

FIRESIDE PLAZA

679-717 ROUTE 23, POMPTON PLAINS, NJ 07444



OFFERING SUMMARY

Sale Price: \$4,380,000
 Cap Rate: 6.0%
 NOI: \$262,871
 Building Size: 30,000 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Prime Retail Strip Center

PROPERTY HIGHLIGHTS

- 30,000 SF Strip Center On 2.36 Acres For Sale
- Prime Location with Great Exposure Along Route 23
- Easy Access - Intersection of Route 23 and Jackson Avenue
- Over 50,000 Vehicles/Day

FOR MORE INFORMATION CONTACT:

LEW FINKELSTEIN
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 lfinkelstein@thegoldsteingroup.com

CJ HUTER
 201.703.9700 x118
 cjhuter@thegoldsteingroup.com



THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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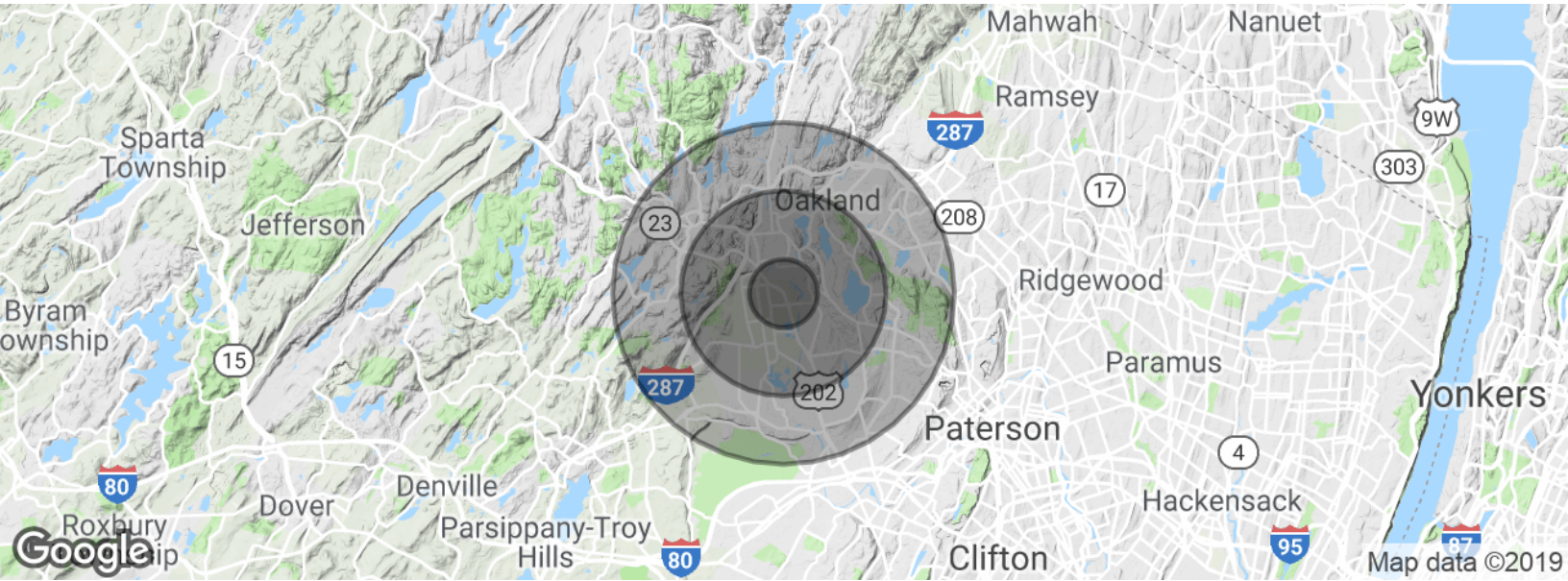
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,235	61,649	141,891
Median age	39.4	41.8	41.9
Median age (Male)	37.6	39.9	40.3
Median age (Female)	41.4	43.6	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,690	21,695	49,616
# of persons per HH	3.1	2.8	2.9
Average HH income	\$107,501	\$113,191	\$114,807
Average house value	\$551,959	\$499,583	\$492,728

* Demographic data derived from 2010 US Census

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