



OFFICE BUILDING

FOR LEASE

# ±4,700 SF OFFICE SPACE FOR LEASE

241 Cedar Knolls Road, Cedar Knolls, NJ 07927

*For More Information, Contact*

**ANTHONY BUFANIO**

*Director*

ambufanio@blauberg.com

973.568.6612



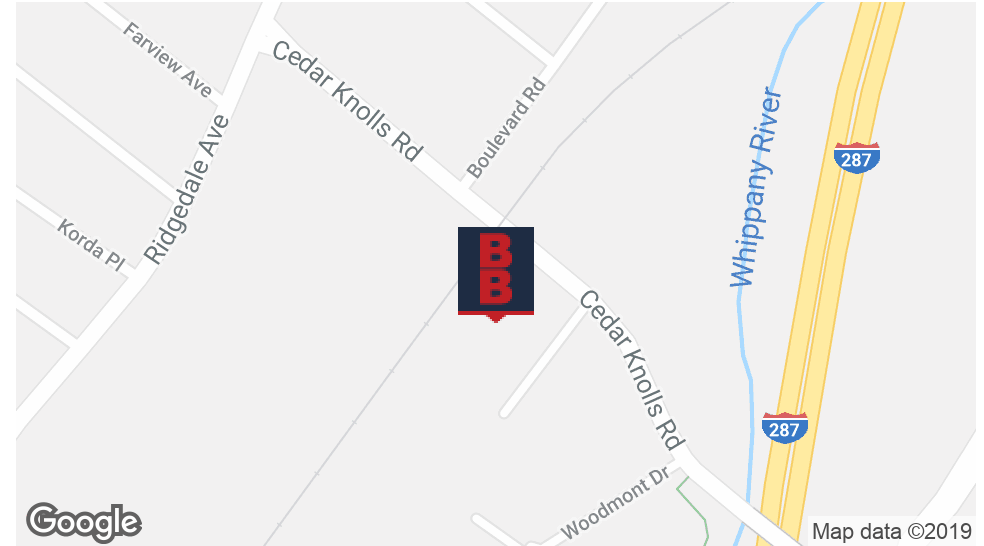
**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±4,700 SF Office Space For Lease

## LOCATION DESCRIPTION

Close Proximity to Routes 10, 46 and I-80, 280 and 287

## OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	4,700 SF
Building Size:	25,000 SF

## PROPERTY HIGHLIGHTS

- Available Space: ±4,700 SF
- Office/Showroom: ±3,500 SF
- Shop Area: ±1,200 SF
- Building Size: ±25,000 SF
- Lot Size: 3 Acres
- Ceiling Height: 14' Clear
- Loading: One Drive-In
- Construction: Block, Steel and Wood
- Zoning: Office/Light Industrial
- Comments: Fully Sprinklered (Wet), 600 Amp Service, Ample On-Site Parking

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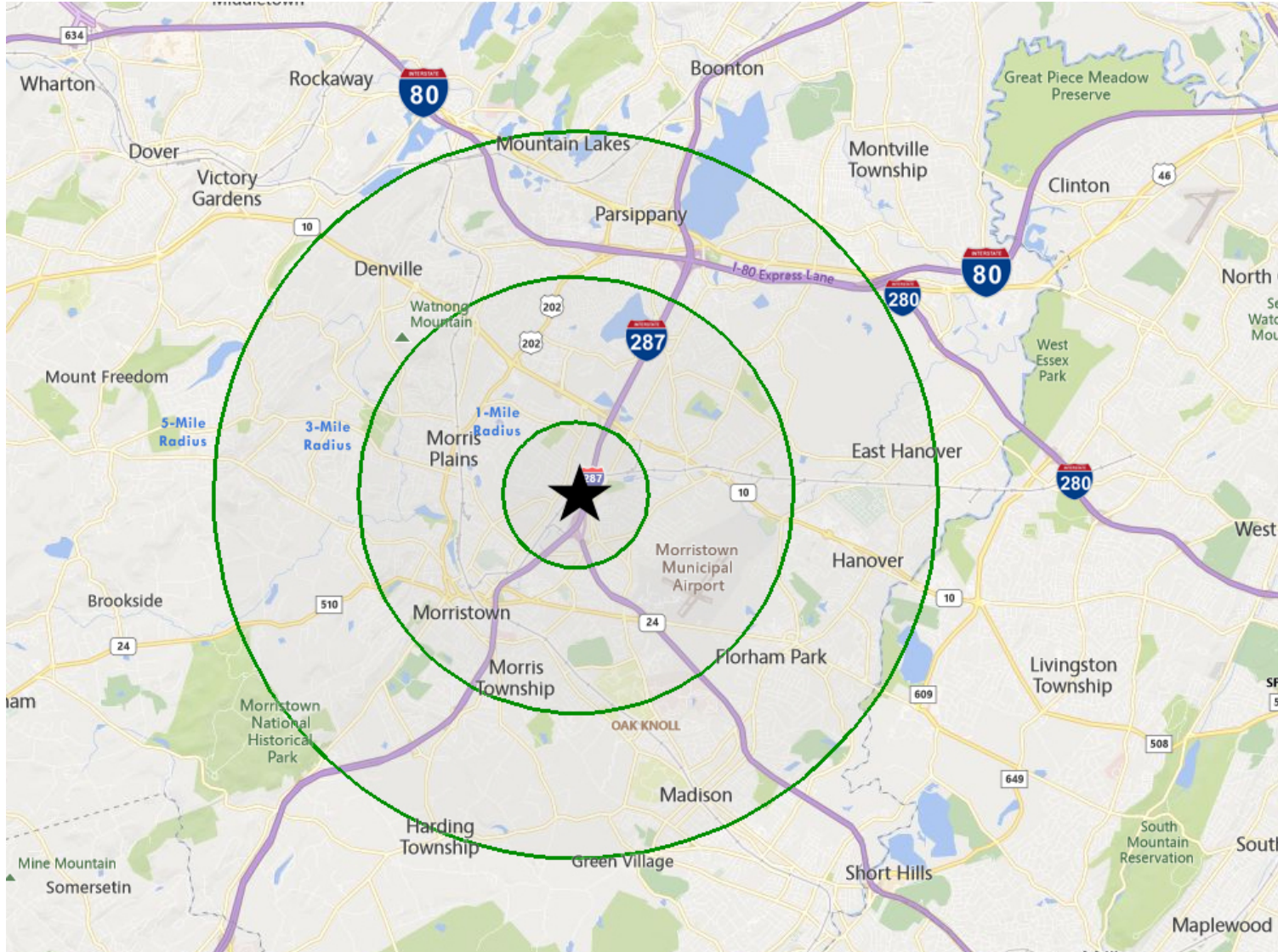


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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	4,297	64,257	144,467
2019 Estimate	4,264	63,866	143,834
2010 Census	4,110	62,143	141,251
Growth 2019-2024	0.77%	0.61%	0.44%
Growth 2010-2019	3.75%	2.77%	1.83%
2019 Population Hispanic Origin	267	11,478	18,416
<b>2019 Population by Race:</b>			
White	3,569	49,974	110,336
Black	74	4,943	7,831
Am. Indian & Alaskan	6	341	506
Asian	563	7,359	22,317
Hawaiian & Pacific Island	0	38	62
Other	52	1,211	2,783
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>42</b>	<b>76</b>
<b>Households:</b>			
2024 Projection	1,671	24,432	53,563
2019 Estimate	1,657	24,295	53,318
2010 Census	1,596	23,689	52,293
Growth 2019 - 2024	0.84%	0.56%	0.46%
Growth 2010 - 2019	3.82%	2.56%	1.96%
Owner Occupied	1,300	16,039	36,559
Renter Occupied	358	8,256	16,758
<b>2019 Avg Household Income</b>	<b>\$139,061</b>	<b>\$136,499</b>	<b>\$143,382</b>
<b>2019 Med Household Income</b>	<b>\$118,924</b>	<b>\$109,563</b>	<b>\$114,822</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	128	2,197	4,937
\$25,000 - \$50,000	184	2,690	5,643
\$50,000 - \$75,000	203	3,234	6,674
\$75,000 - \$100,000	178	2,915	5,974
\$100,000 - \$125,000	179	2,903	5,786
\$125,000 - \$150,000	186	2,282	4,726
\$150,000 - \$200,000	280	3,045	6,924
\$200,000+	319	5,027	12,653

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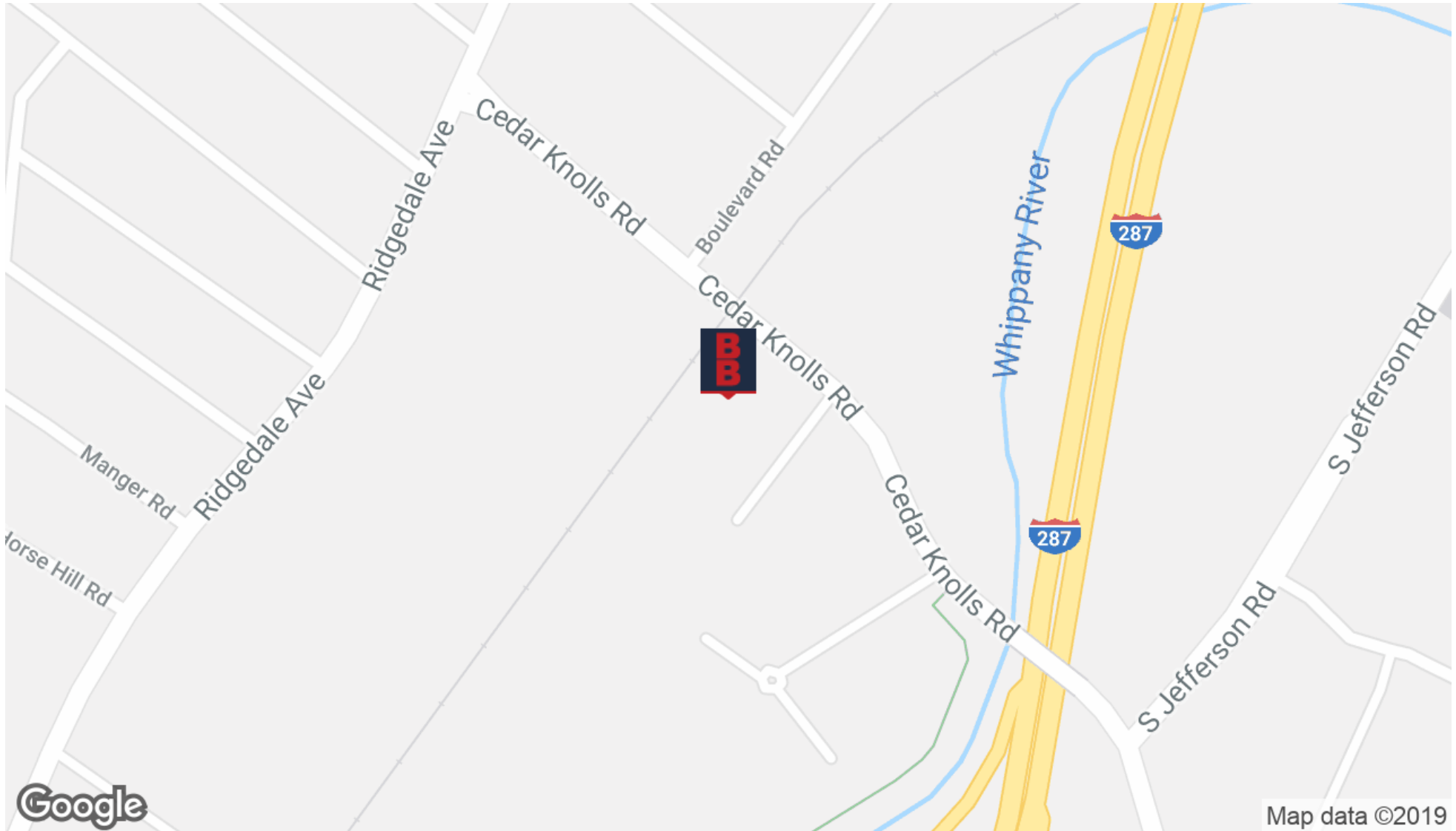
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**Direct:** 973.568.6612

## PROFESSIONAL BACKGROUND

Anthony, Director of The Blau & Berg Company, is responsible for representing tenants and buyers as well as owners. He has been with The Blau & Berg Company since 1986. While experienced in all aspects of commercial real estate, his primary focus is in the industrial market. He has represented all types of companies including international, national and regional businesses as well as many local operations just starting out.

## EDUCATION

Rutgers University - Bachelor of Science degree in Economics

Certified Commercial Investment Member (CCIM) from the Commercial Investment Real Estate Institute (CIRES) at New York University

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