



LAND

FOR SALE

±0.6-ACRE LOT FOR REDEVELOPMENT

162 West Kelly St, Metuchen, NJ 08840

For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Associate

jkuczaj@blauberg.com
973.379.6644 x121



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

www.blauberg.com

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LOCATION DESCRIPTION

Located in Metuchen, NJ on US Highway 1 South, right off of the Garden State Parkway Exit 130.

±1.9 Miles to Menlo Park Mall.

±2.35 Miles to I-287.

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	0.6 Acres

PROPERTY HIGHLIGHTS

- Located on heavily traveled US Highway 1 South
- B-3 Zoning (Office Business) which permits, among others, for retail shops and stores, personal service businesses, physical fitness studios, offices, banks and other financial institutions, eating and drinking establishments, nursery schools and daycare centers, funeral homes, affordable senior housing, as well as apartments on upper floors (max 3 stories permitted)
- Lot size at ±0.60 acres (Block 364, Lot 1.01)
- Currently on the property a single-family house
- Taxes at \$10,199.91 (2021)
- ***Option for ground lease***

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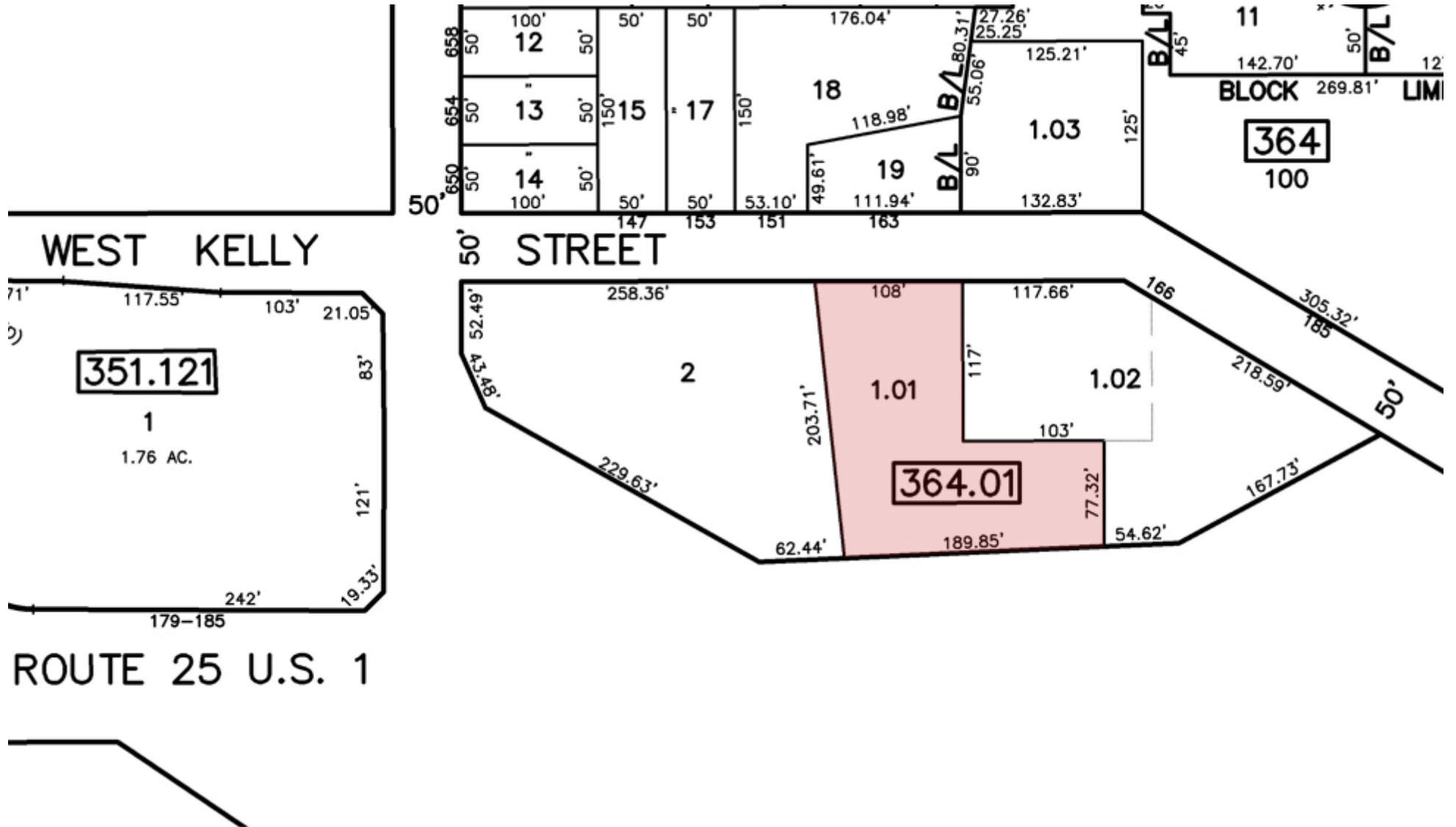
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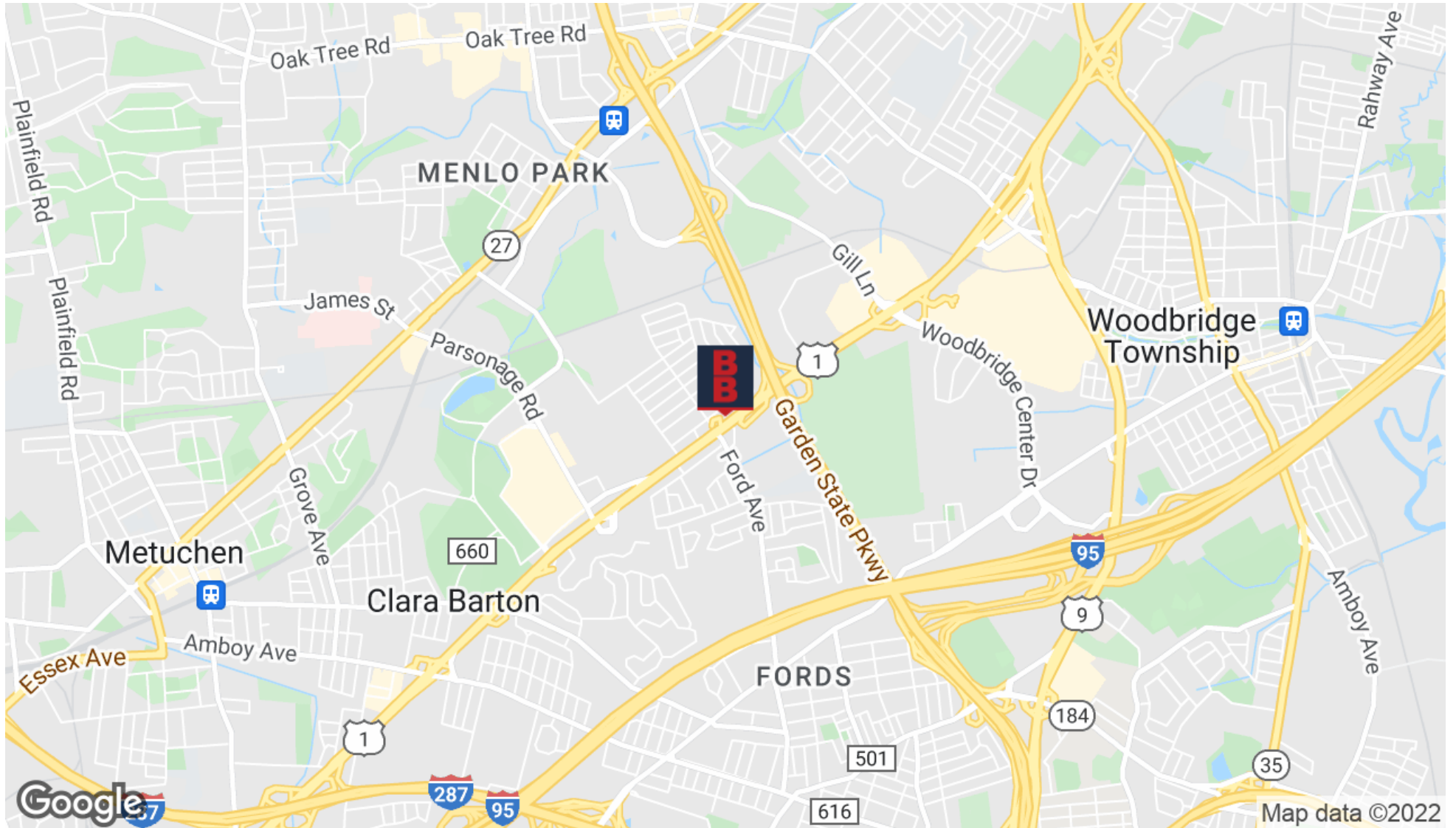
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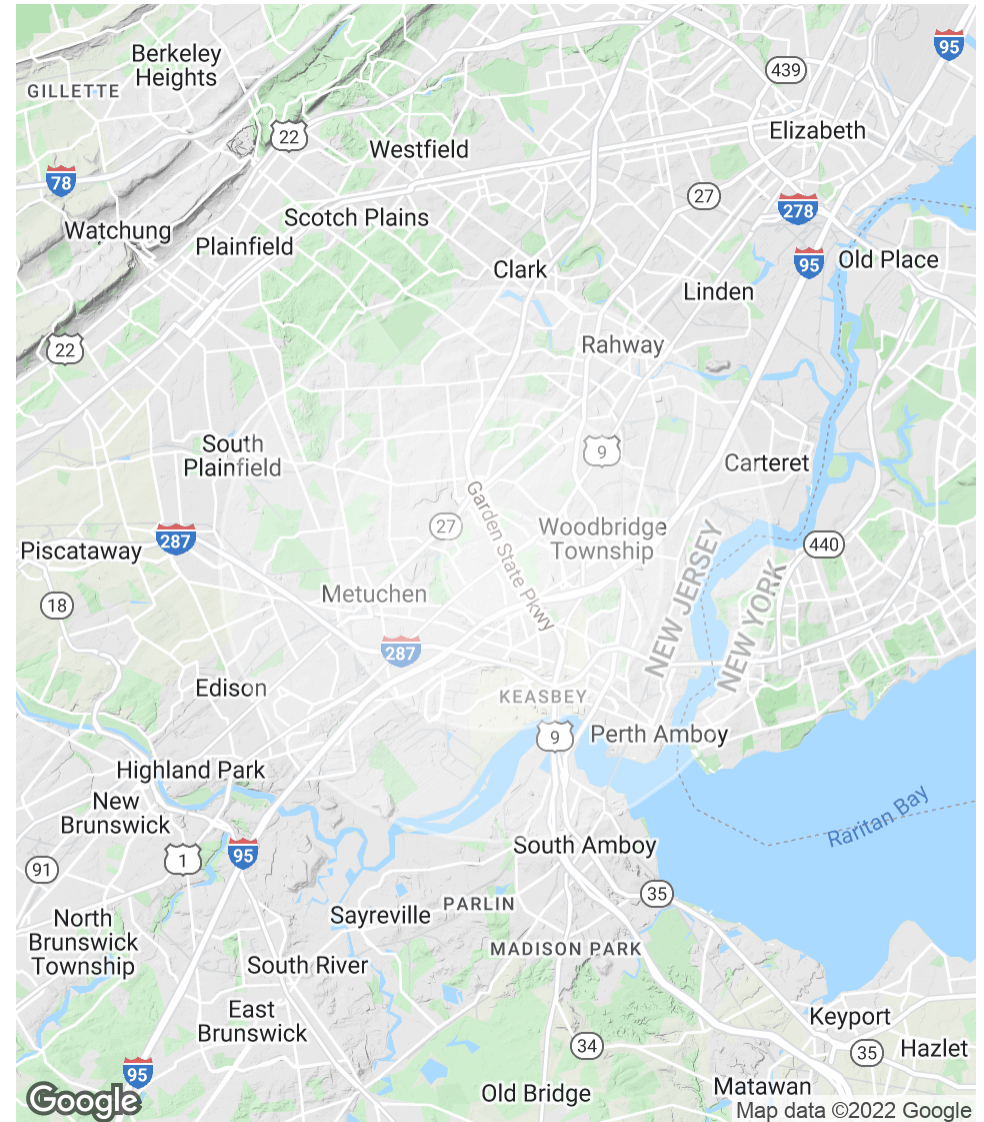
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,558	127,234	318,593
Average Age	38.9	39.1	38.1
Average Age (Male)	39.7	38.5	36.9
Average Age (Female)	38.2	39.7	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,244	45,689	111,192
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$92,741	\$95,488	\$92,244
Average House Value	\$339,954	\$391,730	\$391,199

* Demographic data derived from 2010 US Census



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