



INVESTMENT PROPERTY

FOR SALE

±7,424 SF INVESTMENT OPPORTUNITY OR CAN BE DELIVERED VACANT

89-95 Victory Road, Springfield, NJ 07081

For More Information, Contact the Exclusive Brokers

JOHN R. LONGO

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LOCATION DESCRIPTION

Approx. 2 Miles to I-78
 Approx. 2.4 Miles to Route 22
 Approx. 9.4 Miles to NJ Turnpike
 Approx. 10.2 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$1,750,000
Cap Rate:	6.85%
Lot Size:	0.53 Acres
Building Size:	7,424 SF

PROPERTY HIGHLIGHTS

- ±7,424 SF Building on ±0.53-Acre Lot
- Newly Renovated Facade and Parking Lot
- Stable Tenants with Long Term Lease
- Excellent Visibility from Busy Springfield Avenue (Nearly 200' of Frontage on Victory Road)
- Current Tenants are Ester's Treats (Bakery) and Front and Center (Performing Arts Education)
- Can Be Delivered Vacant with Proper Notice
- Taxes at \$24,046.98 (2020)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,441	39,477	127,309
Total Population	17,117	110,472	362,648

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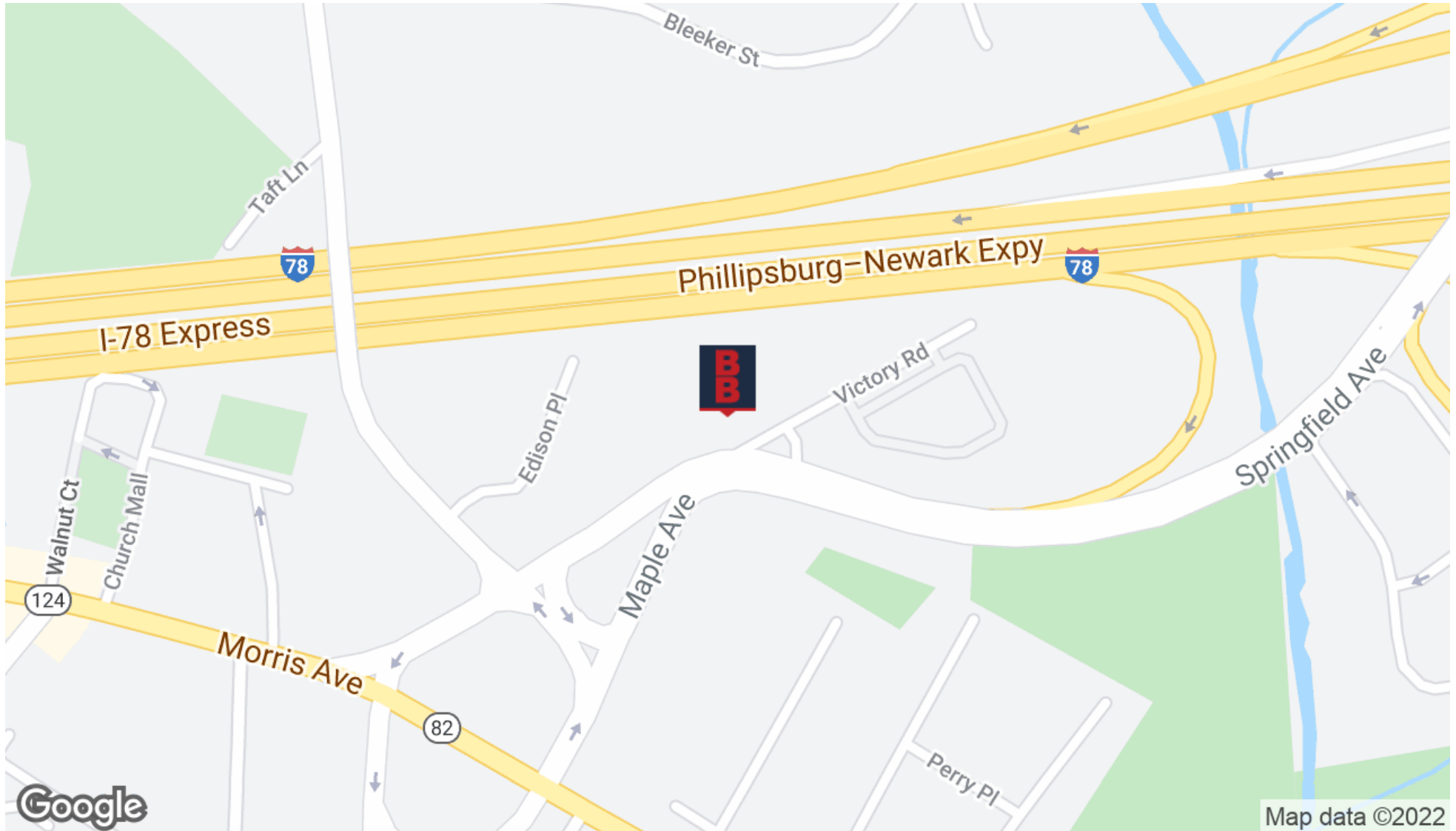
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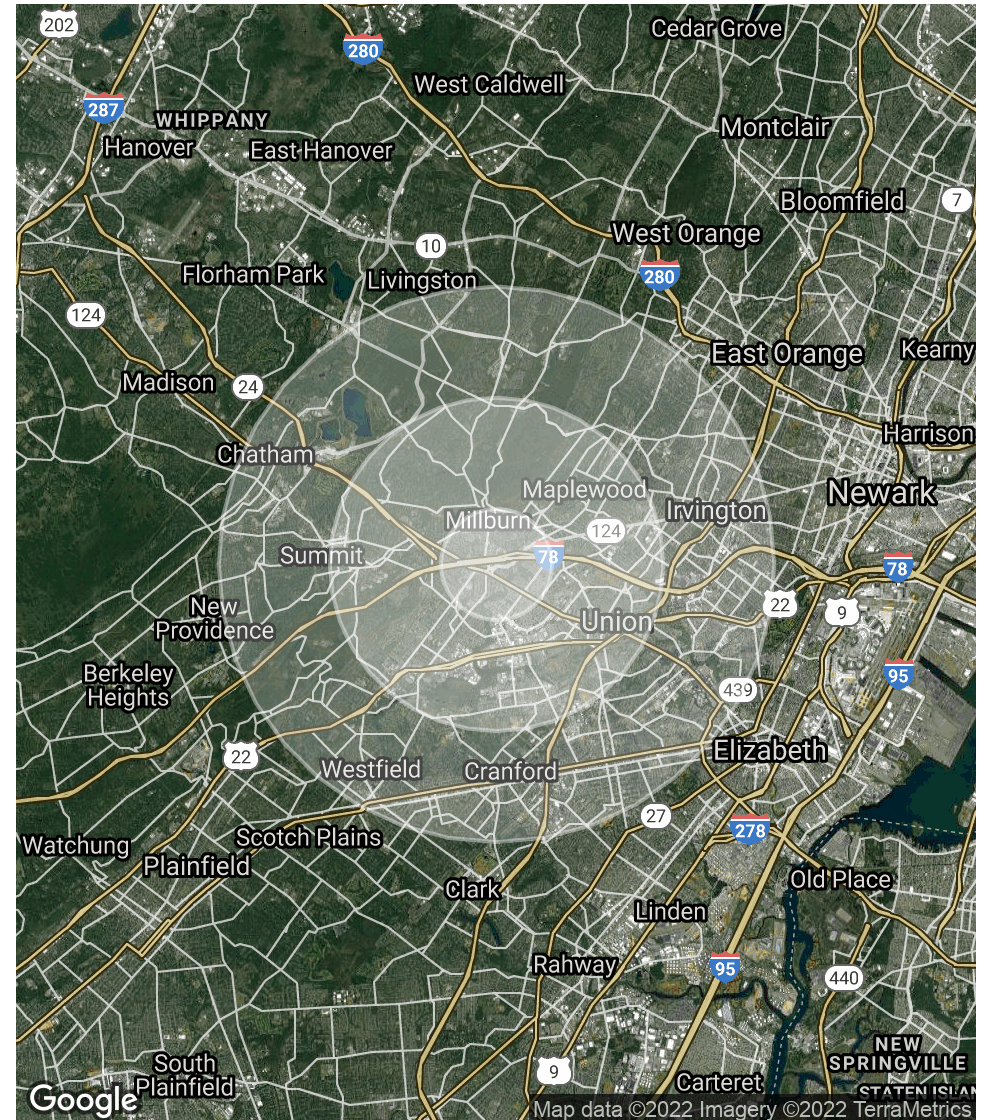
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,117	110,472	362,648
Average age	41.5	41.0	39.1
Average age (Male)	39.5	39.1	37.5
Average age (Female)	42.4	42.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,441	39,477	127,309
# of persons per HH	2.7	2.8	2.8
Average HH income	\$108,764	\$127,544	\$120,473
Average house value	\$504,699	\$532,661	\$530,695

* Demographic data derived from 2010 US Census



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