

OPPORTUNITY FOR SALE

709-715 Irvington Avenue

MAPLEWOOD, NJ

RETAIL

DRIVE-THRU AVAILABLE



PROPERTY INFO

Formerly occupied by Garden Savings Credit Union. This single tenant building is ideal for financial institutions, QSR and medical or professional offices.

FEATURES

- + **Block & Lot:** Block 42.03 / Lot 21
- + **Building Size:** 2,706 sq. ft., Single story
- + **Year Built:** 1959
- + **Land Area:** 0.35 Acres
- + **Parking:** 12 spaces
- + **Zoning:** NB – Neighborhood Business
- + **Existing Use:** Retail – Delivered vacant
- + **Taxes (2016):** \$35,364.95 (\$13.43 PSF)
- + **Asking Price:** Call for quote

NEIGHBORING TENANTS



2017 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population	56,599	329,475	738,704
Median Household Income	\$45,683	\$45,600	\$48,078
Average Age	36.10	35.70	36.20
Estimated Housing Units	22,036	131,807	285,202

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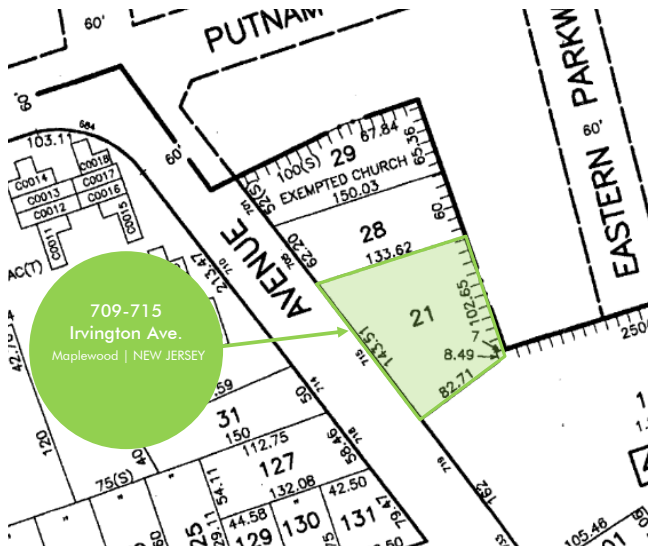
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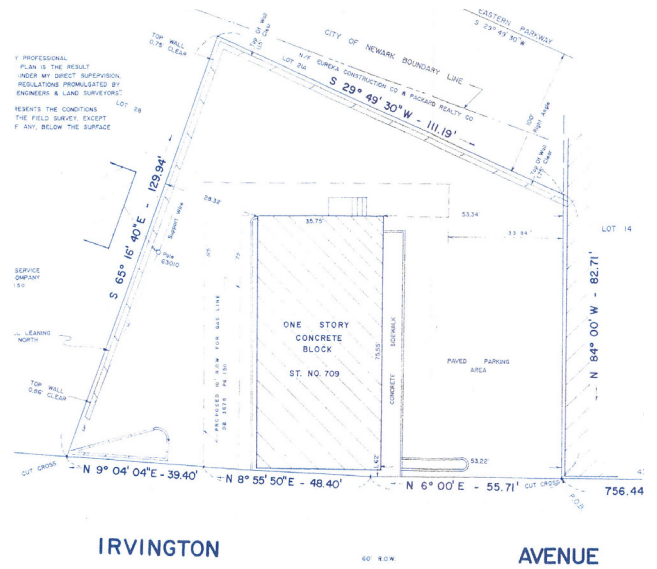
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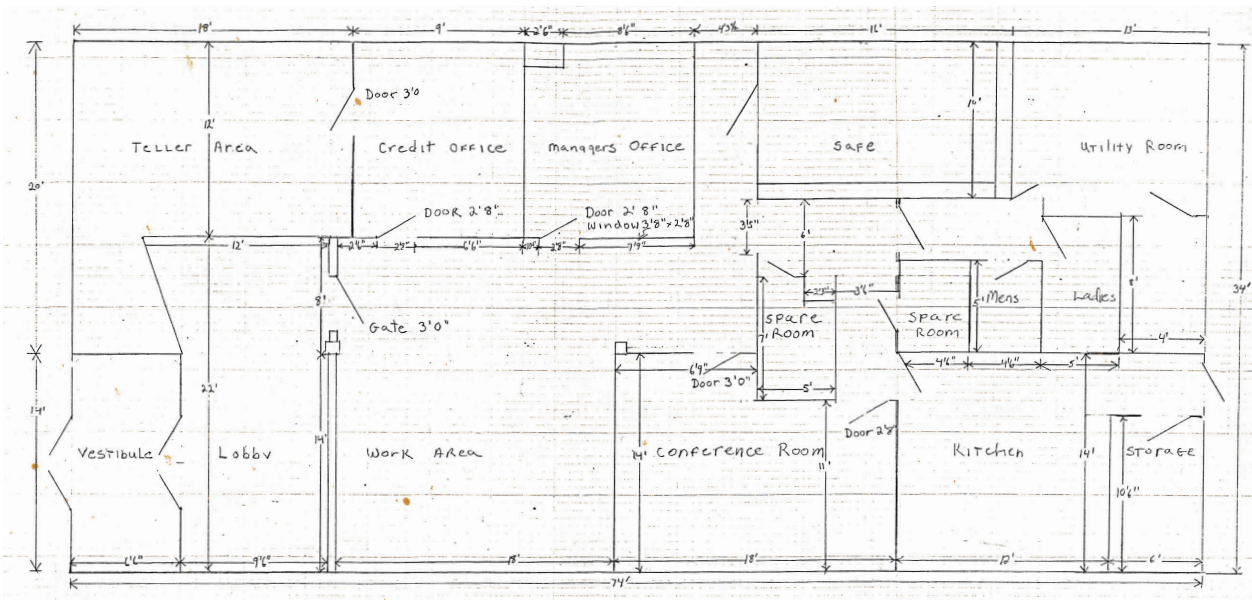
PROPERTY TAX PLAN



SITE SURVEY



BUILDING FLOOR PLAN



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RETAIL AERIAL



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