

## 540 Morris Avenue

Elizabeth, New Jersey

**Building Size** 

• +/- 4,837 SF plus finished basement

**Lot Size** 

• +/- 1.23 acres

**Taxes** 

• +/- \$50,442 (2019)

**Asking Price** 

Call for Details

**Traffic Count** 

• 25,264 VPD

### **Zoning – C1 (Morris Avenue Redevelopment Area)**

- Professional and Medical Offices
- Community, General and Specialty Retail
- Neighborhood and Local Convenience
- Auto Related Services

#### **Demographics**

Radius	<b>Residential Population</b>	<b>Daytime Population</b>	Average Age	Median HH Income
1 Mile	49,292	50,966	37.4	\$47,266
2 Mile	155,255	138,987	37.2	\$52,521
3 Mile	255,207	251,518	36.9	\$53,043

#### For Sale - Contact

Jason Pierson Ph. 732-707-6900 x1 jason@piersonre.com Neil Ruppert Ph. 732-707-6900 x9 neil@piersonre.com



# 540 Morris Avenue Elizabeth, New Jersey

- Former bank branch that includes 4 remote drive-thru lanes
- Morris Avenue is a frequently traveled road, which connects downtown Elizabeth to the Garden State Parkway
- Subject site offers pylon signage as well as ingress and egress from both Morris Avenue and Cherry Street
- +/- 48 stall parking field or 9.92 stalls per 1,000 SF
- Building includes a +/- 4,237 SF finished basement
- 1-mile away from Kean University, which has 15,221 students, 352 full-time faculty and 953 adjunct faculty









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