



POSSIBLE COMMERCIAL REDEVELOPMENT OPPORTUNITY

FOR SALE

±3.89-ACRE VACANT LAND

1124 Route 31, Lebanon, NJ 08833

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUSOLO

Associate

cchiusolo@blauberg.com
973.379.6644 x139



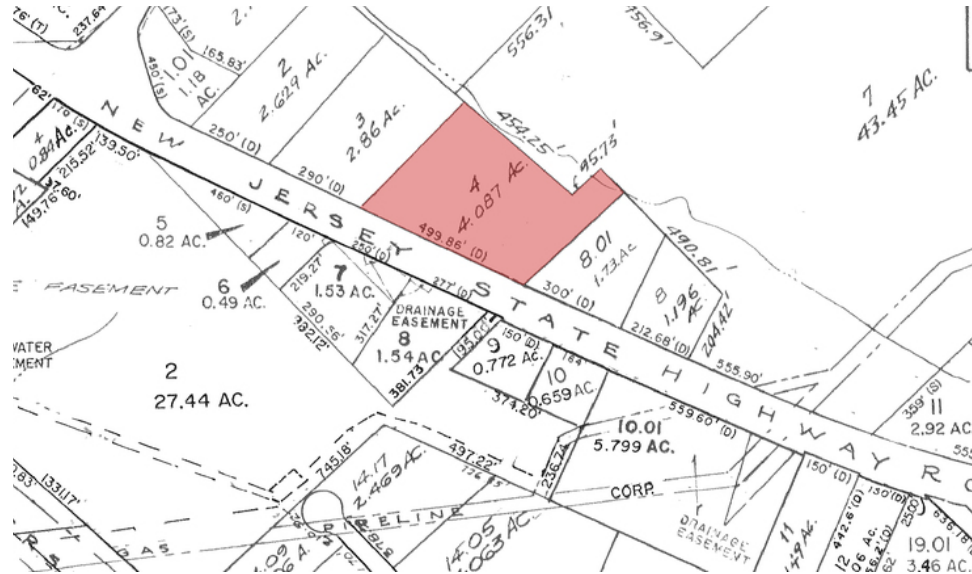
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±3.89-Acre Vacant Land

PROPERTY HIGHLIGHTS

- Block 23, Lot 4
- Possible Commercial Redevelopment Opportunity
- Zoned OB1
- Taxes at \$892.05 (2021)

LOCATION DESCRIPTION

±3.24 Miles to I-78

OFFERING SUMMARY

Sale Price:	\$319,000
Lot Size:	3.89 Acres

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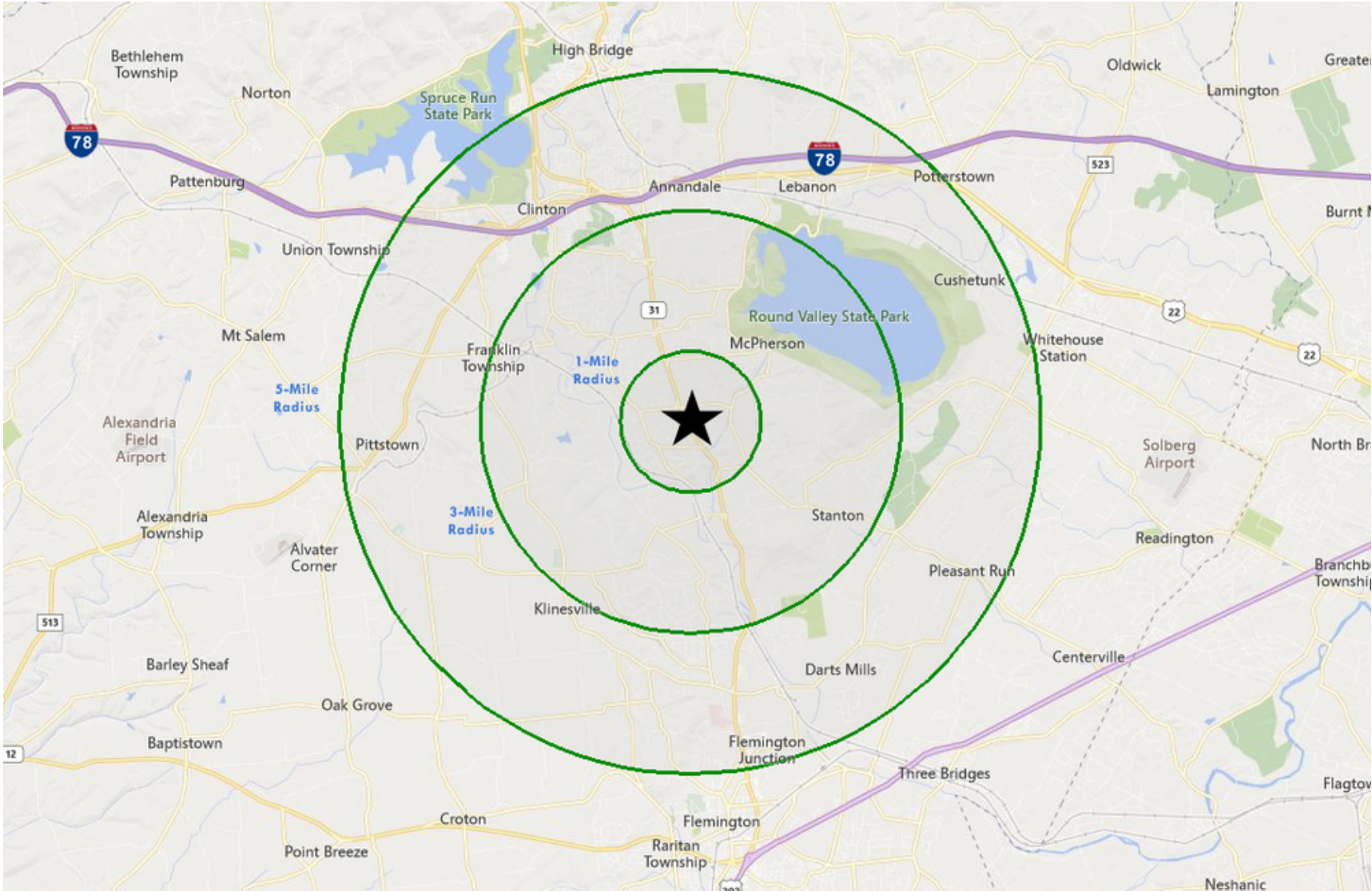
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	1,413	8,783	32,374
2019 Estimate	1,418	8,909	32,539
2010 Census	1,440	9,533	33,307
Growth 2019-2024	(0.35%)	(1.41%)	(0.51%)
Growth 2010-2019	(1.53%)	(6.55%)	(2.31%)
2019 Population Hispanic Origin	61	402	2,039
2019 Population by Race:			
White	1,328	8,251	29,097
Black	22	119	1,137
Am. Indian & Alaskan	3	15	77
Asian	40	354	1,648
Hawaiian & Pacific Island	0	41	91
Other	24	130	488
U.S. Armed Forces:			
	9	34	44
Households:			
2024 Projection	453	3,060	11,493
2019 Estimate	456	3,110	11,543
2010 Census	464	3,334	11,668
Growth 2019 - 2024	(0.66%)	(1.61%)	(0.43%)
Growth 2010 - 2019	(1.72%)	(6.72%)	(1.07%)
Owner Occupied	428	2,874	9,847
Renter Occupied	27	236	1,696
2019 Avg Household Income	\$194,775	\$172,296	\$154,777
2019 Med Household Income	\$175,271	\$148,343	\$128,306
2019 Households by Household Inc:			
<\$25,000	13	174	865
\$25,000 - \$50,000	32	213	1,075
\$50,000 - \$75,000	24	247	1,253
\$75,000 - \$100,000	21	339	1,211
\$100,000 - \$125,000	44	300	1,242
\$125,000 - \$150,000	47	302	949
\$150,000 - \$200,000	92	524	1,892
\$200,000+	182	1,011	3,056

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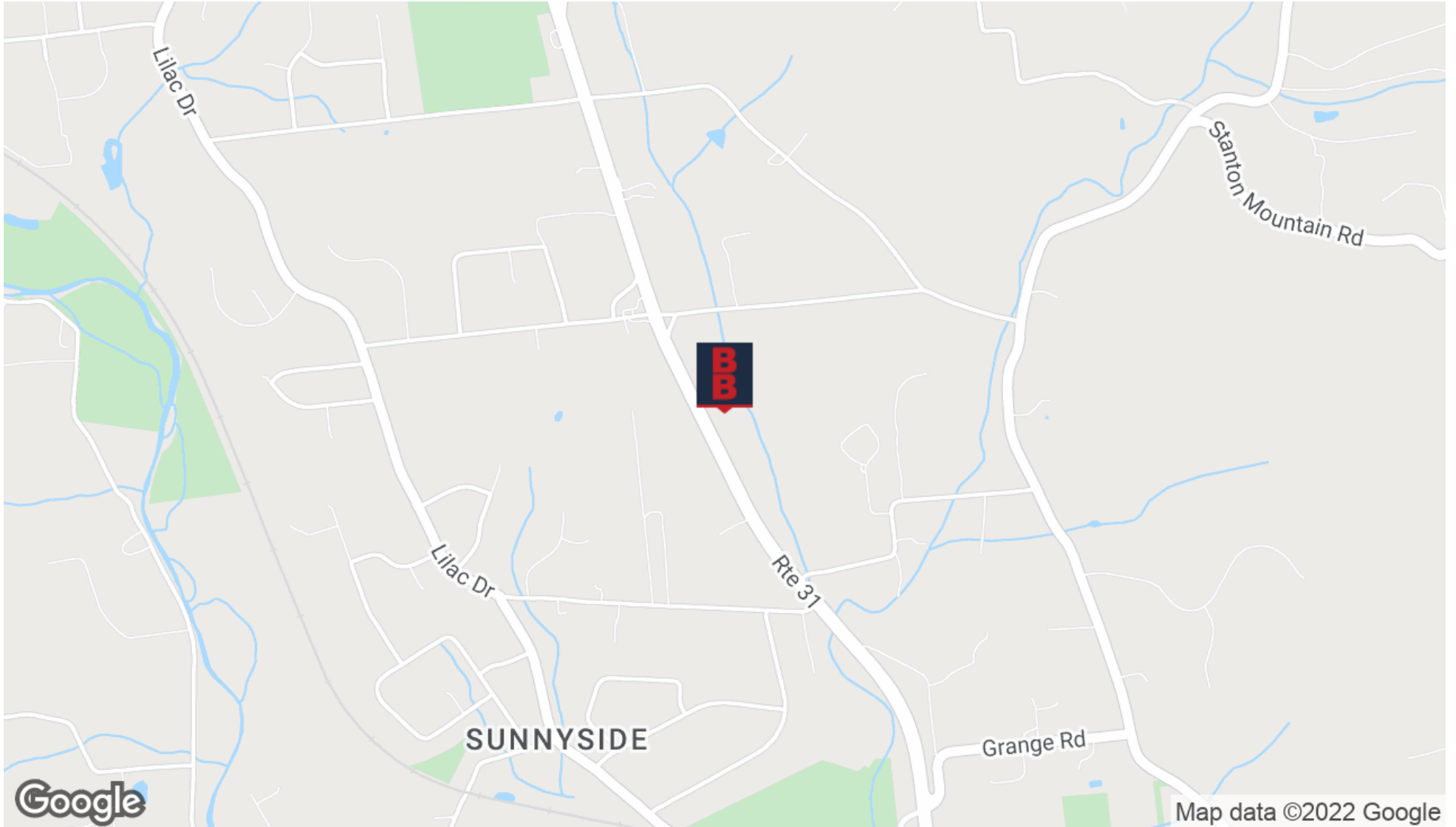
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PROFESSIONAL BACKGROUND

Christopher J. Chiusolo, sales associate for The Blau & Berg Company, is responsible for representing clients on all sides of real estate transactions and his integrity, enthusiasm and communication skills are great assets to his clients.

By age 23, Christopher was the general manager of a startup company, which grossed 10 million dollars in sales in the first 6 months before founding his own company. While pursuing his Bachelor of Science degree in Marketing, Christopher utilized his marketing and management skills, allowing him to achieve success in managing vast amounts of housing complexes and commercial properties in New Jersey. He is a licensed real estate broker in New Jersey.

EDUCATION

Ramapo College, NJ – Bachelor of Science, Marketing

MEMBERSHIPS

Elks Club Member

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