



RETAIL PROPERTY

FOR LEASE

±1,203 SF SUBWAY FAST FOOD RESTAURANT FOR LEASE - AVAILABLE DECEMBER 2019

5 Washington Avenue, Dumont, NJ 07628

For More Information, Contact

JOHN LONGO

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

www.blauberg.com

±1,203 SF SUBWAY FAST FOOD RESTAURANT FOR LEASE - AVAILABLE DECEMBER 2019

5 Washington Avenue, Dumont, NJ 07628: ±1,203 SF Free Standing Fast Food Restaurant For Lease

**PROPERTY DESCRIPTION**

±1,203 SF Free Standing Retail For Lease - Available December 2019

LOCATION DESCRIPTION

Approx. 5.2 Miles to I-80 and NJ Turnpike
 2.5 Miles to River Edge Commuter Rail
 3.2 Miles to Oradell Commuter Rail
 20.8 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$37.50 SF/yr (NNN)
Available SF:	1,203 SF
Building Size:	4,200 SF

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PROPERTY HIGHLIGHTS

- ±1,203 SF Subway Fast Food Restaurant for Lease
- Across from Stop & Shop Grocery and Walgreens Pharmacy
- Plenty Off-Street Parking Available
- At Busy Corner of Columbia Avenue and Washington Avenue
- Located at Stoplight with Pedestrian Crossing
- Zoned B
- Traffic Count at 20,409 (Washington Ave & Dumont Ave, 2018)
- Neighboring Retailers Include Stop & Shop, Walgreens, Citibank, Provident Bank, PNC Bank, Midas, Burger King, Domino's Pizza
- Taxes at \$26,200 Per Year
- CAM Charges at \$12,000 Per Year

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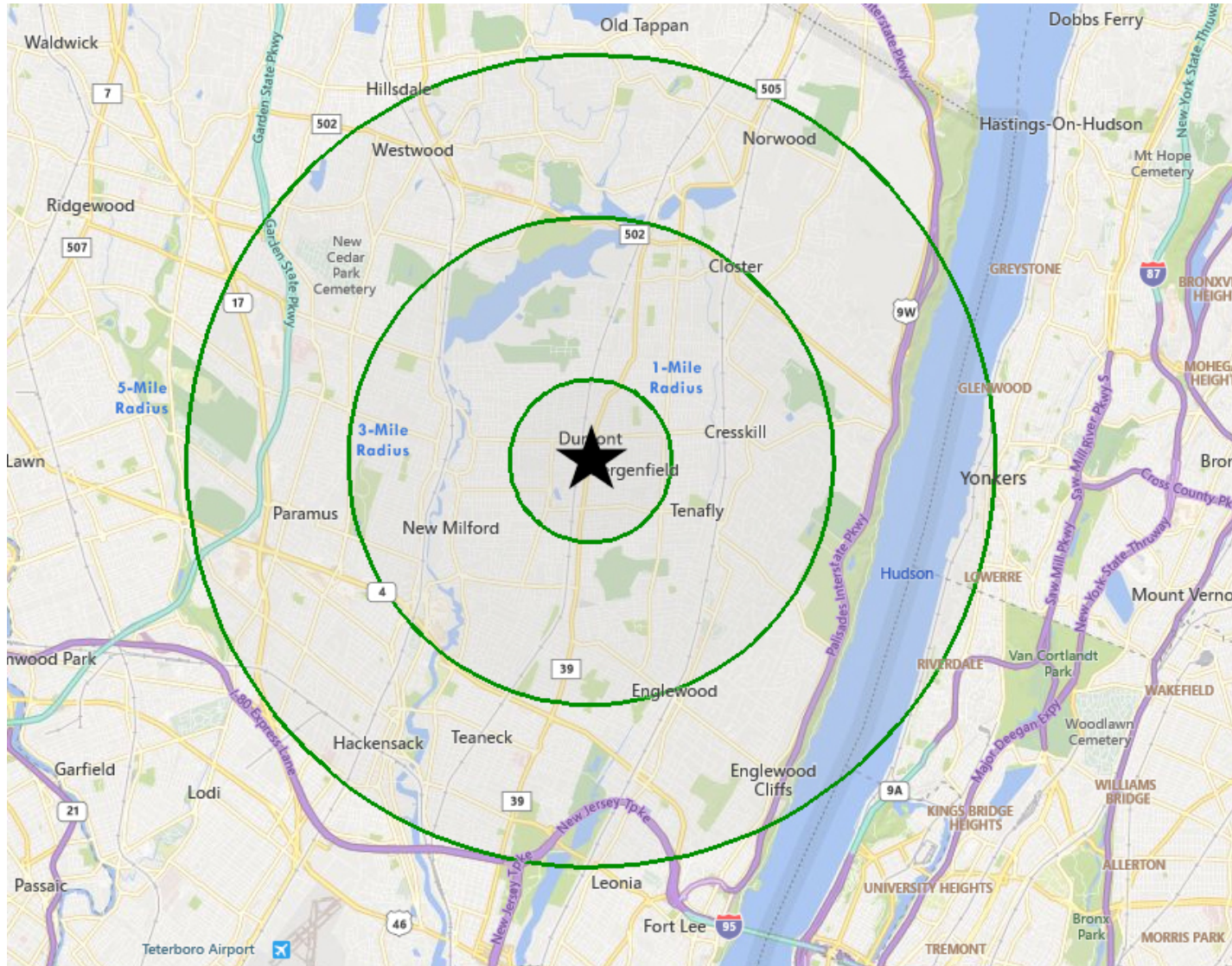
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	32,014	157,673	354,057
2019 Estimate	31,289	154,146	345,816
2010 Census	29,616	146,175	325,473
Growth 2019-2024	2.32%	2.29%	2.38%
Growth 2010-2019	5.65%	5.45%	6.25%
2019 Population Hispanic Origin	8,139	28,960	74,851
2019 Population by Race:			
White	20,544	97,792	222,130
Black	1,857	18,976	48,811
Am. Indian & Alaskan	169	597	1,929
Asian	7,855	33,237	64,369
Hawaiian & Pacific Island	40	127	357
Other	824	3,417	8,220
U.S. Armed Forces:	0	25	100
Households:			
2024 Projection	11,295	54,488	126,710
2019 Estimate	11,034	53,269	123,773
2010 Census	10,413	50,462	116,454
Growth 2019 - 2024	2.37%	2.29%	2.37%
Growth 2010 - 2019	5.96%	5.56%	6.28%
Owner Occupied	7,760	38,548	81,647
Renter Occupied	3,274	14,721	42,126
2019 Avg Household Income	\$115,172	\$134,497	\$128,415
2019 Med Household Income	\$91,883	\$104,734	\$99,923
2019 Households by Household Inc:			
<\$25,000	1,093	5,143	14,163
\$25,000 - \$50,000	1,680	7,238	16,708
\$50,000 - \$75,000	1,523	6,513	15,306
\$75,000 - \$100,000	1,808	6,685	15,757
\$100,000 - \$125,000	1,171	5,571	13,227
\$125,000 - \$150,000	878	4,309	10,370
\$150,000 - \$200,000	1,520	6,764	15,057
\$200,000+	1,361	11,045	23,184

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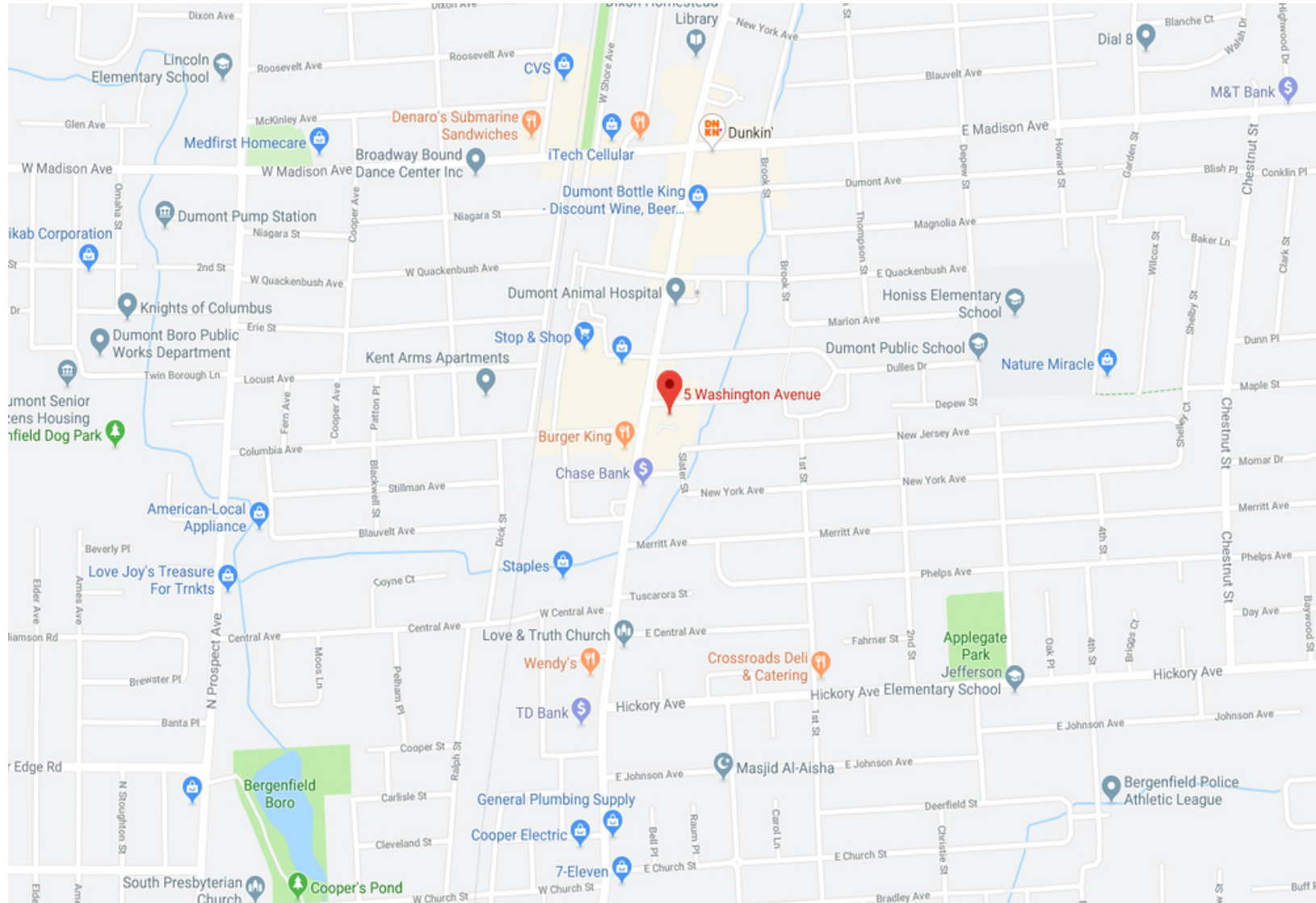
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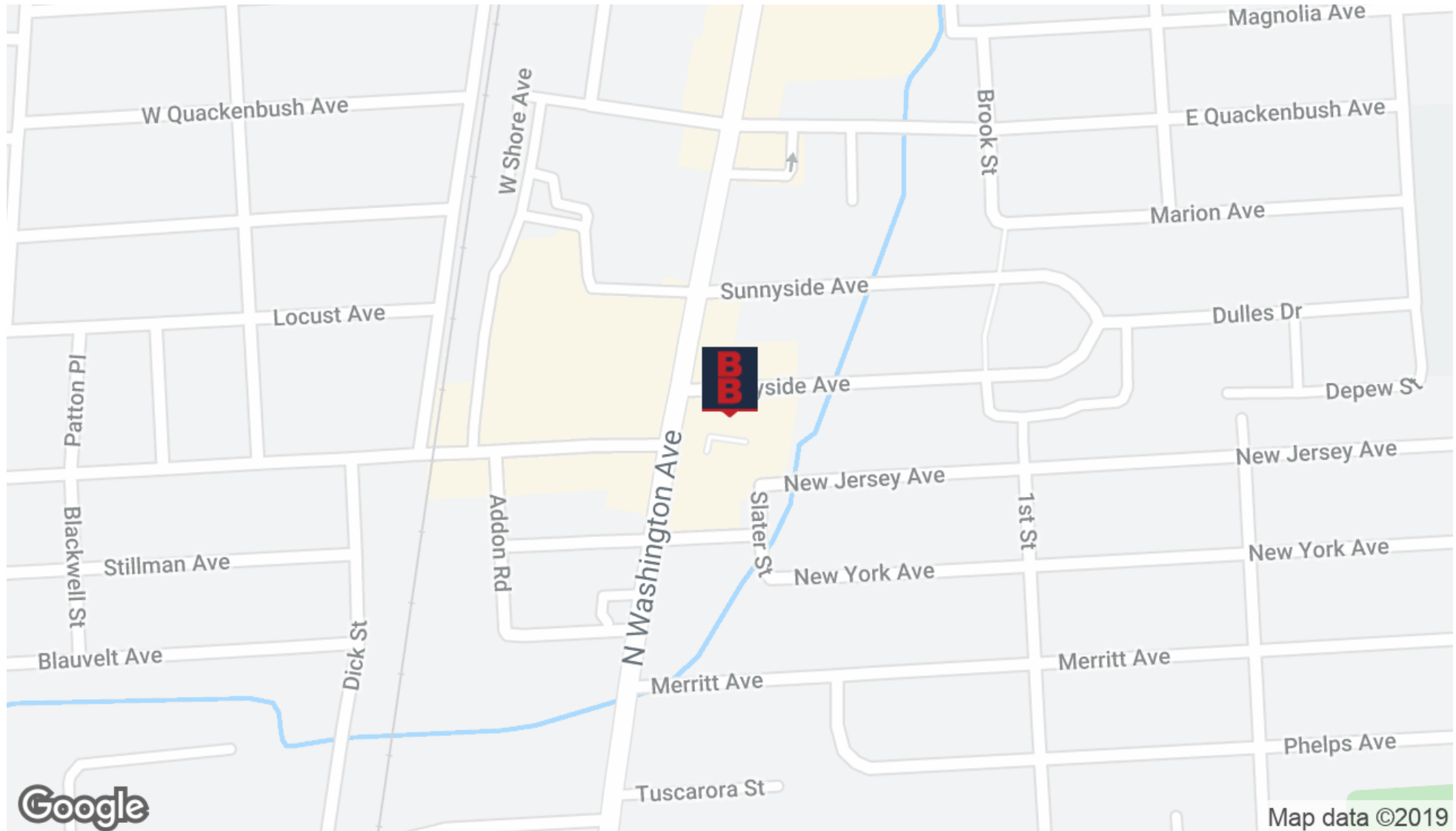
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