



RETAIL PROPERTY

FOR SALE & LEASE

±10,403 SF TOTAL BUILDING FOR SALE / LEASE

410, 412, 416, 420 Vosseller Avenue, Bound Brook, NJ 08805

For More Information, Contact

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

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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

±10,403 SF Total Building For Sale / Lease

LOCATION DESCRIPTION

±0.5 Miles to Route 22
±0.75 Miles to I-287

OFFERING SUMMARY

Sale Price:	\$895,000
Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	4,148 SF (Units A & B)

PROPERTY HIGHLIGHTS

- Total Building: ±10,403 SF
- Total Land: ±8,921 SF (Block 73, Lots 16.01 and 17.01)
- Parking: 14 Spaces
- Zoning: B-1
- Year Built: 1954
- Taxes: \$39,684.60 (2019)

AVAILABLE SPACE

- Unit A: ±2,074 SF at \$9.50 PSF NNN
- Unit B: ±2,074 SF at \$9.50 PSF NNN

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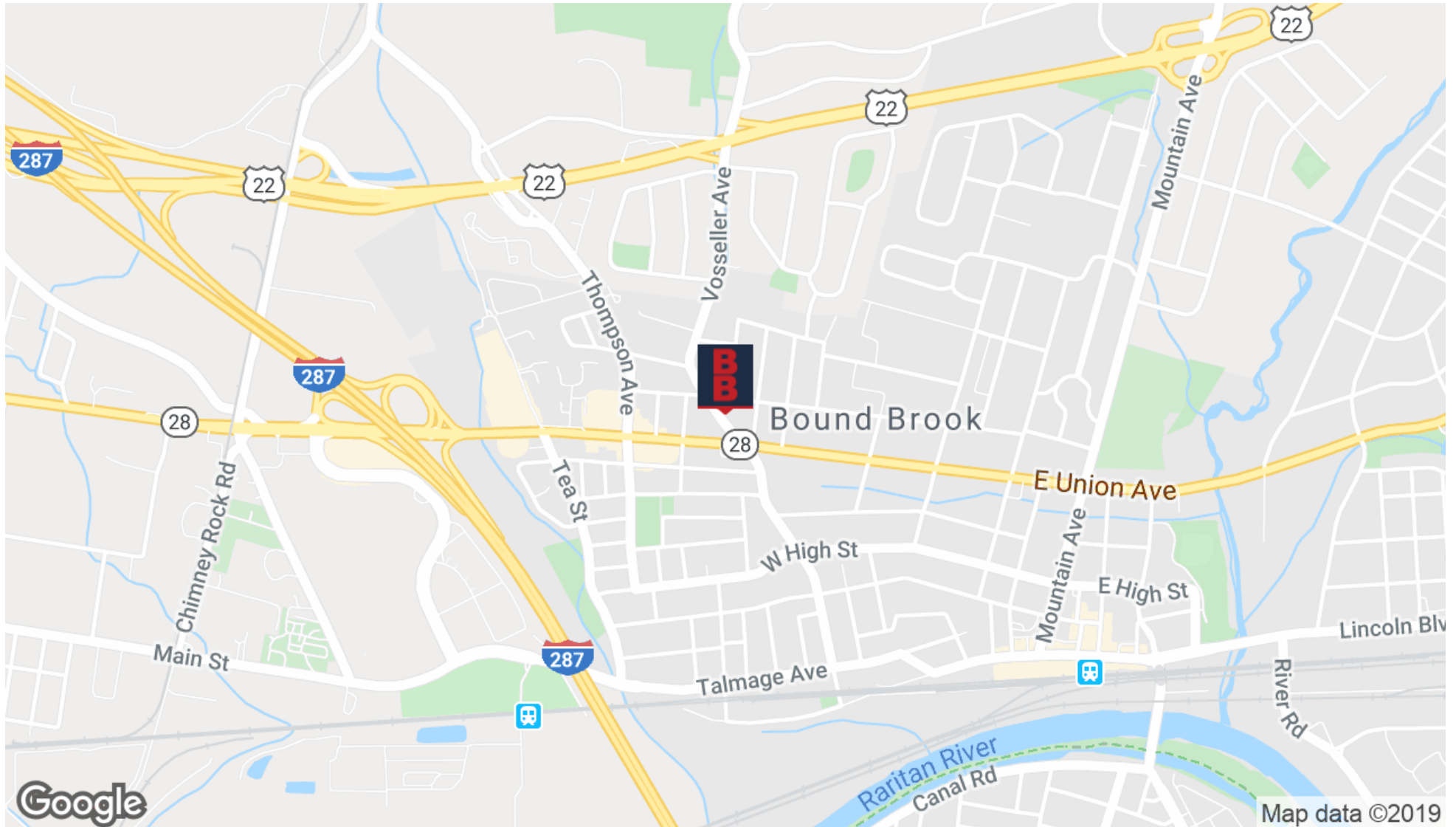
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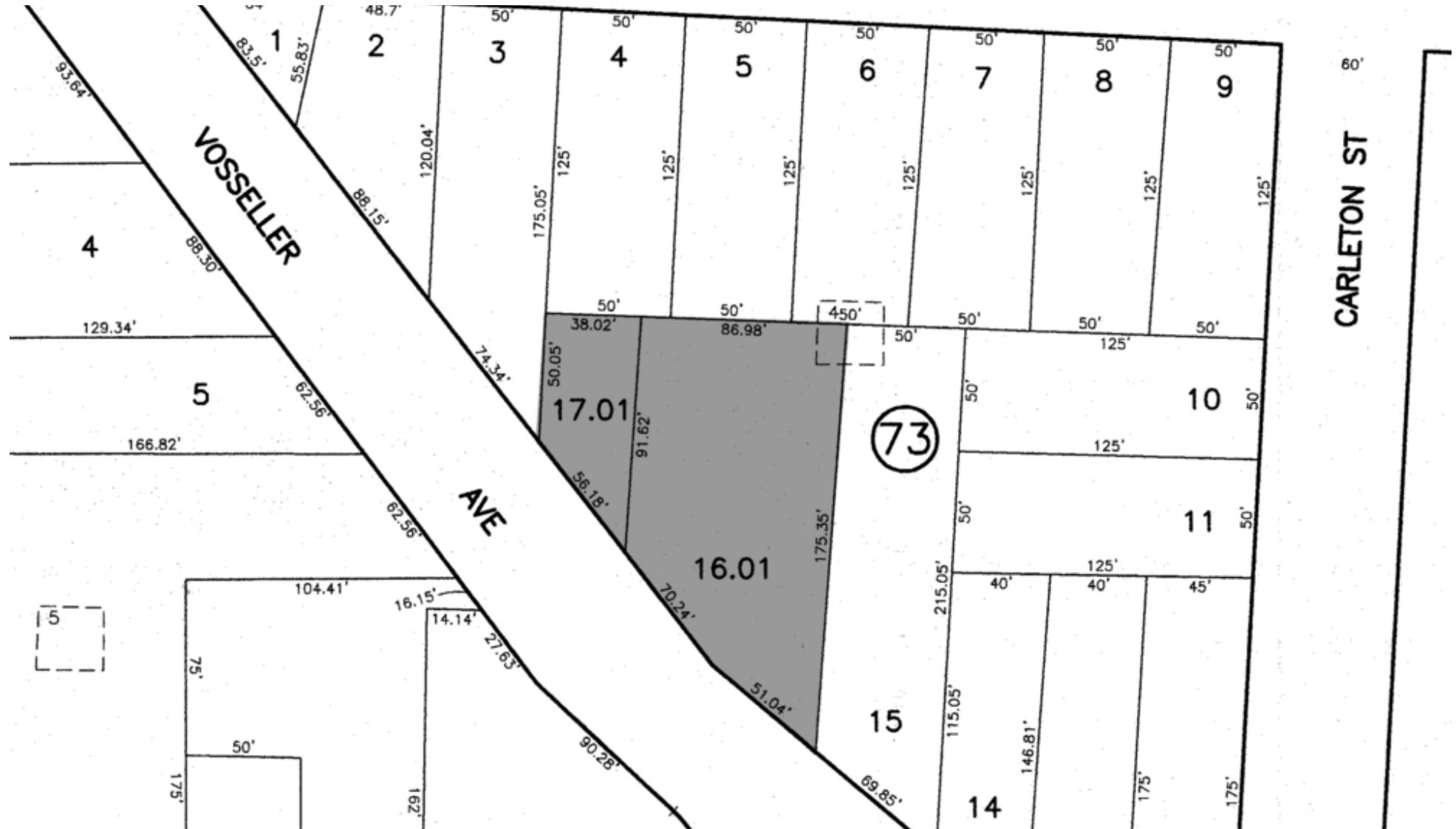
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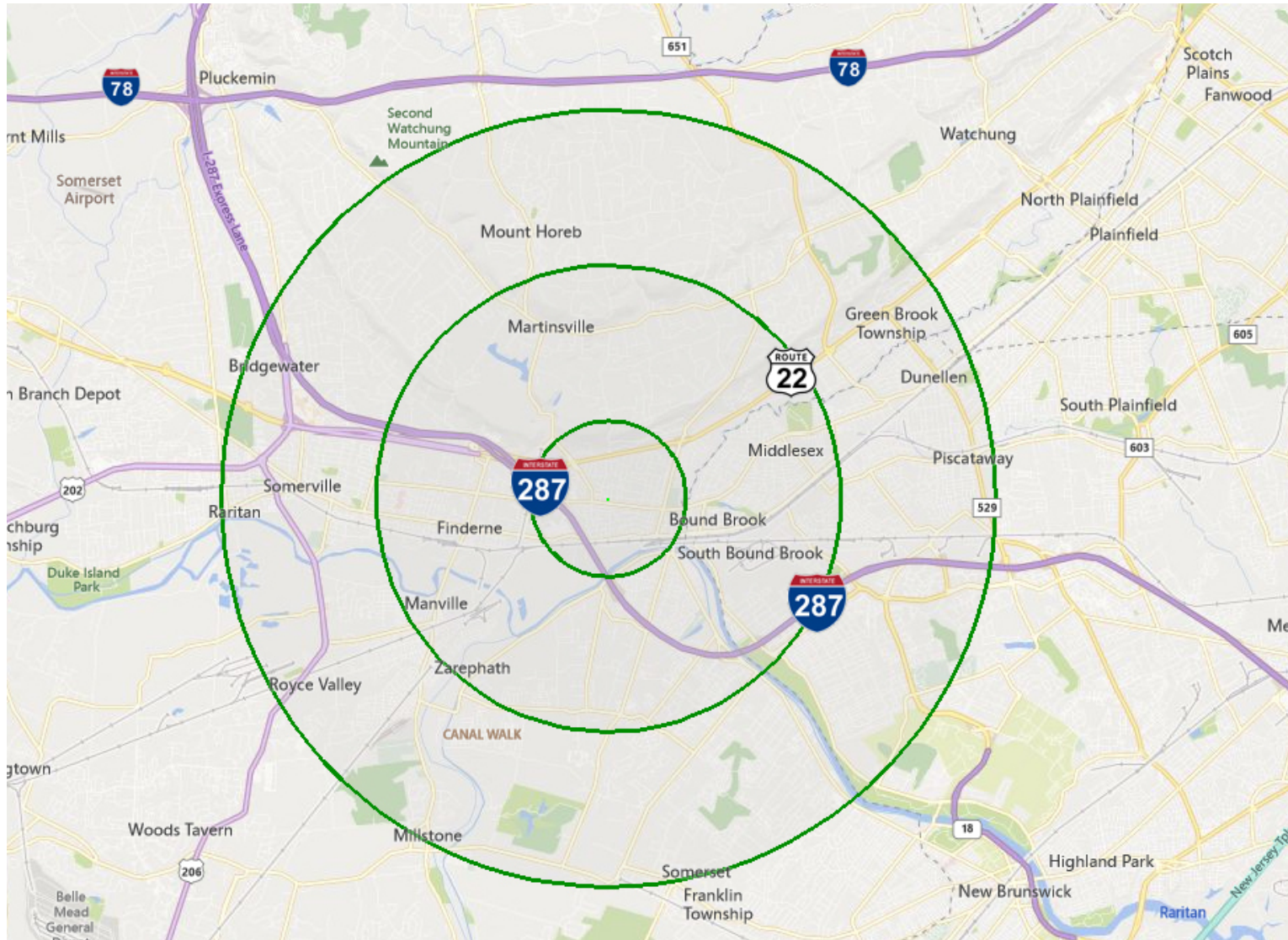
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2024 Projection	14,287	59,979	160,244
2019 Estimate	14,224	59,021	157,703
2010 Census	14,221	55,323	147,931
Growth 2019-2024	0.44%	1.62%	1.61%
Growth 2010-2019	0.02%	6.68%	6.61%
2019 Population Hispanic Origin	6,017	13,853	28,828
2019 Population by Race:			
White	12,076	44,807	108,775
Black	879	4,580	16,704
Am. Indian & Alaskan	141	306	687
Asian	795	8,091	28,086
Hawaiian & Pacific Island	25	66	149
Other	307	1,171	3,303
U.S. Armed Forces:	0	0	19
Households:			
2024 Projection	5,070	22,479	59,660
2019 Estimate	5,047	22,083	58,639
2010 Census	5,056	20,530	54,677
Growth 2019 - 2024	0.46%	1.79%	1.74%
Growth 2010 - 2019	(0.18%)	7.56%	7.25%
Owner Occupied	2,862	15,141	41,605
Renter Occupied	2,184	6,942	17,034
2019 Avg Household Income	\$98,783	\$113,999	\$116,584
2019 Med Household Income	\$75,527	\$89,939	\$92,222
2019 Households by Household Inc:			
<\$25,000	790	2,191	6,940
\$25,000 - \$50,000	860	3,515	8,788
\$50,000 - \$75,000	858	3,605	8,499
\$75,000 - \$100,000	735	2,895	7,392
\$100,000 - \$125,000	531	2,812	7,191
\$125,000 - \$150,000	366	1,909	5,141

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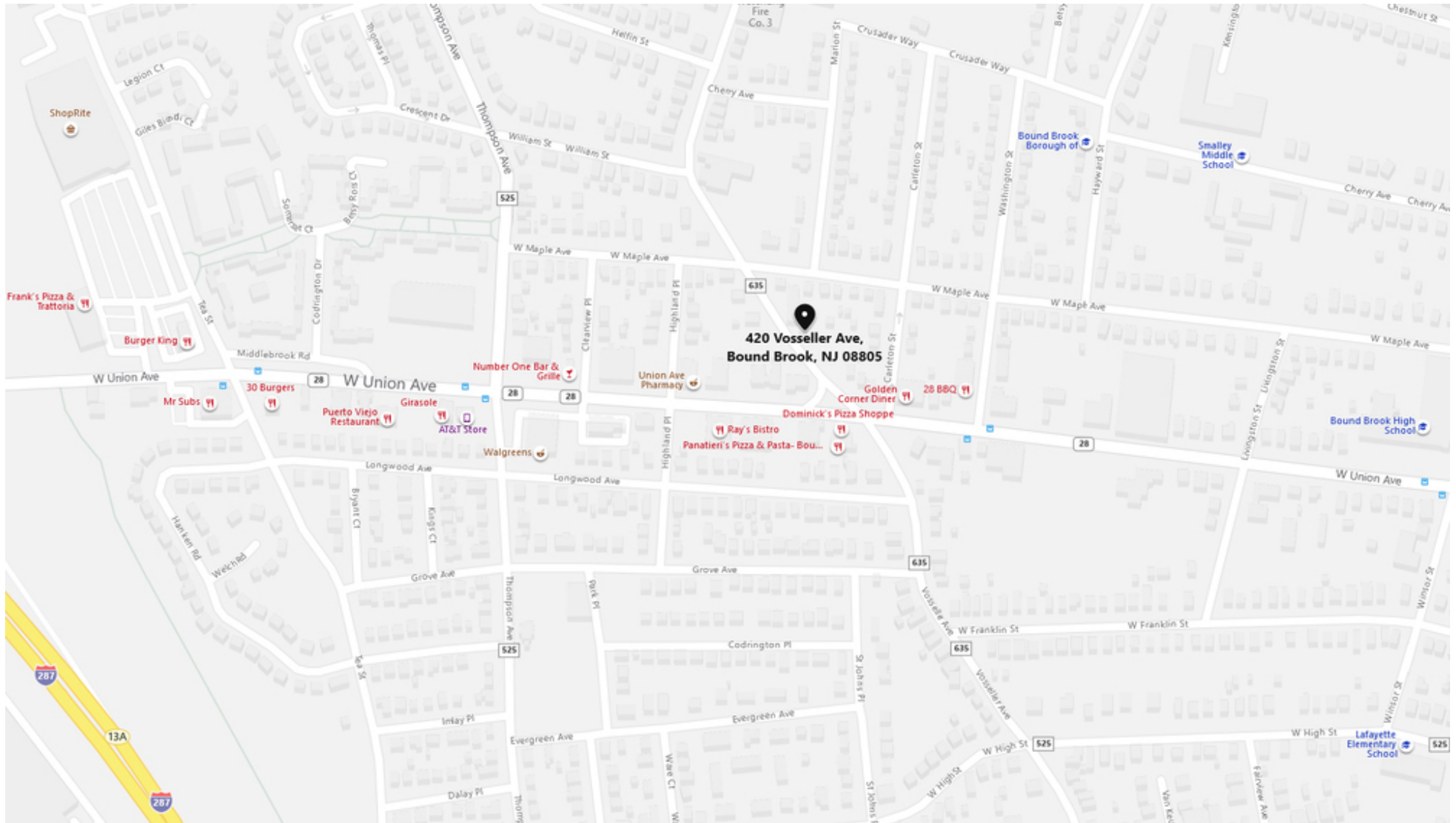
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