



POSSIBLE COMMERCIAL REDEVELOPMENT OPPORTUNITY

FOR SALE

1124 ROUTE 31

Lebanon, NJ 08833

For More Information, Contact

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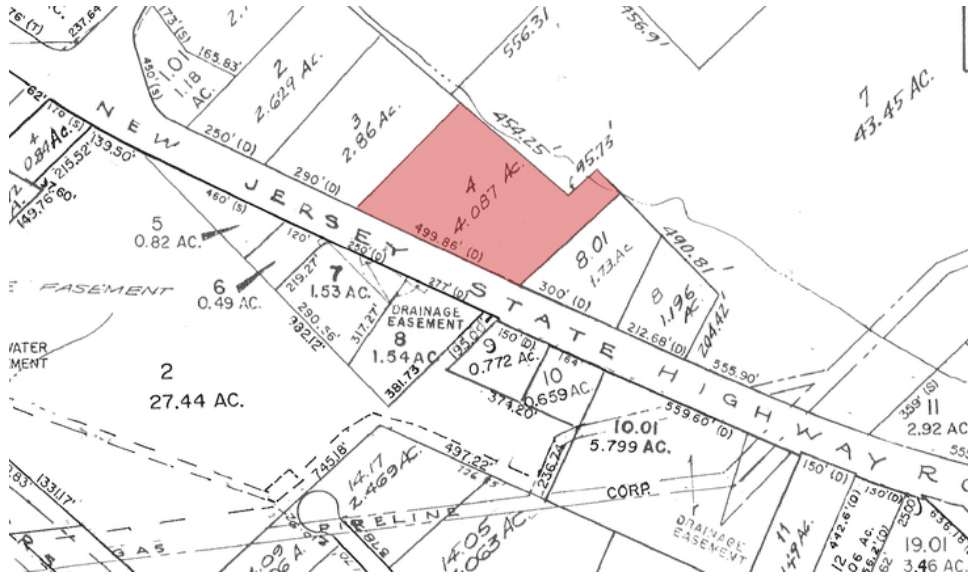
THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±3.89-Acre Vacant Land

PROPERTY HIGHLIGHTS

- Block 23, Lot 4
- Possible Commercial Redevelopment Opportunity
- Zoned OB1
- Taxes at \$6,067.62 (2019)

LOCATION DESCRIPTION

±3.24 Miles to I-78

OFFERING SUMMARY

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

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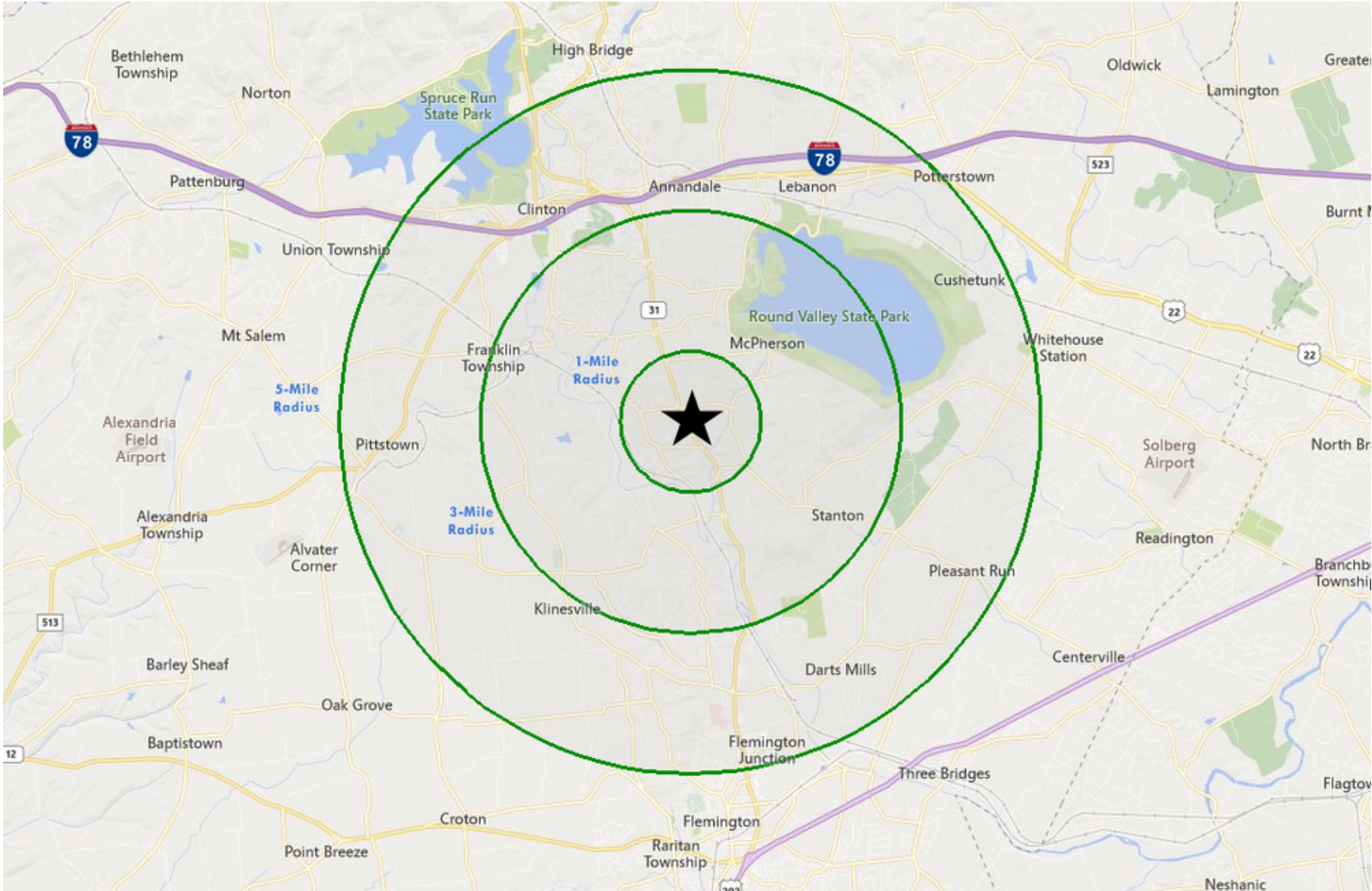
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	1,413	8,783	32,374
2019 Estimate	1,418	8,909	32,539
2010 Census	1,440	9,533	33,307
Growth 2019-2024	(0.35%)	(1.41%)	(0.51%)
Growth 2010-2019	(1.53%)	(6.55%)	(2.31%)
2019 Population Hispanic 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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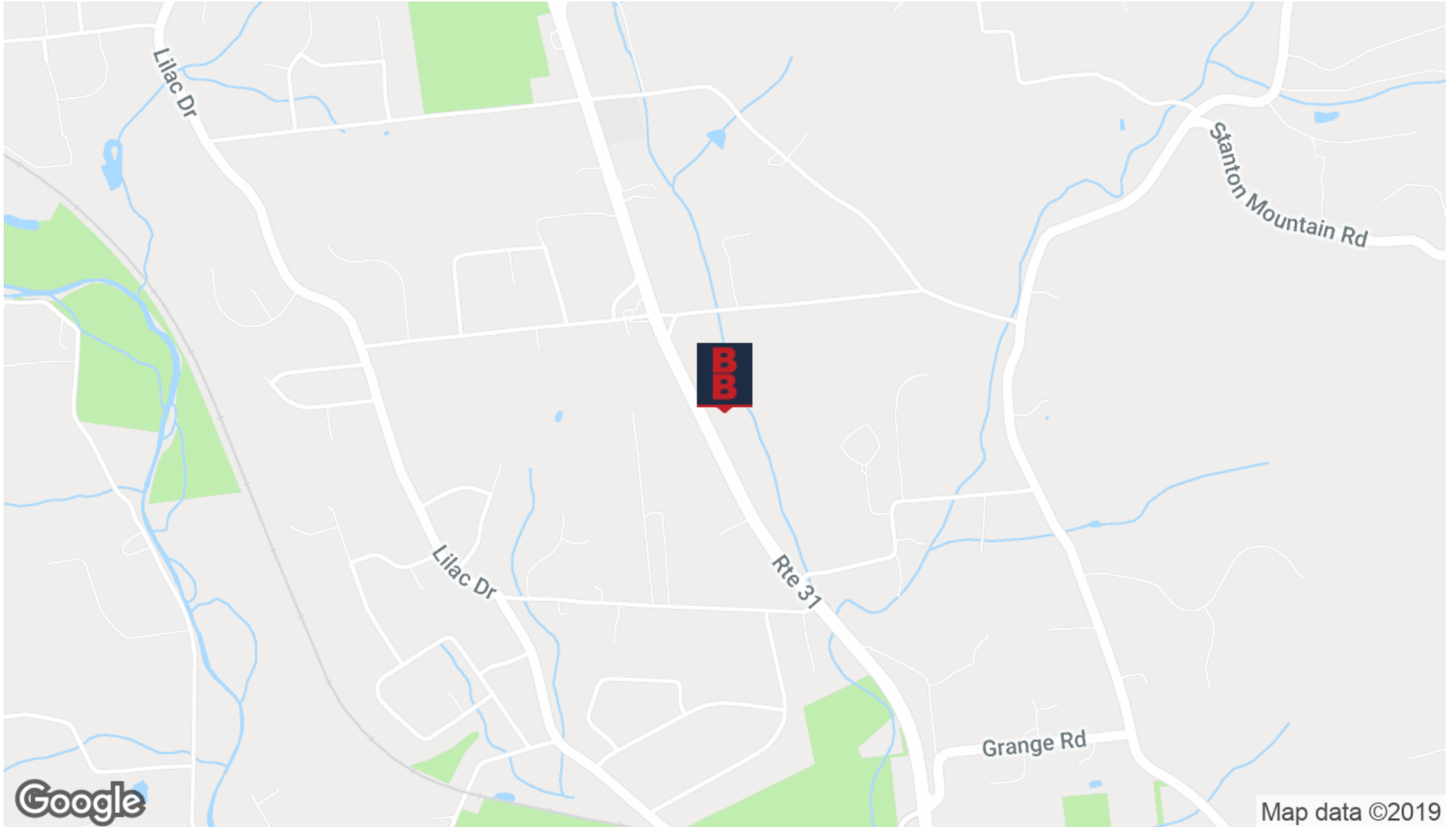
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