



COMMERCIAL PROPERTY

FOR SALE

±0.77-AC COMMERCIAL OPPORTUNITY

257 Pompton Avenue, Verona, NJ 07044

For More Information, Contact

FRANK BRUNO

Sales Associate

fbruno@blauberg.com
973.379.6644 x115

PETER J. MURANO, JR., SIOR

Senior Executive Director

pjmurano@blauberg.com
973.379.6644 x114



THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±0.77-AC Commercial Opportunity

LOCATION DESCRIPTION

- ±3.5 Miles to Garden State Parkway
- ±4 Miles to I-280
- ±4.2 Miles to I-80

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price or Ground Lease Rate
Lot Size:	0.77 AC

PROPERTY HIGHLIGHTS

- ±2,400 SF Freestanding Building with Detached 3-Car Garage
- ±0.77-AC Lot (Block 104, Lot 1)
- Ideal for Day Care, School or Professional Office
- C2 Professional Office and Business Zone
- At Corner of Pompton Avenue and Claridge Drive
- Traffic Count at 24,394 at Pompton Ave & Vincent PIS (2018)
- Taxes at \$14,976.82 (2019)

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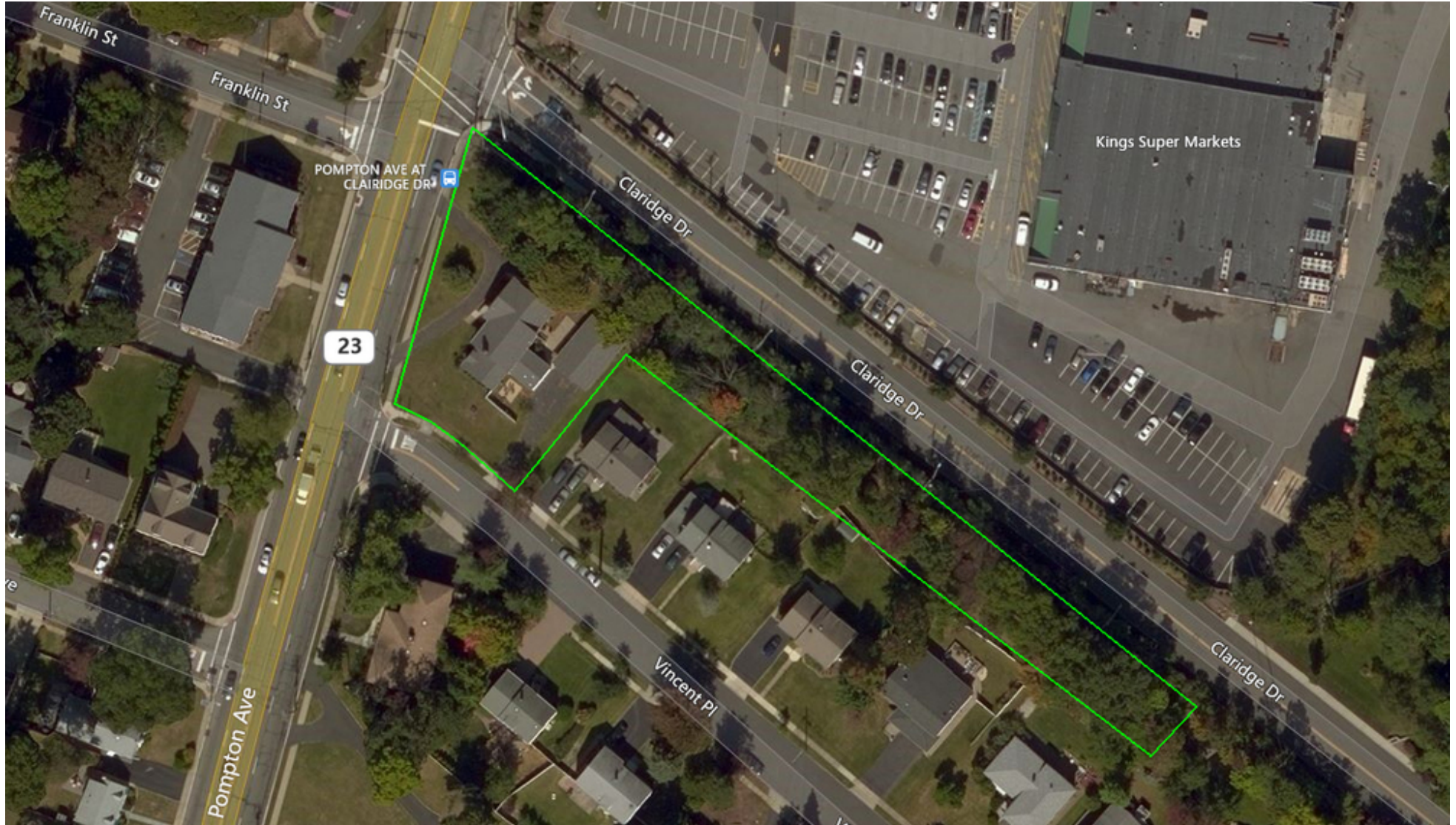
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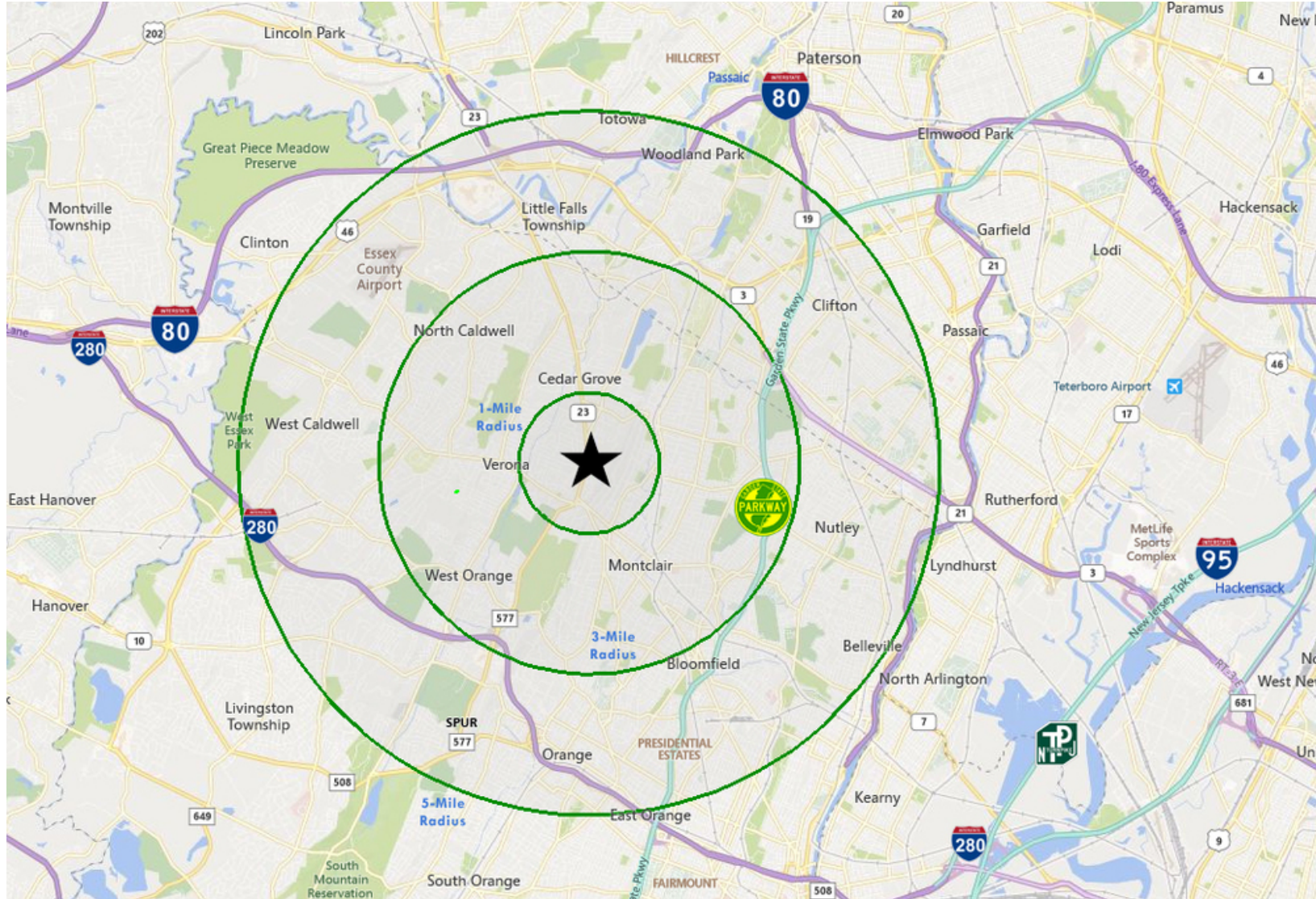
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	15,402	134,861	446,058
2019 Estimate	15,366	133,191	438,465
2010 Census	16,291	133,272	424,234
Growth 2019-2024	0.23%	1.25%	1.73%
Growth 2010-2019	(5.68%)	(0.06%)	3.35%
2019 Population Hispanic Origin	1,224	15,526	94,331
2019 Population by Race:			
White	12,869	98,944	288,033
Black	1,230	20,842	102,010
Am. Indian & Alaskan	16	393	2,544
Asian	948	9,596	34,953
Hawaiian & Pacific Island	1	66	503
Other	302	3,350	10,423
U.S. Armed Forces:	0	12	29
Households:			
2024 Projection	6,269	51,270	168,589
2019 Estimate	6,259	50,574	165,744
2010 Census	6,662	50,301	160,445
Growth 2019 - 2024	0.16%	1.38%	1.72%
Growth 2010 - 2019	(6.05%)	0.54%	3.30%
Owner Occupied	4,588	34,516	95,744
Renter Occupied	1,671	16,058	69,999
2019 Avg Household Income	\$142,425	\$136,548	\$106,213
2019 Med Household Income	\$110,010	\$107,253	\$79,273
2019 Households by Household Inc:			
<\$25,000	664	5,749	27,979
\$25,000 - \$50,000	809	5,556	27,141
\$50,000 - \$75,000	764	6,459	24,398
\$75,000 - \$100,000	611	5,915	19,620
\$100,000 - \$125,000	703	5,544	18,133
\$125,000 - \$150,000	450	3,906	10,930
\$150,000 - \$200,000	675	6,411	16,319
\$200,000+	1,583	11,035	21,223

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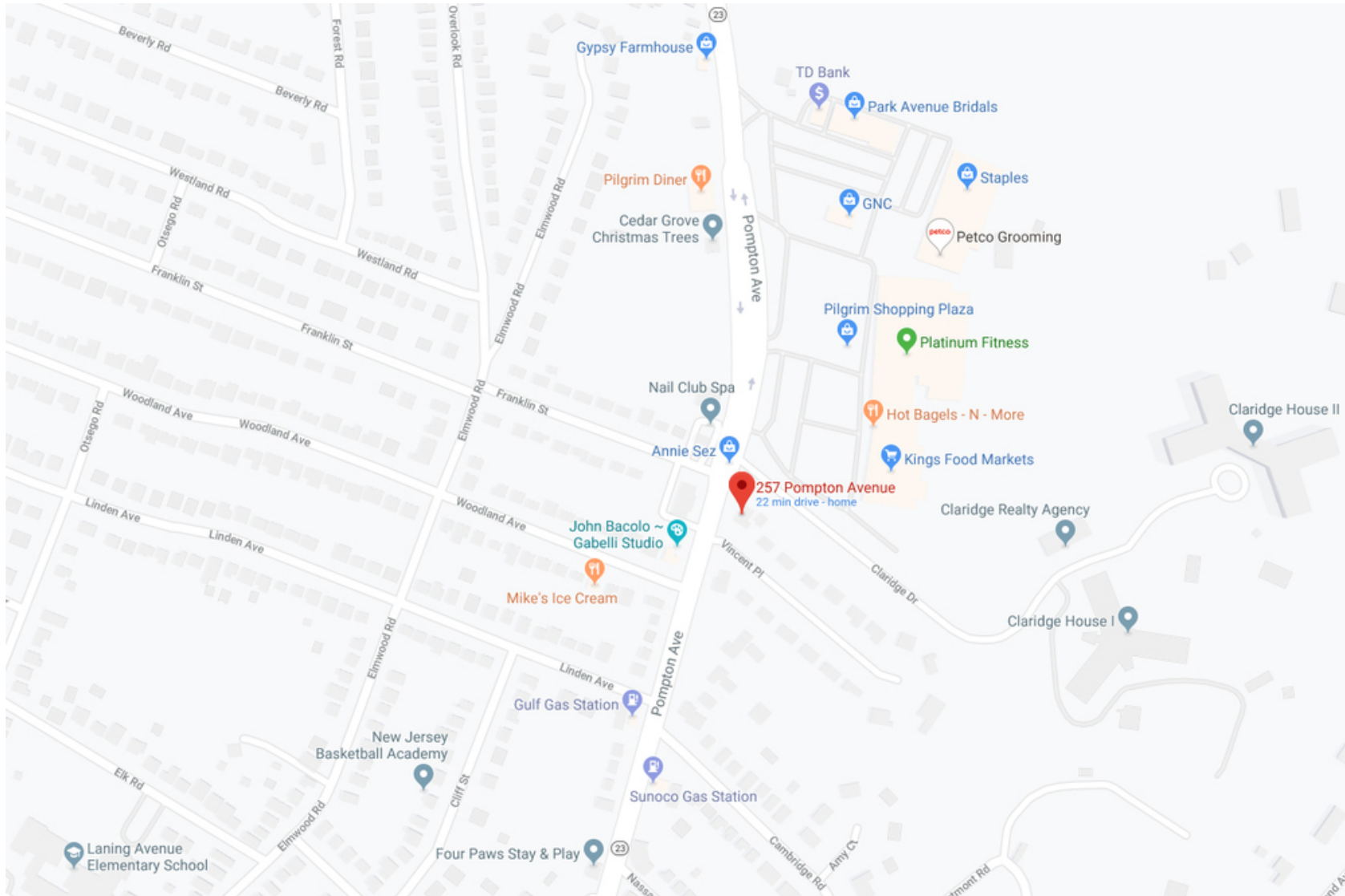
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PROFESSIONAL BACKGROUND

Frank, Sales Associate at The Blau & Berg Company, is responsible for representing all clients on either side of real estate transactions and his background in accounting and business management allows him to give his clients an edge. He began his career in the insurance world, working for Aetna as an employee benefits associate. While in that field, he was approached with an opportunity to become a partner of a specialty grocery chain. Following his passion for food and business, he was able to lead the company to growth in new markets and segments of the business. With experience as his strength, he rolled out independently to develop his own brand and store. After leading his team through location selection and construction, he realized his passion and excitement for real estate. Frank has maintained the store and has plans for future brand expansion. Frank's extensive business experience, coupled with his unique understanding of client needs and budgets, makes him well suited to find the ideal site selection of your next investment or lease.

EDUCATION

Poly Prep Country Day School, NY – High School Diploma

Villanova University, PA – Bachelor Degree, Accounting and Management Information Systems

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PROFESSIONAL BACKGROUND

Peter J. Murano, Jr. is a commercial real estate veteran with 50-plus years of experience brokering deals with honesty, integrity and expert knowledge. After obtaining his real estate license in 1966, Peter ventured into the transportation industry where he gained valuable business experience with Preston Trucking in 1968 and the Red Star Express in 1971. In 1976, he joined the Trans-Jersey Express as Vice-President of Sales and worked his way up to Executive Vice President, gaining partnership and becoming part owner of the company. Peter joined The Blau & Berg Company in 1998 and, within the first few months, completed a lease/sale transaction between Hartz Mountain Company and Dependable Auto Shippers, a major transporter of cars. Peter's endeavors in commercial real estate field have included over two million square feet per year for the past eight years of transactions across industrial, office and retail real estate in NJ and the surrounding area. His clients refer to him as a gentleman. Well respected in the industry and nominated as a "CoStar Group Power Broker", Peter's personal touch and expert knowledge in the markets he serves provide a unique service to his clients and partners.

EDUCATION

The Valley Forge Military Academy - Associates Degree in Business Administration

MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors) member

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