



RETAIL PROPERTY

FOR SALE

±2,200 SF FREESTANDING RETAIL AT CORNER LOT

692-696 Passaic Avenue, Nutley, NJ 07110

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

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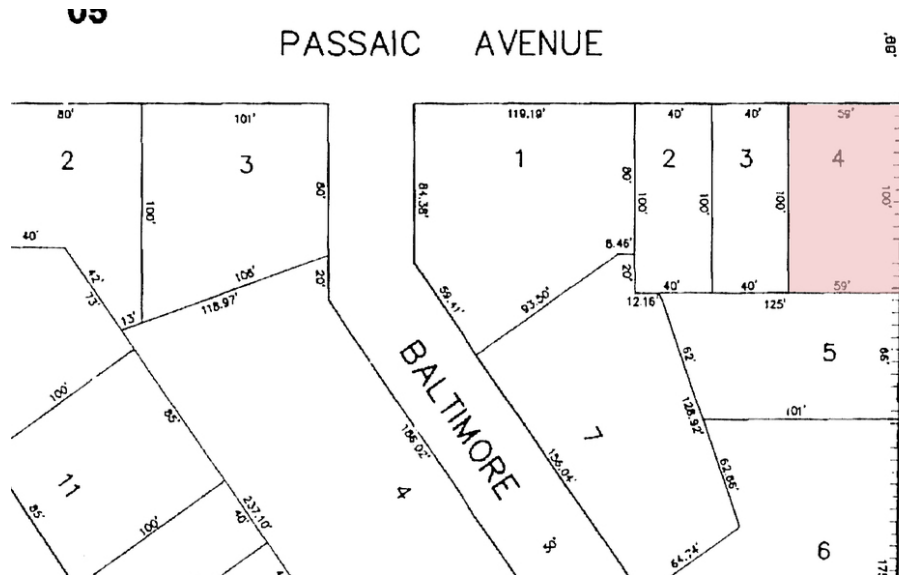
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±2,200 SF Freestanding Retail at Corner Lot

LOCATION DESCRIPTION

- Approx. 0.25 Miles to Route 3
- Approx. 1.32 Miles to Route 21
- Approx. 1.6 Miles to GSP
- Approx. 4.5 Miles to NJ Turnpike and 9.15 Miles to Newark Liberty Int'l Airport

OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	0.14 Acres
Building Size:	2,200 SF

PROPERTY HIGHLIGHTS

- Type: 3-Star Retail Freestanding (1 Story)
- GLA: 2,200 SF
- Dock: 1 Exterior
- Year Built: 1957
- Tenancy: Multi
- Parking: 5 Surface Spaces
- Lot Dimensions: 59 Feet x 100 Feet
- Lot Size: 0.14 Acres (Block 603, Lot 4)
- Zoned: Retail / Food Service
- Amenities: Air-Conditioning, Tenant Controlled HVAC
- Taxes: \$13,004.74 (2019)

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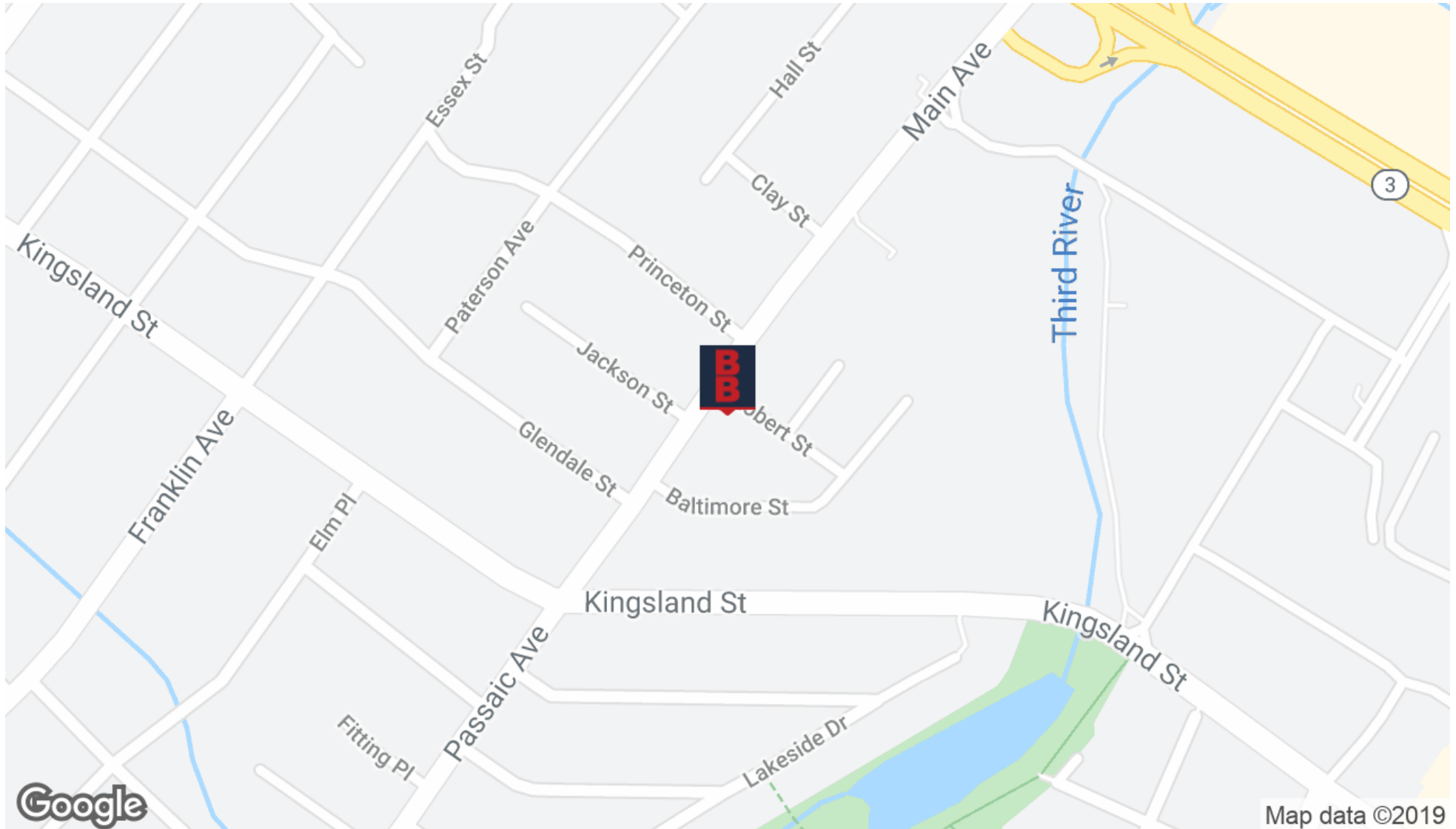
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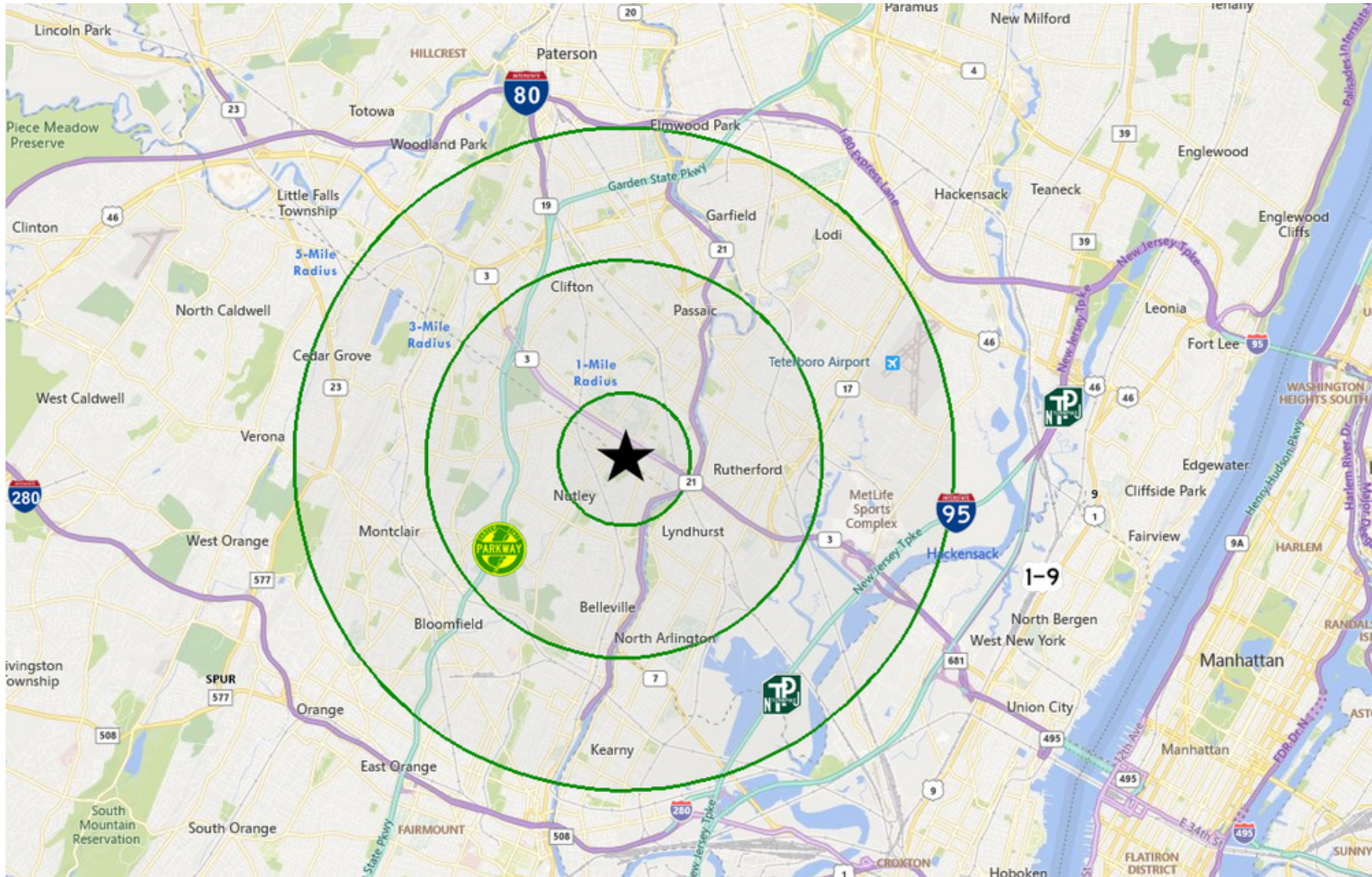
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	18,647	255,993	626,037
2019 Estimate	18,212	253,142	617,817
2010 Census	16,870	250,542	609,182
Growth 2019-2024	2.39%	1.13%	1.33%
Growth 2010-2019	7.95%	1.04%	1.42%
2019 Population Hispanic Origin	3,239	89,166	231,501
2019 Population by Race:			
White	14,688	195,102	462,607
Black	644	21,157	79,596
Am. Indian & Alaskan	69	2,279	6,276
Asian	2,389	27,475	50,996
Hawaiian & Pacific Island	29	411	966
Other	394	6,718	17,376
U.S. Armed Forces:	0	19	95
Households:			
2024 Projection	7,114	93,483	227,514
2019 Estimate	6,948	92,414	224,504
2010 Census	6,423	91,518	221,557
Growth 2019 - 2024	2.39%	1.16%	1.34%
Growth 2010 - 2019	8.17%	0.98%	1.33%
Owner Occupied	5,107	49,863	111,876
Renter Occupied	1,841	42,551	112,628
2019 Avg Household Income	\$123,596	\$97,239	\$92,574
2019 Med Household Income	\$107,860	\$75,397	\$69,299
2019 Households by Household Inc:			
<\$25,000	771	16,603	44,351
\$25,000 - \$50,000	712	15,067	40,075
\$50,000 - \$75,000	758	14,349	35,247
\$75,000 - \$100,000	873	11,867	28,320
\$100,000 - \$125,000	1,145	10,623	23,803
\$125,000 - \$150,000	609	6,472	13,848
\$150,000 - \$200,000	1,185	9,113	19,284
\$200,000+	895	8,321	19,577

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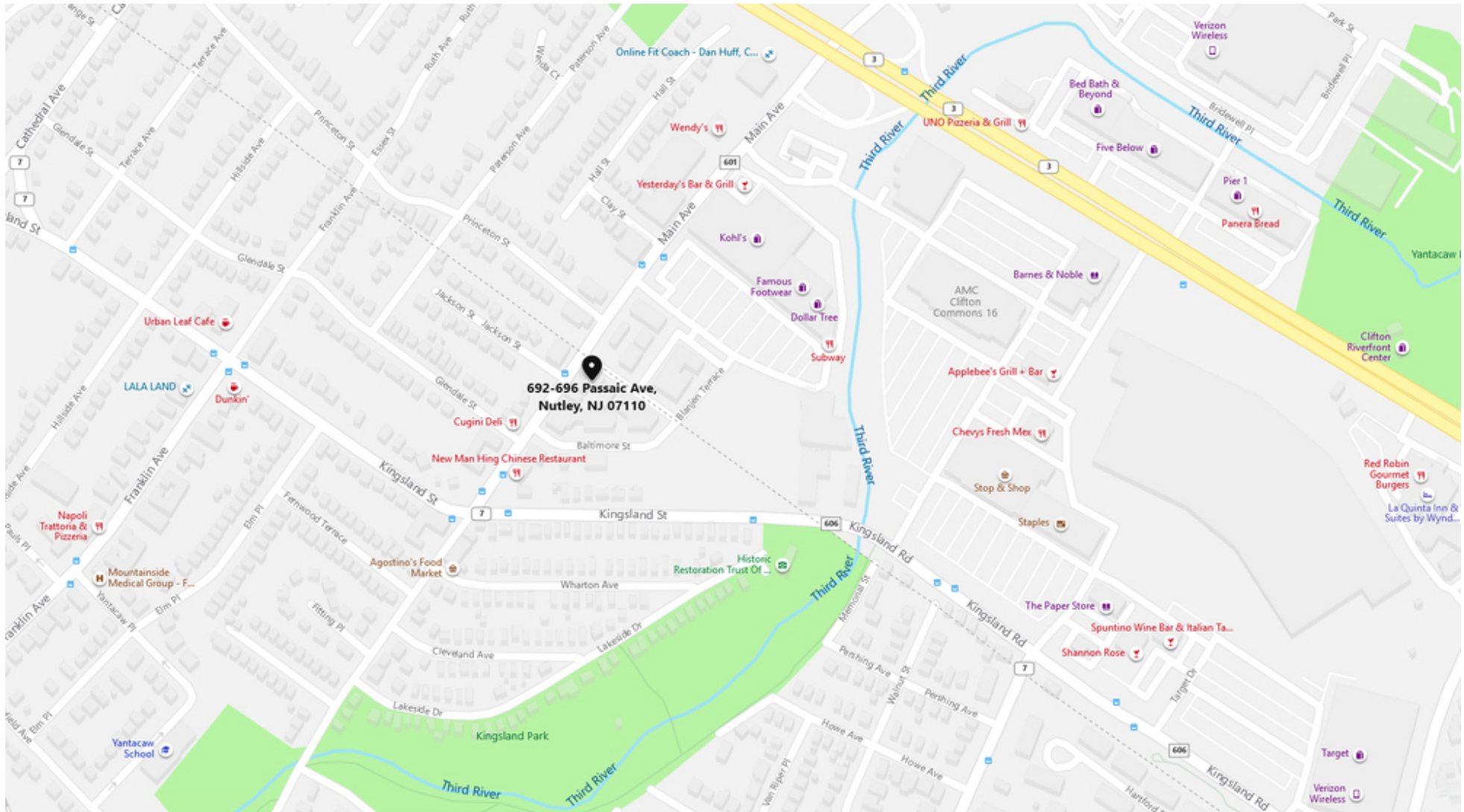
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