



RETAIL PROPERTY

FOR SALE & LEASE

# 99 ROUTE 22

99 Route 22, Springfield, NJ 07081

*For More Information, Contact*

**BRAD JACOBS**

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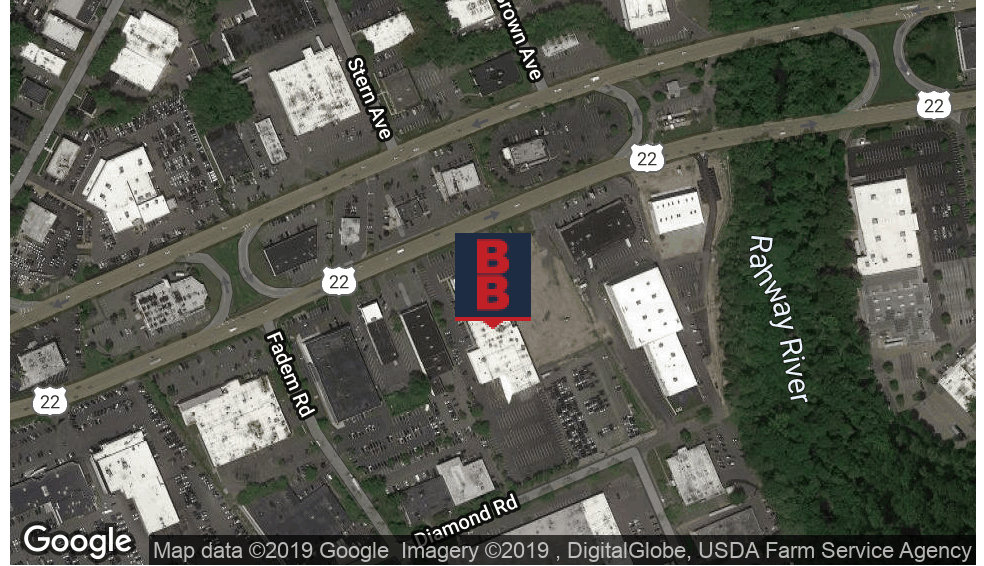


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

19 Miles to NYC  
11 Miles to Port Newark  
8 Miles to Newark Liberty International Airport

## PROPERTY HIGHLIGHTS

- 110,000 Cars Passing By Daily
- Taxes: \$4.29 PSF (2018)
- Lot: ±3.8 AC
- Power: Heavy

## PROPERTY DESCRIPTION

±44,500 SF available  
14' Ceilings  
253 Paved Parking Spots  
**Contact Broker For Pricing**

## OFFERING SUMMARY

Sale Price:	\$8,200,000
Lease Rate:	Negotiable
Lot Size:	3.8 Acres
Building Size:	44,500 SF

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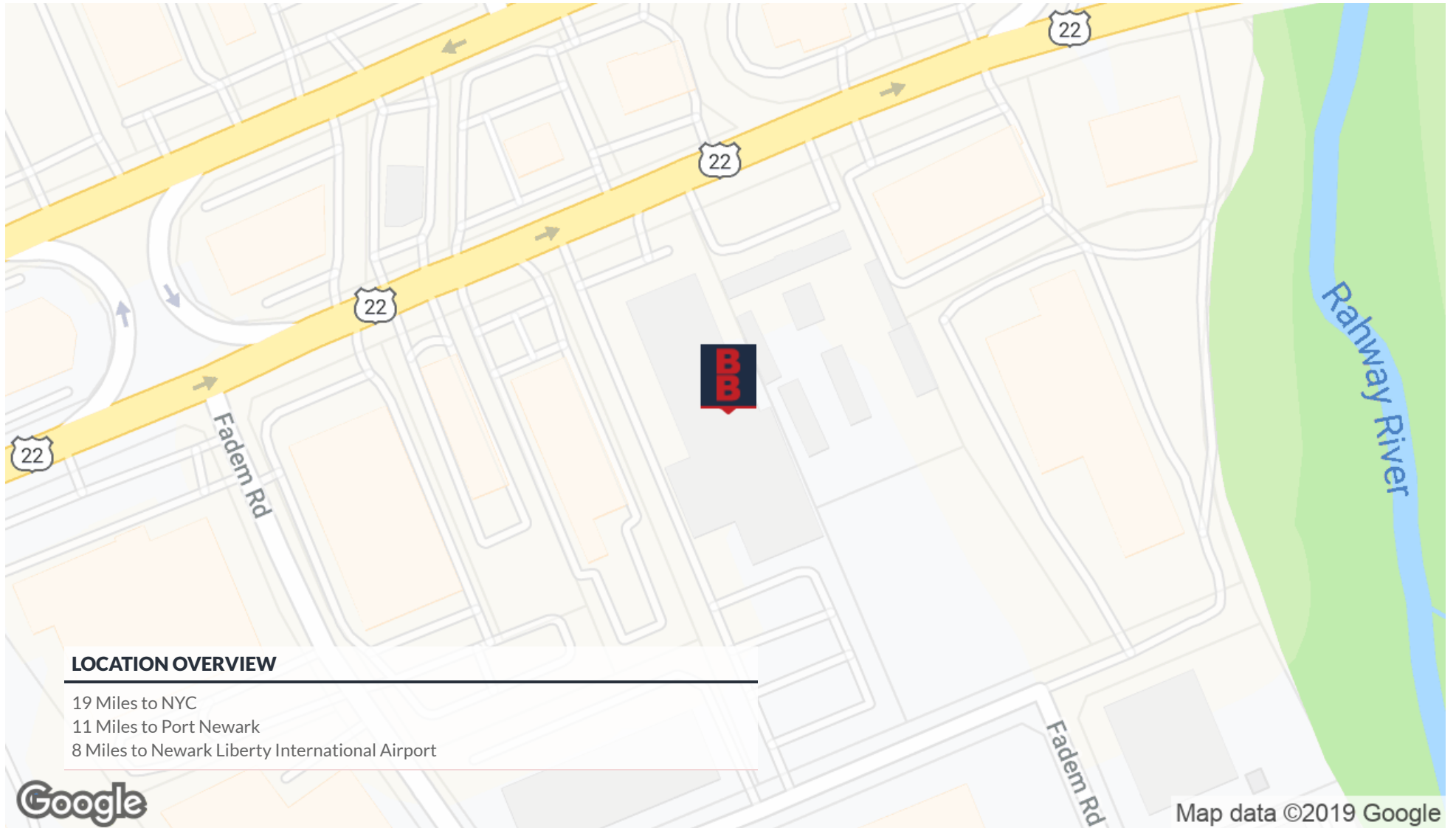
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## LOCATION OVERVIEW

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Google

Map data ©2019 Google

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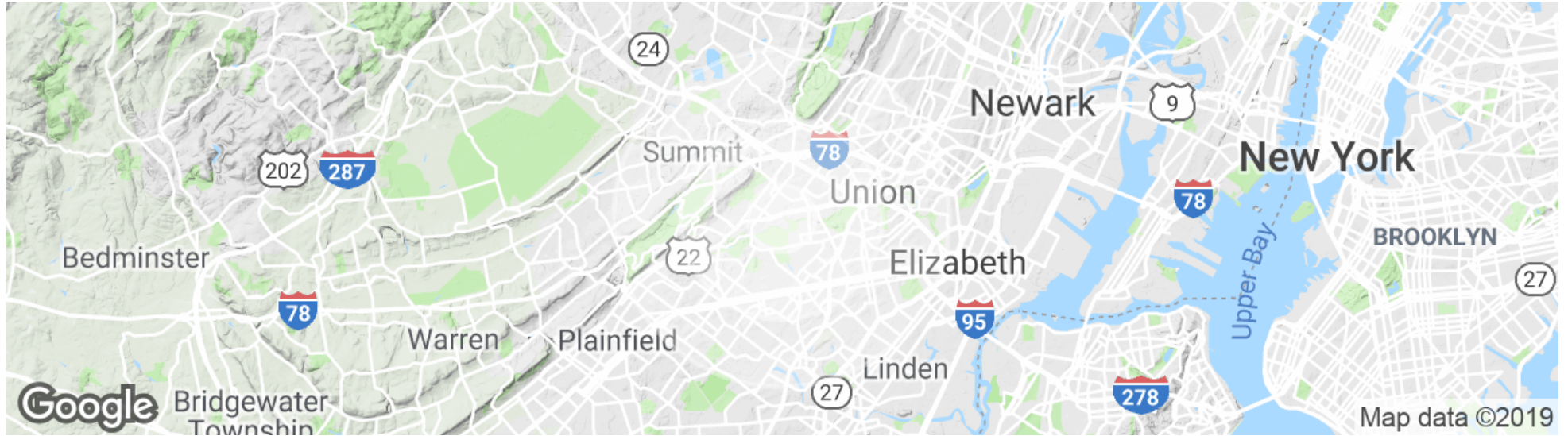
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,780	114,855	342,050
Median age	44.2	41.9	40.3
Median age (Male)	43.8	40.0	38.8
Median age (Female)	44.4	43.5	41.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,044	42,582	122,076
# of persons per HH	2.7	2.7	2.8
Average HH income	\$114,361	\$119,124	\$126,329
Average house value	\$495,378	\$515,993	\$529,896

\* Demographic data derived from 2010 US Census

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