



45 Dodd Street



48 Dodd Street

RETAIL / PROFESSIONAL OFFICE BUILDING

FOR LEASE

±1,700 SF STREET RETAIL / OFFICE SPACE

45 & 48 Dodd Street, Bloomfield, NJ 07003

For More Information, Contact

KARINE BLANC

Director of Multifamily

kblanc@blauberg.com

973.379.6644 x136



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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1 Mile to Garden State Parkway
 Approx. 3.2 Miles to I-280
 Approx. 8.12 Miles to NJ Turnpike
 Approx. 13.8 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$1,200.00 - 1,650.00 per month (Plus Utilities)
Available SF:	700 - 1,000 SF
Building Size:	10,175 SF

PROPERTY HIGHLIGHTS

- ±1,000 SF Street Retail
- ±700 SF Professional Office (1st Floor)
- Private Bathroom Available for Each
- Central Air
- Ideal for Cafe, Art Studio, Yoga Studio, Small Professional Office for Lawyer, Accountant
- Middle of Downtown Bloomfield
- Walking Distance to Bus Stop (NJ Transit Bus 94)
- Close to Aldi, Wendy's, Chipotle
- Daily Traffic Count at 10,124 (Dodd Street & Lawrence Street)

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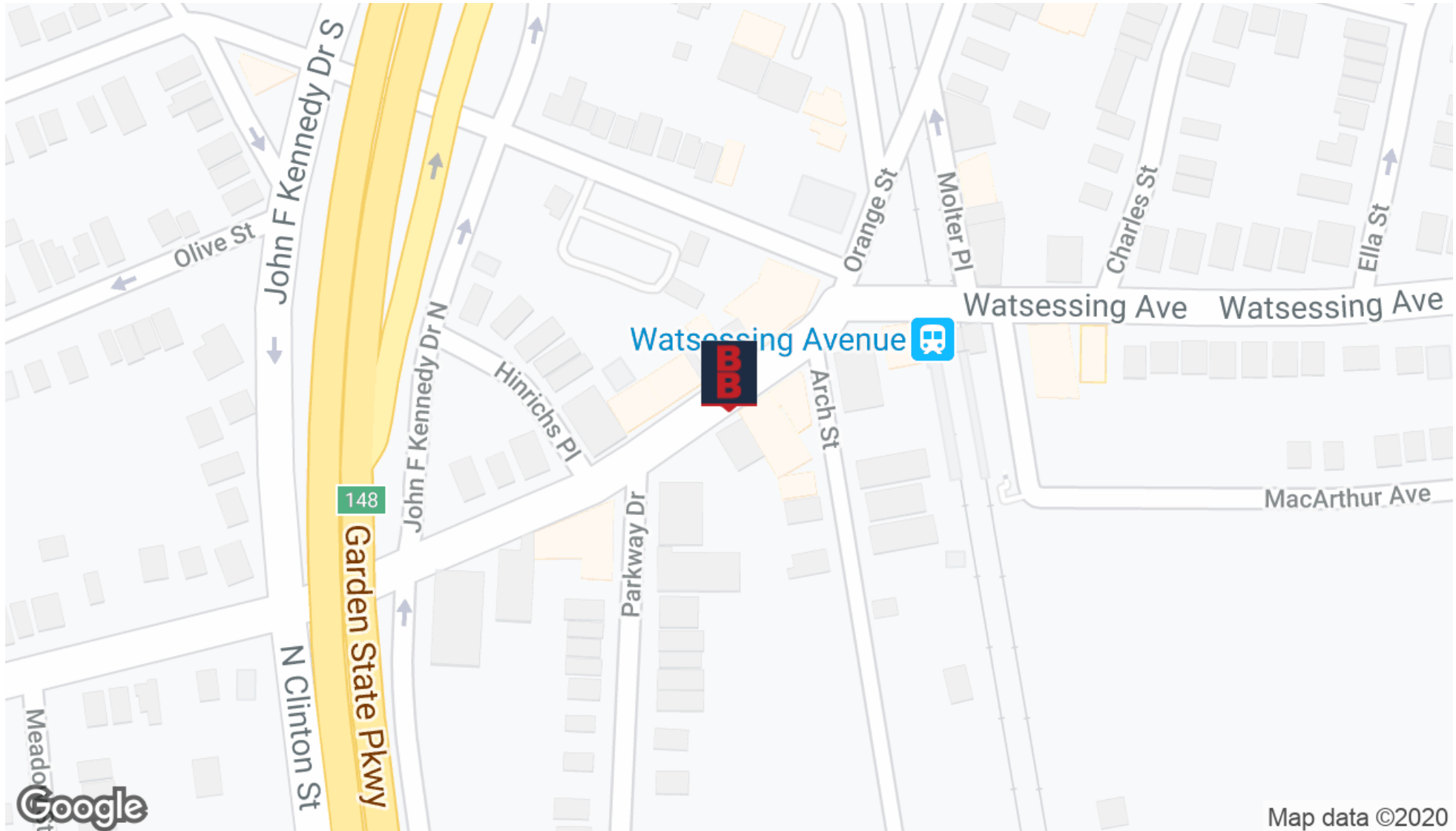
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Radius	1 Mile	3 Mile	10 Mile
Population:			
2025 Projection	37,111	360,508	2,299,177
2020 Estimate	36,578	355,214	2,263,319
2010 Census	36,048	349,265	2,180,908
Growth 2020-2025	1.46%	1.49%	1.58%
Growth 2010-2020	1.47%	1.70%	3.78%
2020 Population Hispanic Origin	10,764	124,499	799,371
2020 Population by Race:			
White	16,085	165,795	1,384,663
Black	16,932	157,862	581,744
Am. Indian & Alaskan	369	3,815	22,363
Asian	2,019	17,284	212,710
Hawaiian & Pacific Island	75	669	3,717
Other	1,098	9,789	58,122
U.S. Armed Forces:	6	20	458
Households:			
2025 Projection	14,002	132,001	835,757
2020 Estimate	13,786	130,060	822,641
2010 Census	13,498	127,810	792,288
Growth 2020 - 2025	1.57%	1.49%	1.59%
Growth 2010 - 2020	2.13%	1.76%	3.83%
Owner Occupied	5,760	45,057	348,044
Renter Occupied	8,026	85,003	474,596
2020 Avg Household Income	\$89,580	\$78,184	\$98,699
2020 Med Household Income	\$69,066	\$56,088	\$70,324
2020 Households by Household Inc:			
<\$25,000	2,554	32,789	166,910
\$25,000 - \$50,000	2,430	26,110	145,041
\$50,000 - \$75,000	2,461	21,966	121,389
\$75,000 - \$100,000	2,100	15,883	98,908
\$100,000 - \$125,000	1,394	10,978	73,081
\$125,000 - \$150,000	746	6,377	51,472
\$150,000 - \$200,000	1,012	7,564	69,328
\$200,000+	1,091	8,393	96,513

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Direct: 973.379.6644 x136 | **Cell:** 201.204.7829

PROFESSIONAL BACKGROUND

Karine Blanc is a Sales Associate for The Blau & Berg Company where she is responsible for the lease and sale of commercial properties. She has worked in various client-facing roles in the financial services industry and has a track record for building strong relationships throughout her career. Most recently, Karine worked in the marketing department for a commercial real estate fund where she created presentations and wrote proposals for investors looking to invest in core and value-add real estate.

EDUCATION

Bachelor's in Economics – Rutgers University

Master's in Economics – Rutgers University

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