



OFFICE BUILDING

FOR SALE & LEASE

# ±5,200 SF RESIDENTIAL / RETAIL / OFFICE POTENTIAL

100 Hart Boulevard, Flemington, NJ 08822

*For More Information, Contact the Exclusive Broker*

**TAMARA BLAU**

*Director*

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973.379.6644 x148

**PETER J. MURANO, JR., SIOR**

*Senior Executive Director*

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973.379.6644 x114



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

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## LOCATION DESCRIPTION

54 Minutes to Newark Int'l Airport & Port Areas  
 Approx. 14 Miles to NJ Turnpike  
 Approx. 10 Miles to I-78

## OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$7.95 SF/yr (NNN)
Number of Units:	5
Available SF:	5,200 SF
Lot Size:	1.043 Acres
Building Size:	5,200 SF

## PROPERTY HIGHLIGHTS

- Total Building: ±5,200 SF (Divisible by 1,200 SF)
- Total Acreage: 1.043 AC
- Dimensions: 142' x 39'
- Available Units: ±5
- Heat: Gas Suspended
- Sprinkler System: Wet System
- Ceiling Height: ±9'
- Zoning: Mercantile (R-5)
- Taxes: \$9,287.95 (2018)

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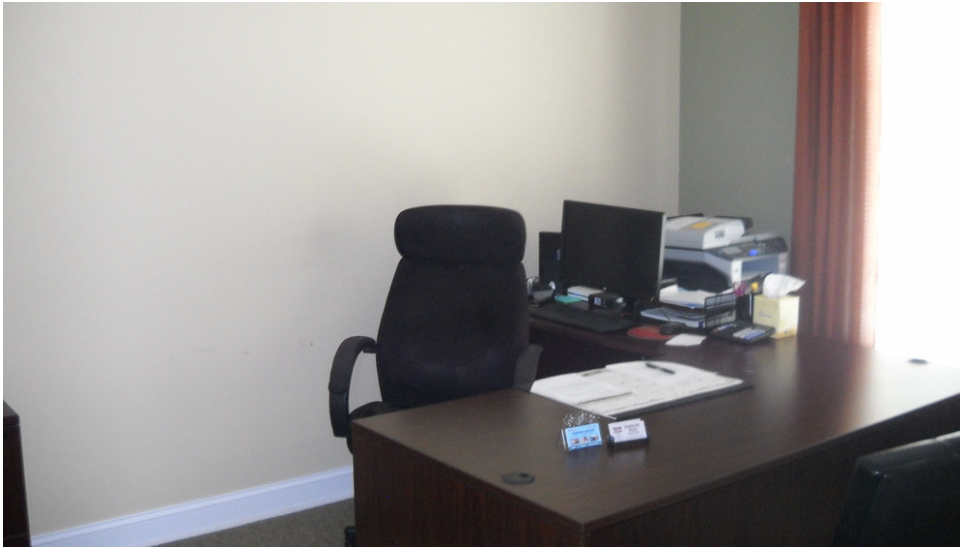
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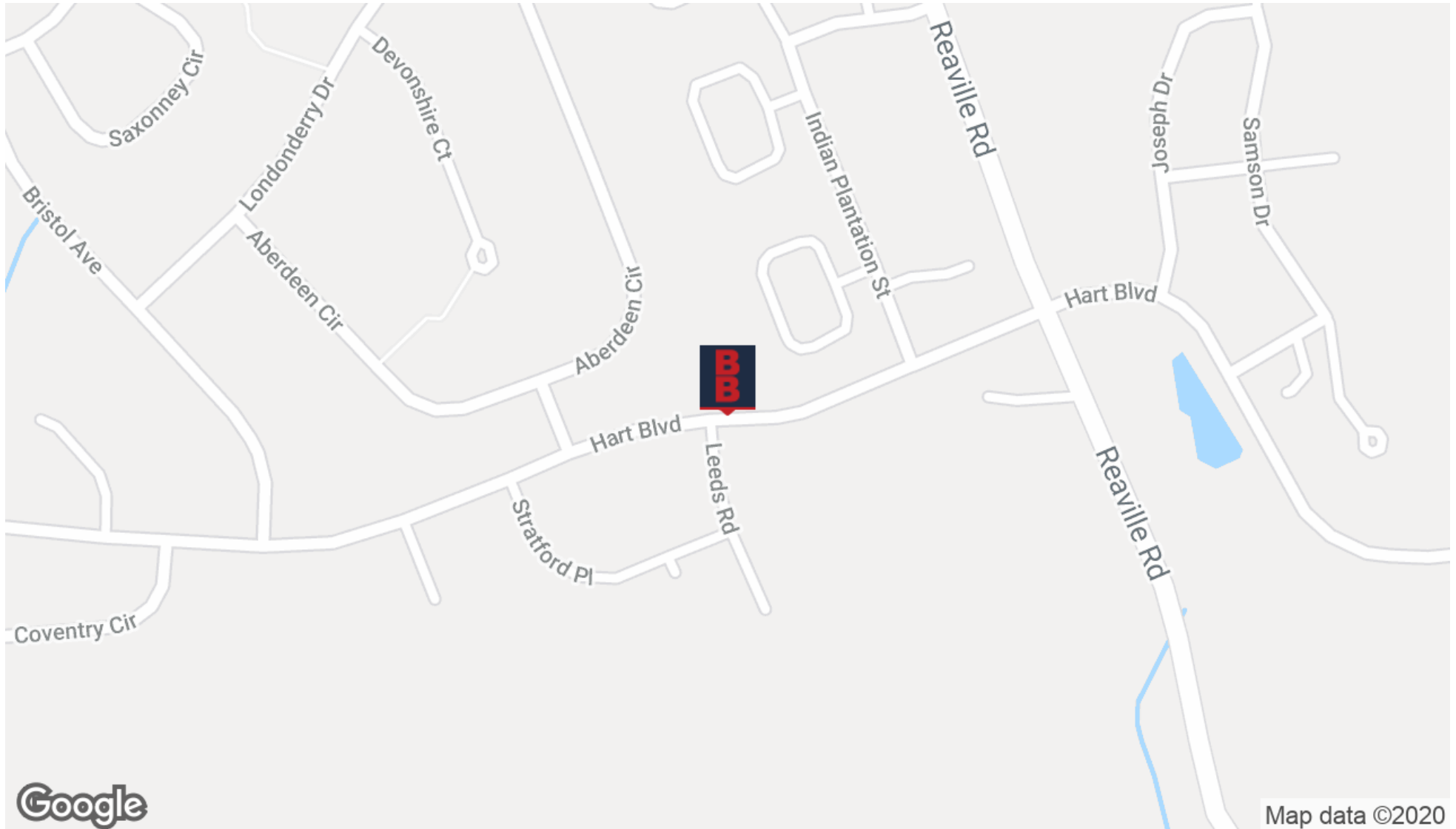
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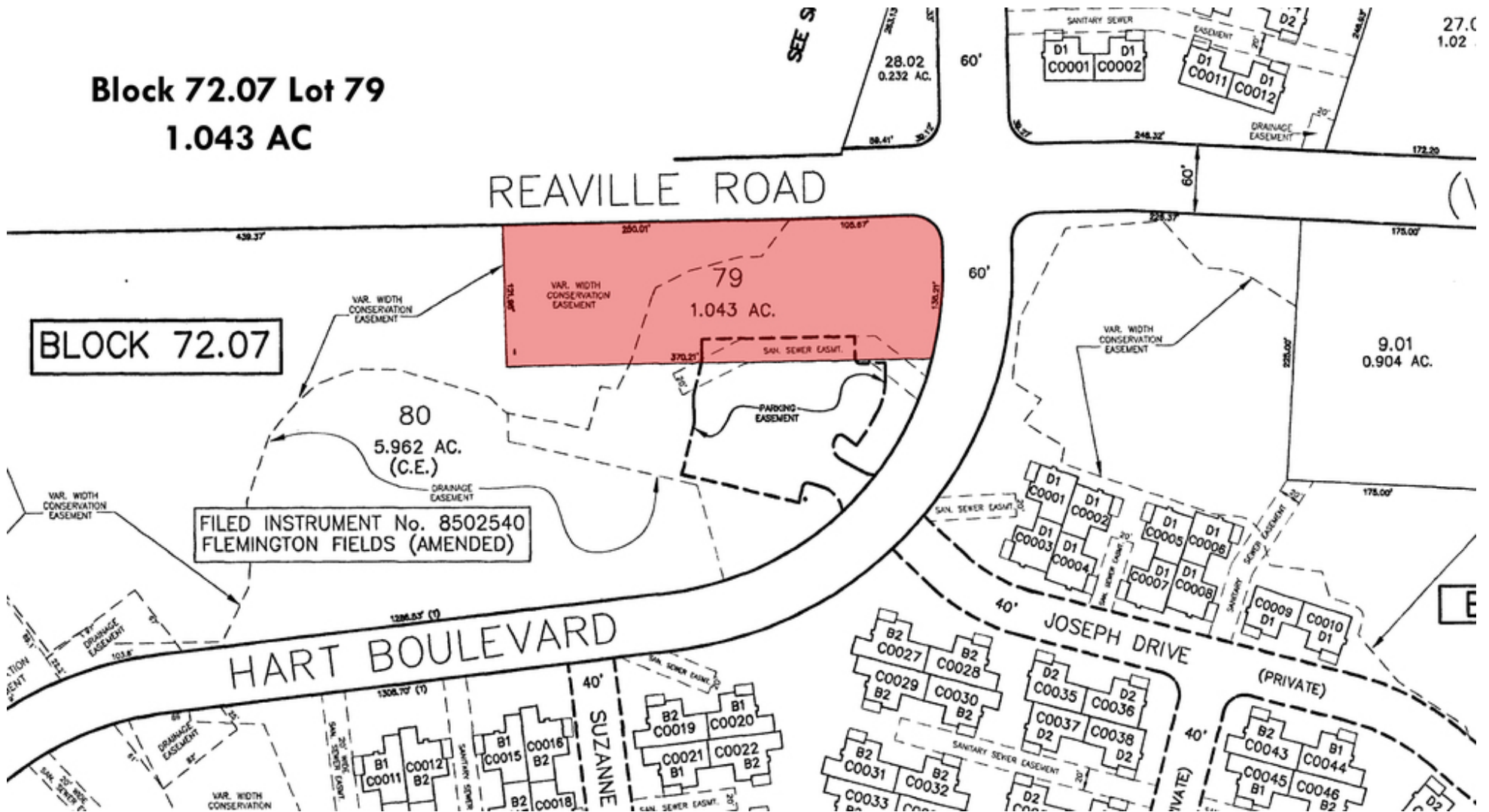
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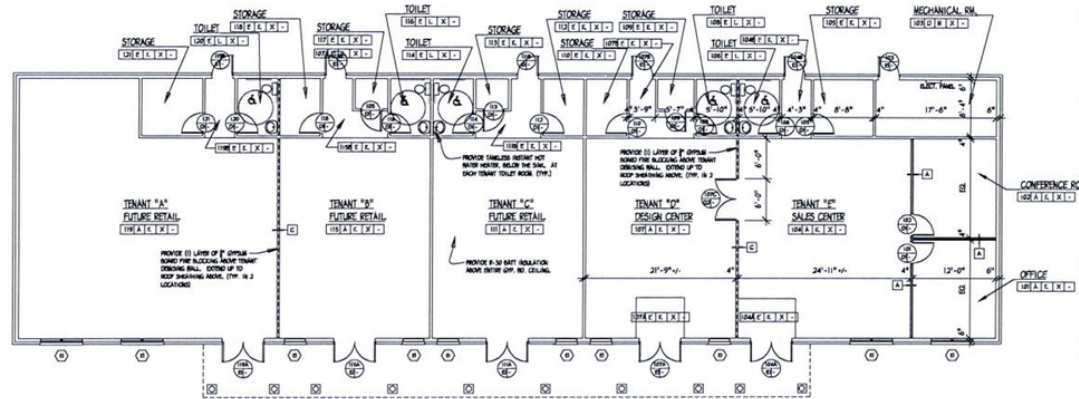
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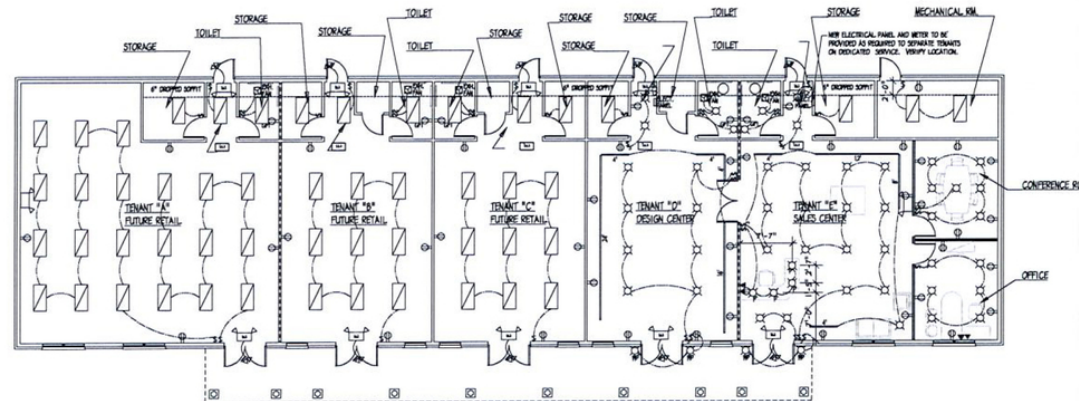
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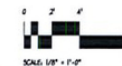
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CONSTRUCTION PLAN  
SCALE: 1/8" = 1'-0"



REFL. CLG. / ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"



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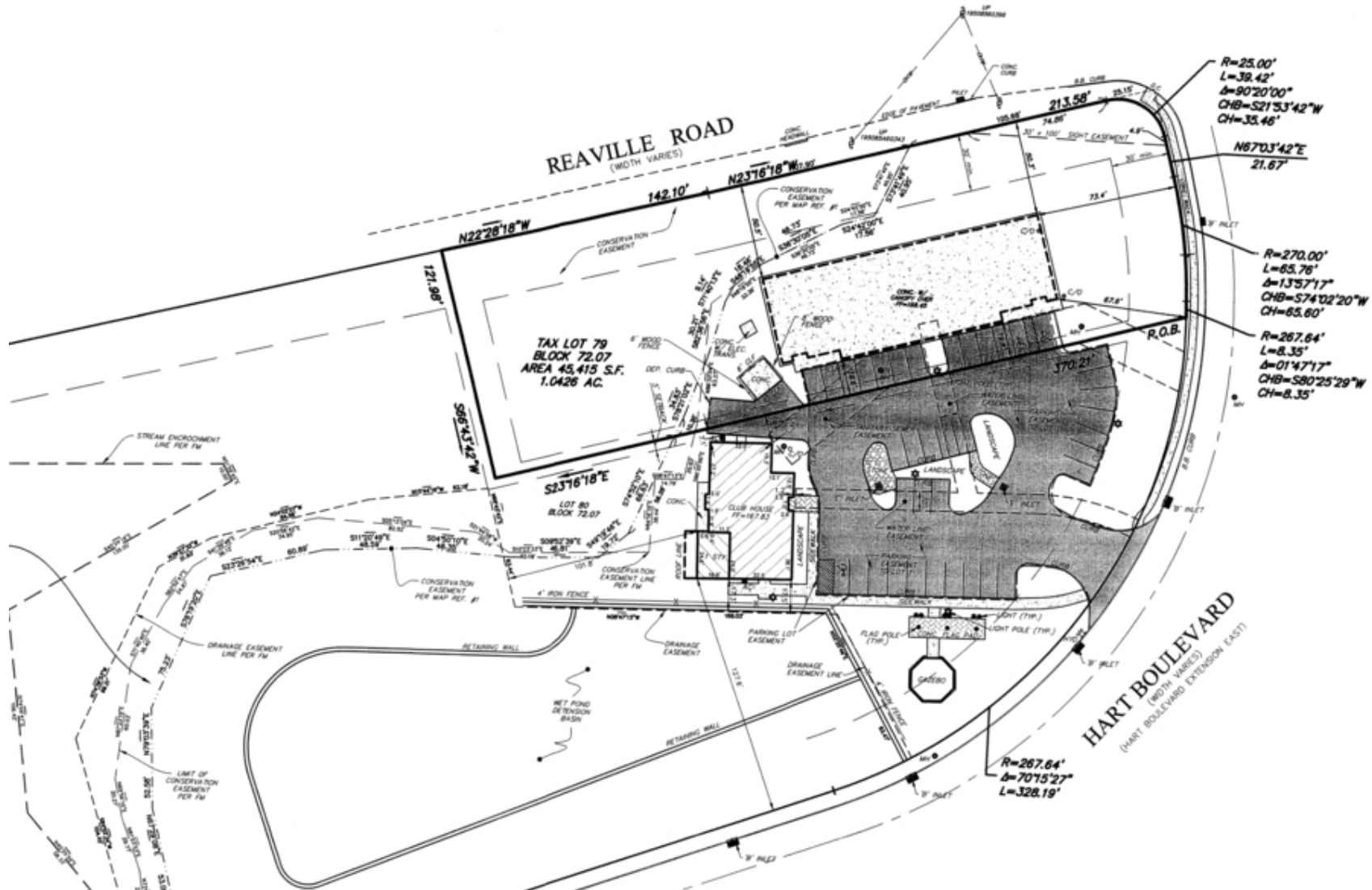
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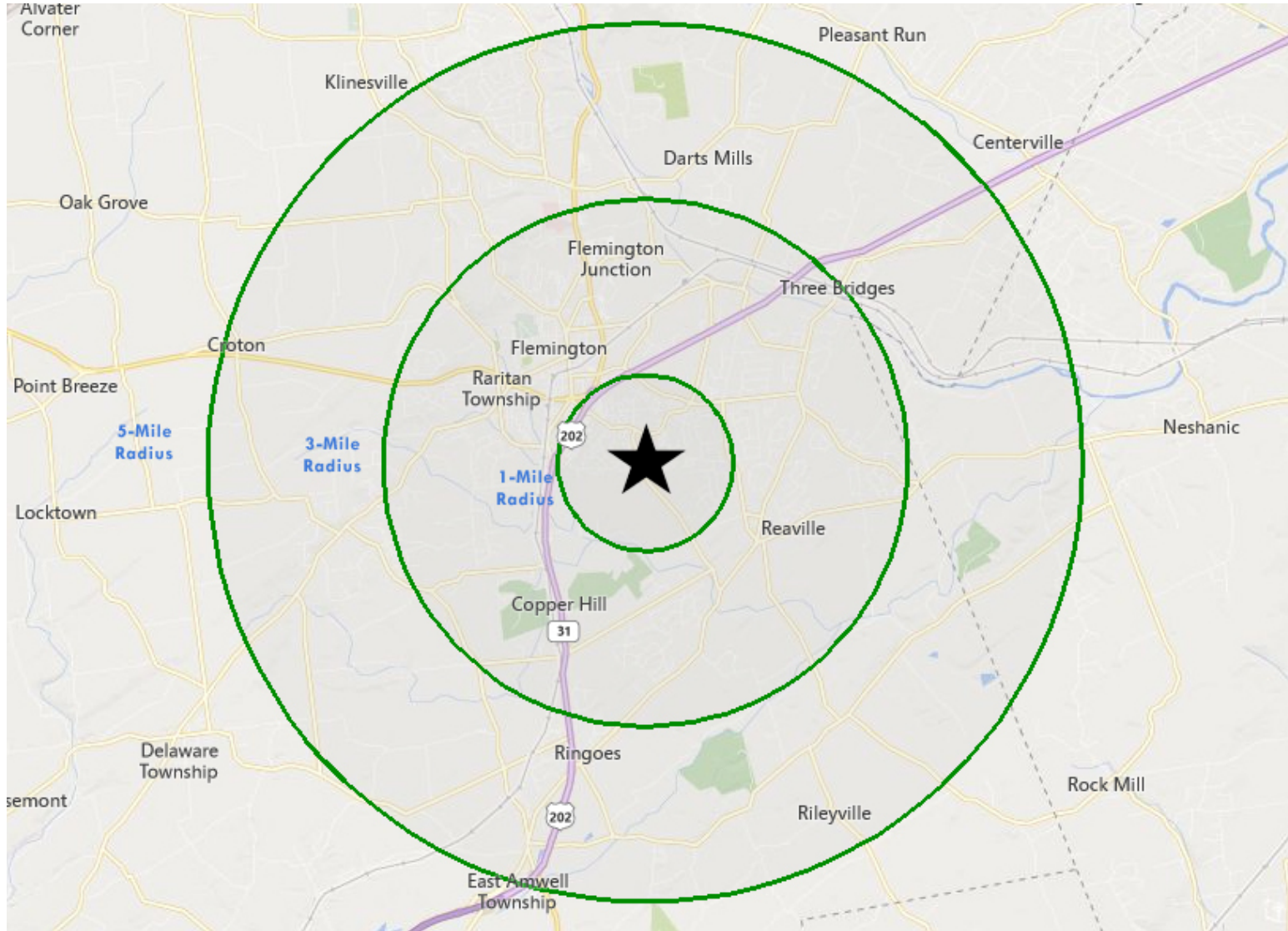
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	5,284	21,689	32,984
2019 Estimate	5,403	21,850	33,209
2010 Census	5,998	22,613	34,294
Growth 2019-2024	(2.20%)	(0.74%)	(0.68%)
Growth 2010-2019	(9.92%)	(3.37%)	(3.16%)
2019 Population Hispanic Origin	356	2,471	3,045
<b>2019 Population by Race:</b>			
White	4,729	19,128	29,712
Black	122	588	735
Am. Indian & Alaskan	6	50	67
Asian	438	1,624	2,072
Hawaiian & Pacific Island	29	96	101
Other	79	364	523
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Households:</b>			
2024 Projection	2,162	8,135	12,329
2019 Estimate	2,219	8,207	12,427
2010 Census	2,480	8,473	12,788
Growth 2019 - 2024	(2.57%)	(0.88%)	(0.79%)
Growth 2010 - 2019	(10.52%)	(3.14%)	(2.82%)
Owner Occupied	1,893	6,304	10,080
Renter Occupied	326	1,903	2,347
<b>2019 Avg Household Income</b>	<b>\$122,901</b>	<b>\$127,475</b>	<b>\$136,103</b>
<b>2019 Med Household Income</b>	<b>\$107,491</b>	<b>\$107,387</b>	<b>\$112,634</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	291	1,070	1,259
\$25,000 - \$50,000	304	873	1,266
\$50,000 - \$75,000	272	1,063	1,540
\$75,000 - \$100,000	159	731	1,254
\$100,000 - \$125,000	277	1,242	1,770
\$125,000 - \$150,000	242	708	1,074
\$150,000 - \$200,000	342	1,108	1,834
\$200,000+	331	1,413	2,430

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## PROFESSIONAL BACKGROUND

Tamara, Director with The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants. She brings a wealth of experience within the food and beverage industry positioning her to assist her clients identify ideal market opportunities in that sector. Her outgoing and positive outlook on life, coupled with her knack for networking, has helped her develop long lasting client relationships. She is trained in negotiations and site selection for private and institutional companies with a concentration on agency and tenant representation.

Tamara has assisted with property management of family-owned multifamily apartment buildings and was also a licensed residential real estate salesperson for Bellmarc Realty in New York City. She has over seventeen years of in-depth experience in the food and beverage industry, having worked for Barry Callebaut who is among the world's largest coca manufacturers of high-quality chocolate and cocoa products. She has also worked as a consultant and sales manager in the food and beverage industry for: FMC Corporation (one of the world's leading specialty chemical companies serving agricultural, industrial and consumer markets globally) Borthwick's Flavors Van Leer Chocolate Corporation

## EDUCATION

Livingston High School

Bachelor's degree (B.S.) from the Agricultural and Health Science department at the University of Wisconsin-Madison

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