



INDUSTRIAL PROPERTY

FOR LEASE

±4,000 SF SHOP / WAREHOUSE

46 Walman Avenue, Clifton, NJ 07011

For More Information, Contact

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Executive Director

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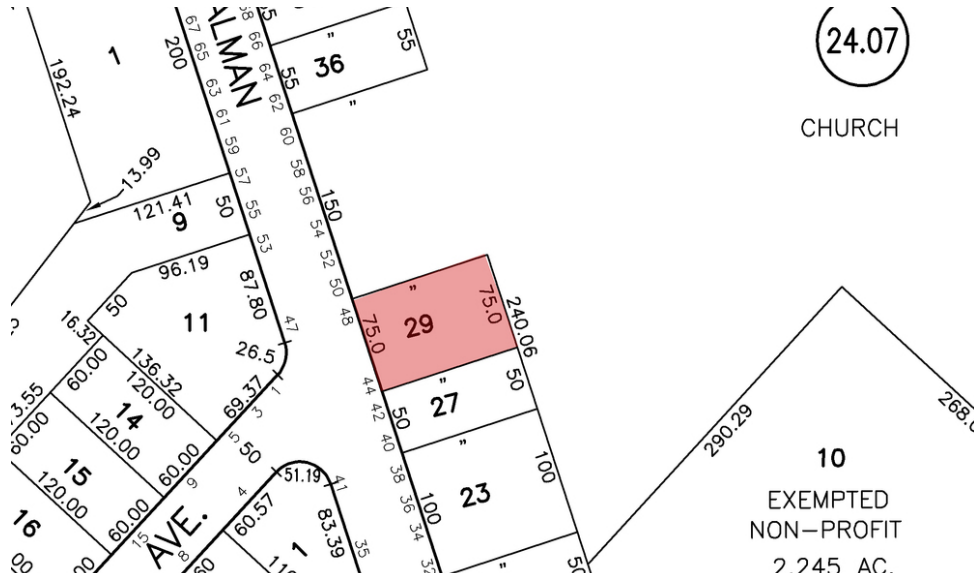
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±4,000 SF Shop / Warehouse

LOCATION DESCRIPTION

Less than 1 Mile to Garden State Parkway Exit 155B

Approx. 2 Miles to I-80

Approx. 0.5 Miles to Route 46

OFFERING SUMMARY

Lease Rate:	\$6,450 per month (Full Service)
Available SF:	4,000 SF
Building Size:	4,000 SF

PROPERTY HIGHLIGHTS

- ±4,000 SF Shop / Warehouse
- ±500 SF Office
- ±2,000 SF Outside Storage
- Ideal for Plumbers, Electricians and Other Tradesman
- Lot Size at ±0.19 Acres (Block 24.07, Lot 29)
- Zoned R-A3
- Lease at \$6,450 Per Month MG + Utilities

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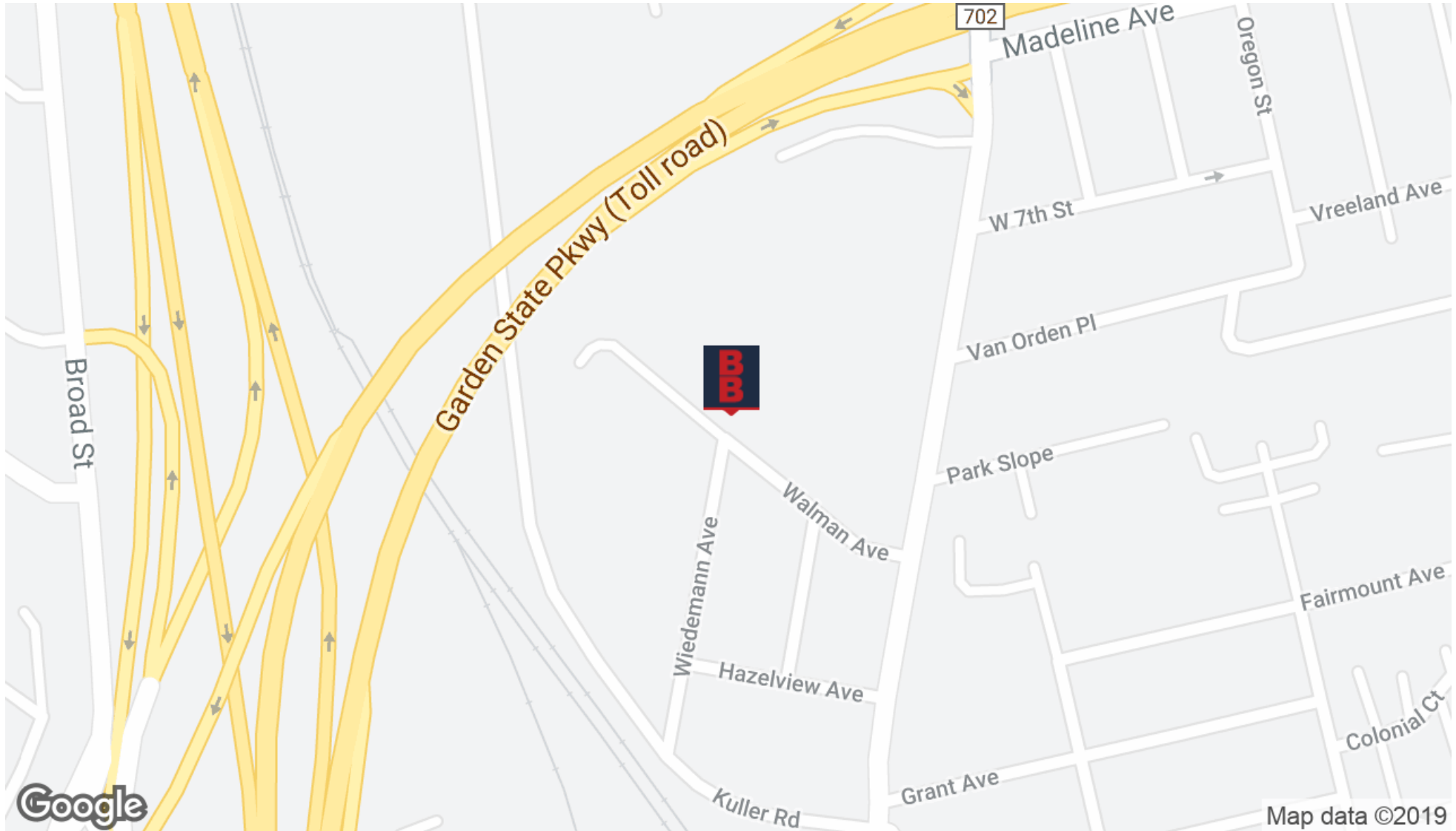
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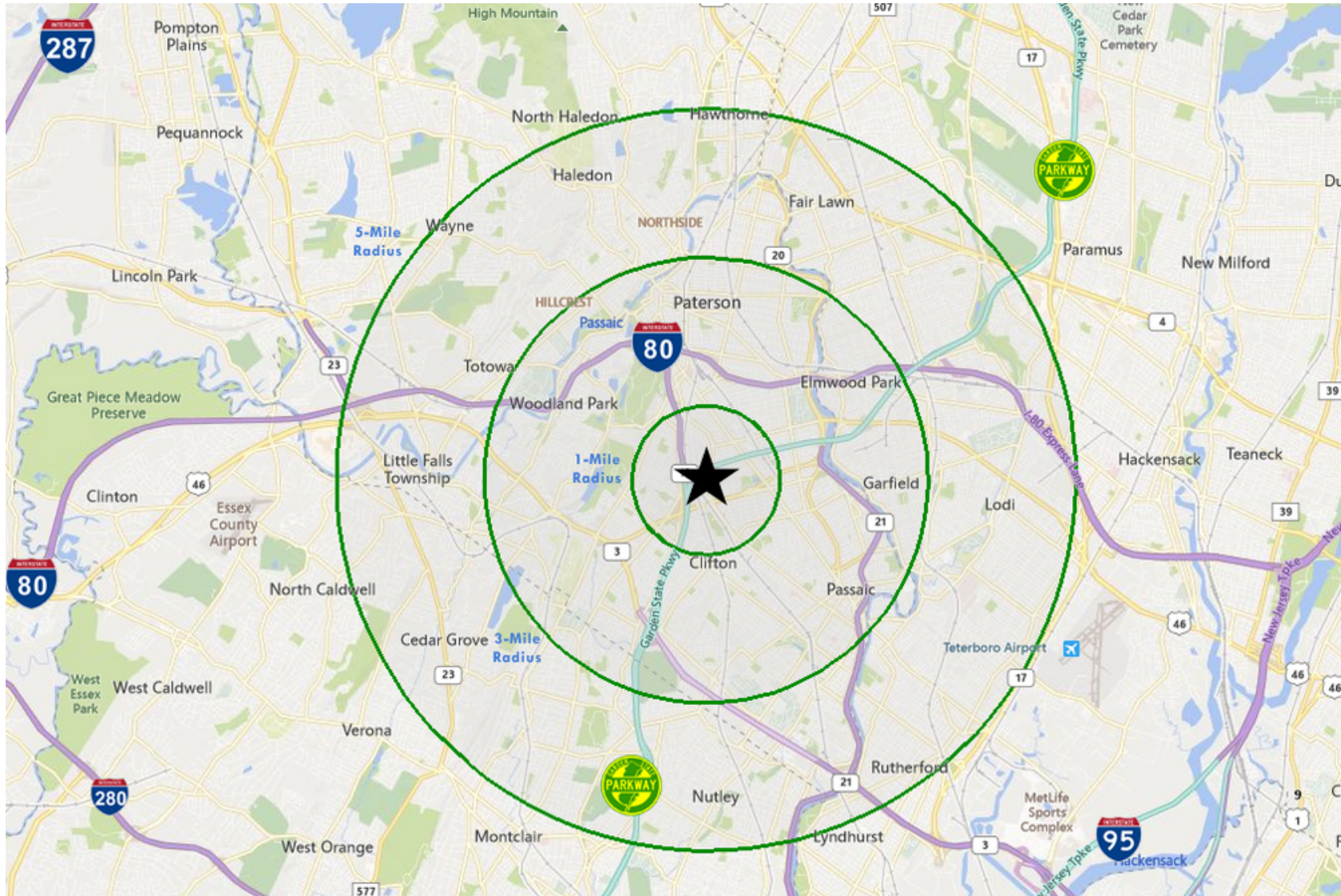
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	28,853	313,384	656,276
2019 Estimate	28,733	310,449	647,838
2010 Census	28,471	301,160	626,626
Growth 2019-2024	0.42%	0.95%	1.30%
Growth 2010-2019	0.92%	3.08%	3.39%
2019 Population Hispanic Origin	11,247	163,263	256,764
2019 Population by Race:			
White	22,416	220,625	479,945
Black	2,030	54,384	90,617
Am. Indian & Alaskan	314	5,694	8,136
Asian	2,794	18,587	49,574
Hawaiian & Pacific Island	38	712	1,133
Other	1,142	10,447	18,433
U.S. Armed Forces:			
	3	50	117
Households:			
2024 Projection	9,884	101,123	226,211
2019 Estimate	9,854	100,128	223,214
2010 Census	9,832	96,936	215,850
Growth 2019 - 2024	0.30%	0.99%	1.34%
Growth 2010 - 2019	0.22%	3.29%	3.41%
Owner Occupied	5,686	42,374	116,671
Renter Occupied	4,168	57,753	106,544
2019 Avg Household Income	\$85,991	\$74,024	\$92,319
2019 Med Household Income	\$64,976	\$53,854	\$68,131
2019 Households by Household Inc:			
<\$25,000	1,898	25,722	45,047
\$25,000 - \$50,000	2,080	21,363	40,508
\$50,000 - \$75,000	1,511	16,692	35,004
\$75,000 - \$100,000	1,504	13,030	29,287
\$100,000 - \$125,000	759	7,225	20,120
\$125,000 - \$150,000	626	4,912	14,486
\$150,000 - \$200,000	809	6,264	18,596
\$200,000+	667	4,920	20,167

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