

±8,500 SF RETAIL (5 UNITS AVAILABLE)

40-50 4th Avenue, East Orange, NJ 07017



PROPERTY HIGHLIGHTS

- Part of a 1-Level, 9-Unit Strip Center (±8,500 SF)
- Located in a Mixed-Use, Densely Populated Residential / Retail Neighborhood
- Street Parking Available
- 146 Feet Frontage on 4th Avenue
- Many Recent Renovations Including Adequate Plumbing with Restroom in Each Unit
- Security System
- Walking Distance to NJ Transit Rail
- Zoned C1
- Lease Rate at \$1,200 NNN Per Month

For More Information, Contact

FRANK BRUNO

Sales Associate

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LOCATION DESCRIPTION

Less Than 1 Mile to GSP, I-280

Approx. 4.2 Miles to I-95 and 5.5 Miles to I-78

Approx. 5 Miles to Newark Airport

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,224	20,491	43,101
Total Population	15,190	61,885	123,876
Average HH Income	\$46,155	\$48,280	\$48,196

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

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