



DEVELOPMENT

FOR SALE

±1.06-AC VACANT LAND FOR DEVELOPMENT

129-149 Cedar Street & 32-36 Martin Street, Paterson, NJ 07501

For More Information, Contact the Exclusive Brokers

TROY SCHAAFSMA

Associate

troys@blauberg.com

973.379.6644 x116



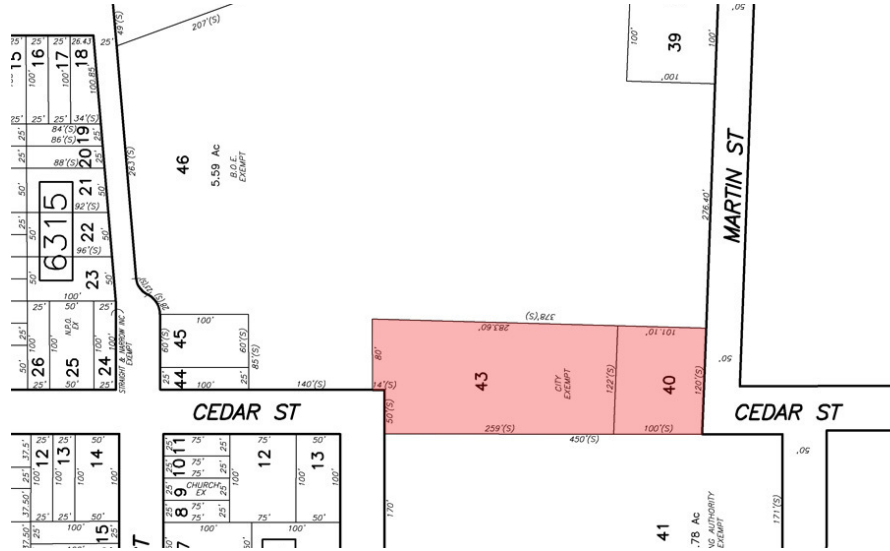
THE BLAU & BERG COMPANY

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

www.blauberg.com

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SHEET 64



LOCATION DESCRIPTION

Less Than 1 Mile to I-80
 Approx. 1 Mile to Garden State Parkway
 Approx. 21 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	1.06 Acres

PROPERTY HIGHLIGHTS

129-149 Cedar Street	Block 6307, Lot 43
	Lot Size at ±0.78 Acres
	Taxes at \$10,061.75 (2021)
	Land Use - Vacant Land
32-36 Martin Street	Block 6307, Lot 40
	Lot Size at ±0.28 Acres
	Taxes at \$4,070.63 (2021)
	Land Use - Vacant Land

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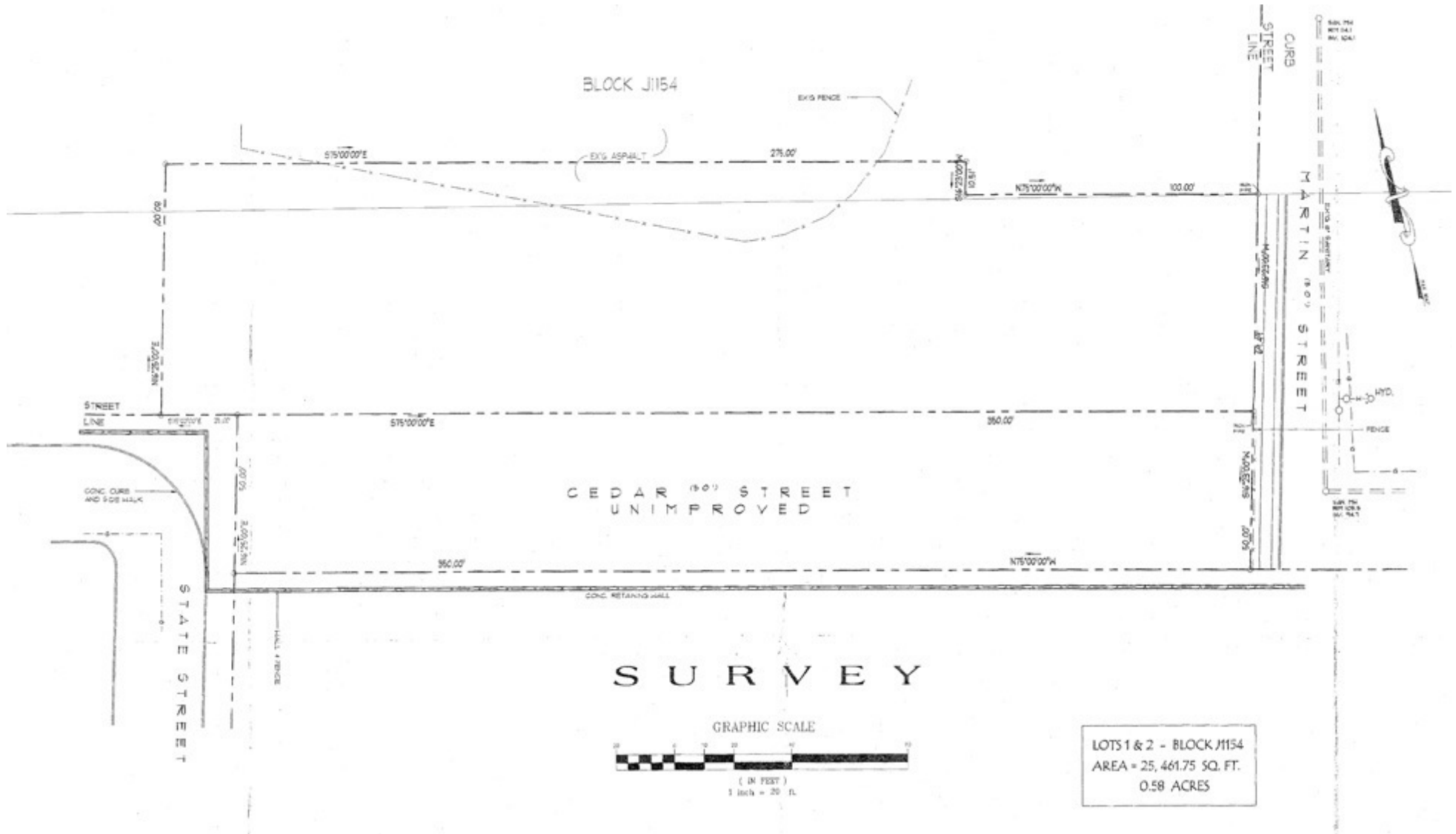
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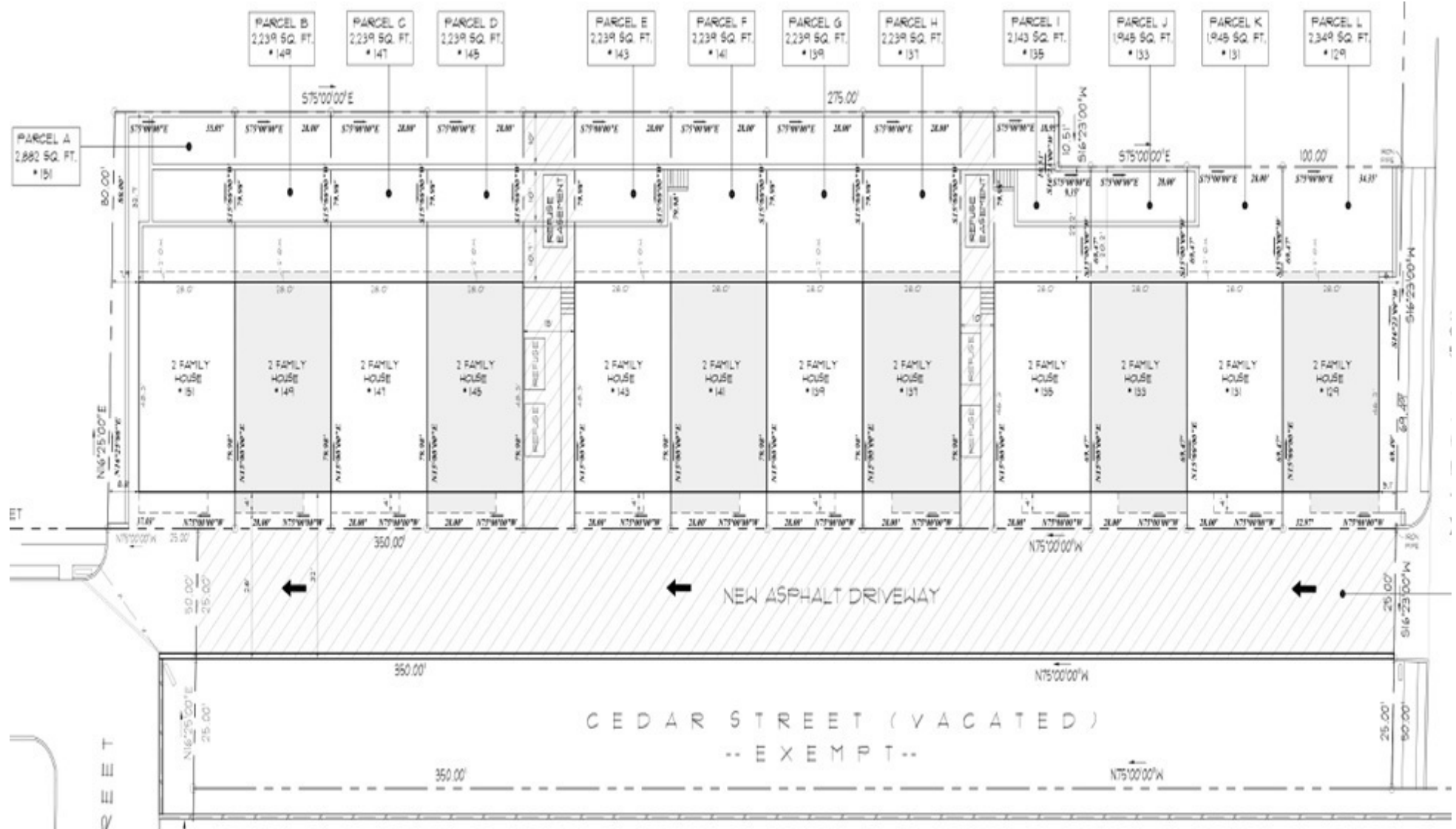
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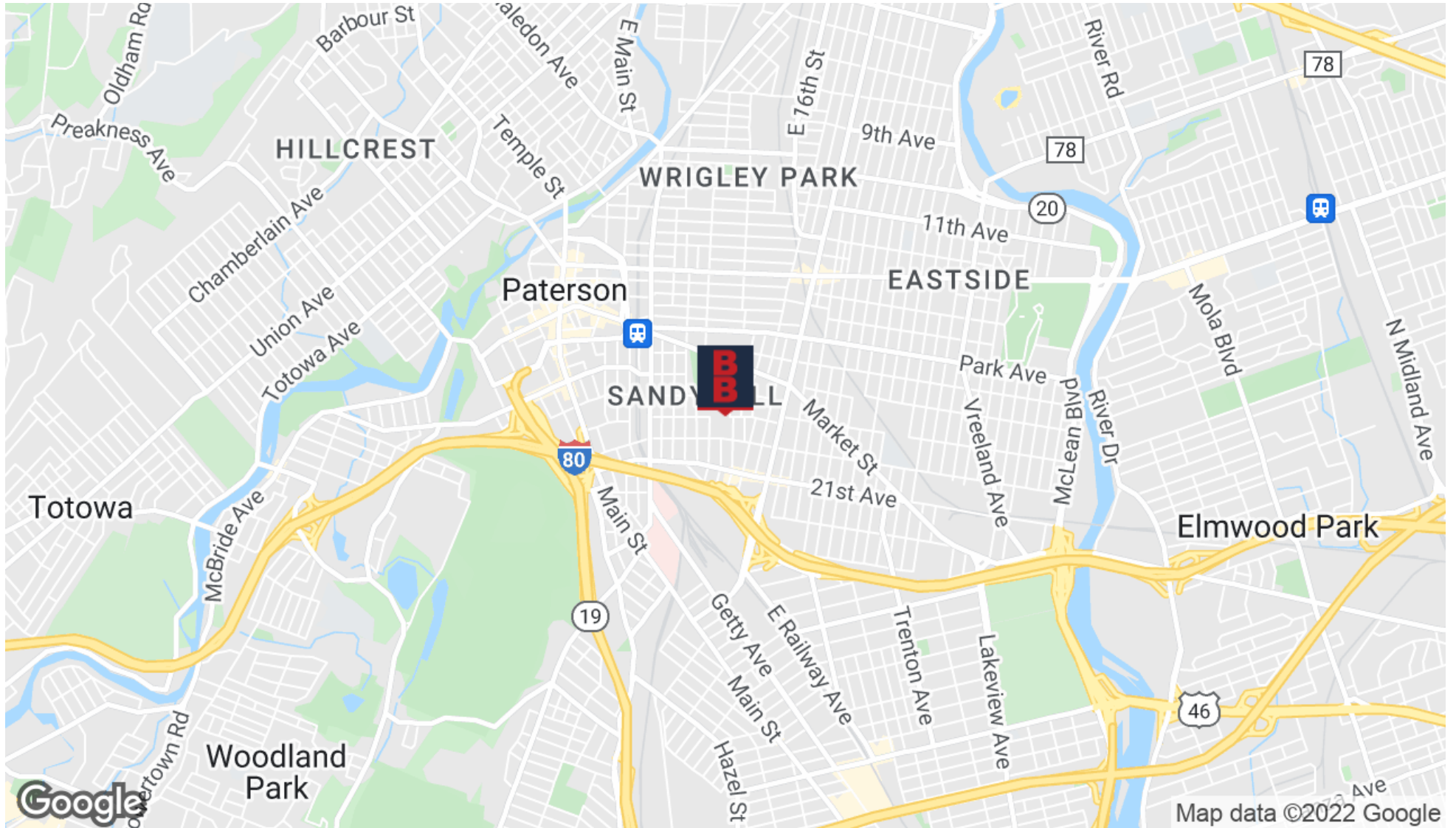
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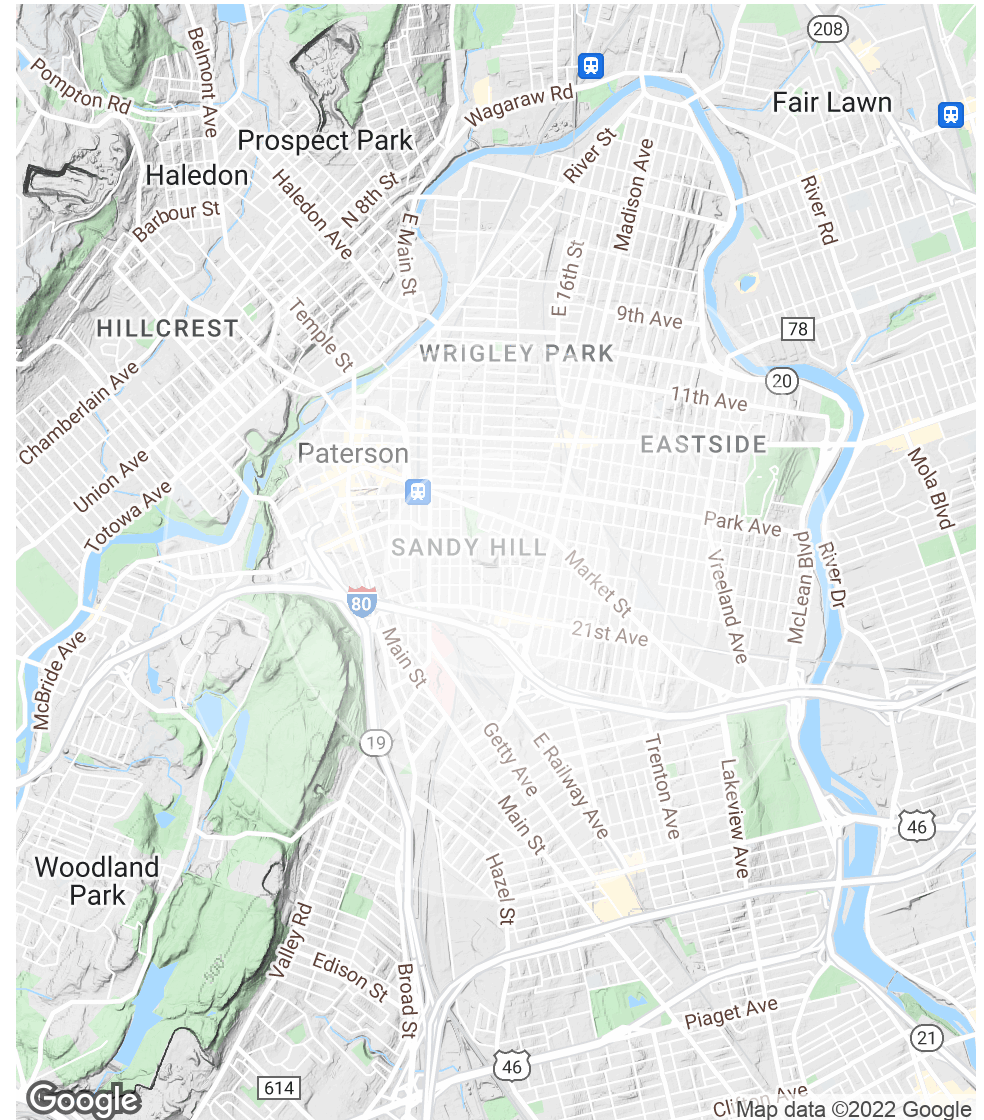
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	17,600	59,408	115,902
Average age	32.0	31.7	32.0
Average age (Male)	31.6	30.4	30.4
Average age (Female)	34.3	33.7	34.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	5,684	18,595	35,924
# of persons per HH	3.1	3.2	3.2
Average HH income	\$29,374	\$36,216	\$40,369
Average house value	\$345,110	\$344,321	\$342,881

* Demographic data derived from 2010 US Census



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