client growth and supply chain & logistic representation. He has been with The Blau & Berg Company since June of 2003. Alex has extensive experience in industrial site selection, supply chain & logistics and landlord and tenant representation along with in-depth investment analysis and capital market sales. During his career, Alex has completed over 20 million square feet of sales and lease transactions that total a value of over \$400 million dollars.

#### Awards:

Awarded SIOR designation (Society of Industrial and Office Realtors)

Named Real Estate Forum Top Broker (2013)

Recognized by The Blau & Berg Company as a Top Broker since 2006

Featured in Mid Atlantic Real Estate Journal's "40 Under 40"

### EDUCATION

Alex graduated from Wayne Valley High School, earned a bachelor's degree from William Paterson University and continued to broaden his expertise through real estate finance courses at New York University. He has earned membership into CCIM and SIOR by education, sale transactions and a substantial code of ethics.

### MEMBERSHIPS

Treasurer of the New Jersey Chapter of SIOR

Recognized with CCIM designation (Certified commercial Investment Member)

Member of ICSC (International Council of Shopping Centers)

Awarded SIOR designation (Society of Industrial and Office Realtors)

Member of The Blau & Berg Company's Advisory Board

Member of NAIOP (National Association for Industrial & Office Parks)

Member The Cotsakos College of Business Advisory and Advancement Board of William Paterson University

Member of The Cedar Grove Environmental Commission

#### For More Information, Contact

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## PETER J. MURANO, JR., SIOR

Senior Executive Director

pjmurano@blauberg.com

Direct: 973.379.6644 x114 | Cell: 973.214.9375

### PROFESSIONAL BACKGROUND

Peter J. Murano, Jr. is a commercial real estate veteran with 50-plus years of experience brokering deals with honesty, integrity and expert knowledge. After obtaining his real estate license in 1966, Peter ventured into the transportation industry where he gained valuable business experience with Preston Trucking in 1968 and the Red Star Express in 1971. In 1976, he joined the Trans-Jersey Express as Vice-President of Sales and worked his way up to Executive Vice President, gaining partnership and becoming part owner of the company. Peter joined The Blau & Berg Company in 1998 and, within the first few months, completed a lease/sale transaction between Hartz Mountain Company and Dependable Auto Shippers, a major transporter of cars. Peter's endeavors in commercial real estate field have included over two million square feet per year for the past eight years of transactions across industrial, office and retail real estate in NJ and the surrounding area. His clients refer to him as a gentleman. Well respected in the industry and nominated as a "CoStar Group Power Broker", Peter's personal touch and expert knowledge in the markets he serves provide a unique service to his clients and partners.

### EDUCATION

The Valley Forge Military Academy - Associates Degree in Business Administration

### MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors) member

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## FRANK BRUNO

Sales Associate

fbruno@blauberg.com

**Direct:** 973.379.6644 x115 | **Cell:** 718.887.1570

### PROFESSIONAL BACKGROUND

Frank, Sales Associate at The Blau & Berg Company, is responsible for representing all clients on either side of real estate transactions and his background in accounting and business management allows him to give his clients an edge. He began his career in the insurance world, working for Aetna as an employee benefits associate. While in that field, he was approached with an opportunity to become a partner of a specialty grocery chain. Following his passion for food and business, he was able to lead the company to growth in new markets and segments of the business. With experience as his strength, he rolled out independently to develop his own brand and store. After leading his team through location selection and construction, he realized his passion and excitement for real estate. Frank has maintained the store and has plans for future brand expansion. Frank's extensive business experience, coupled with his unique understanding of client needs and budgets, makes him well suited to find the ideal site selection of your next investment or lease.

### EDUCATION

Poly Prep Country Day School, NY – High School Diploma

Villanova University, PA – Bachelor Degree, Accounting and Management Information Systems

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