



MIXED-USE PROPERTY

FOR LEASE

±1,530 SF TOTAL MIXED-USE FOR LEASE

10 Summit Avenue, Berkeley Heights, NJ 07922

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUSOLO

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139



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

www.blauberg.com

±1,530 SF TOTAL MIXED-USE FOR LEASE

10 Summit Avenue, Berkeley Heights, NJ 07922



LOCATION DESCRIPTION

Approx. 2.24 Miles to I-78
 Approx. 6.5 Miles to I-287
 Approx. 12 Miles to I-95
 Approx. 13.7 Miles to Newark Liberty International Airport
 Approx. 14.2 Miles to Newark

OFFERING SUMMARY

Unit 1:	±1,200 SF at \$3,300 Per Month Gross Lease
Unit 2:	±280 SF at \$1,000 Per Month Gross Lease
Unit 3:	±50 SF at \$600 Per Month Gross Lease

PROPERTY HIGHLIGHTS

- ±1,530 SF Total Mixed-Use For Lease
- ±50 SF, ±280 SF and ±1,200 SF Available Units
- Berkeley Heights Business Campus
- 2-Star Industrial Warehouse (Class B)
- ±31,000 SF Total Building Size (1 Story)
- 1 Drive-In, 12' Ceiling Heights, Dry Sprinkler
- 120 Free Surface Parking Spaces
- ±1.75-Acre Lot
- Walking Distance to Train and Center of Town

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUSOLO

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

MIXED-USE PROPERTY

FOR LEASE

±1,530 SF TOTAL MIXED-USE FOR LEASE

10 Summit Avenue, Berkeley Heights, NJ 07922



For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUSOLO

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

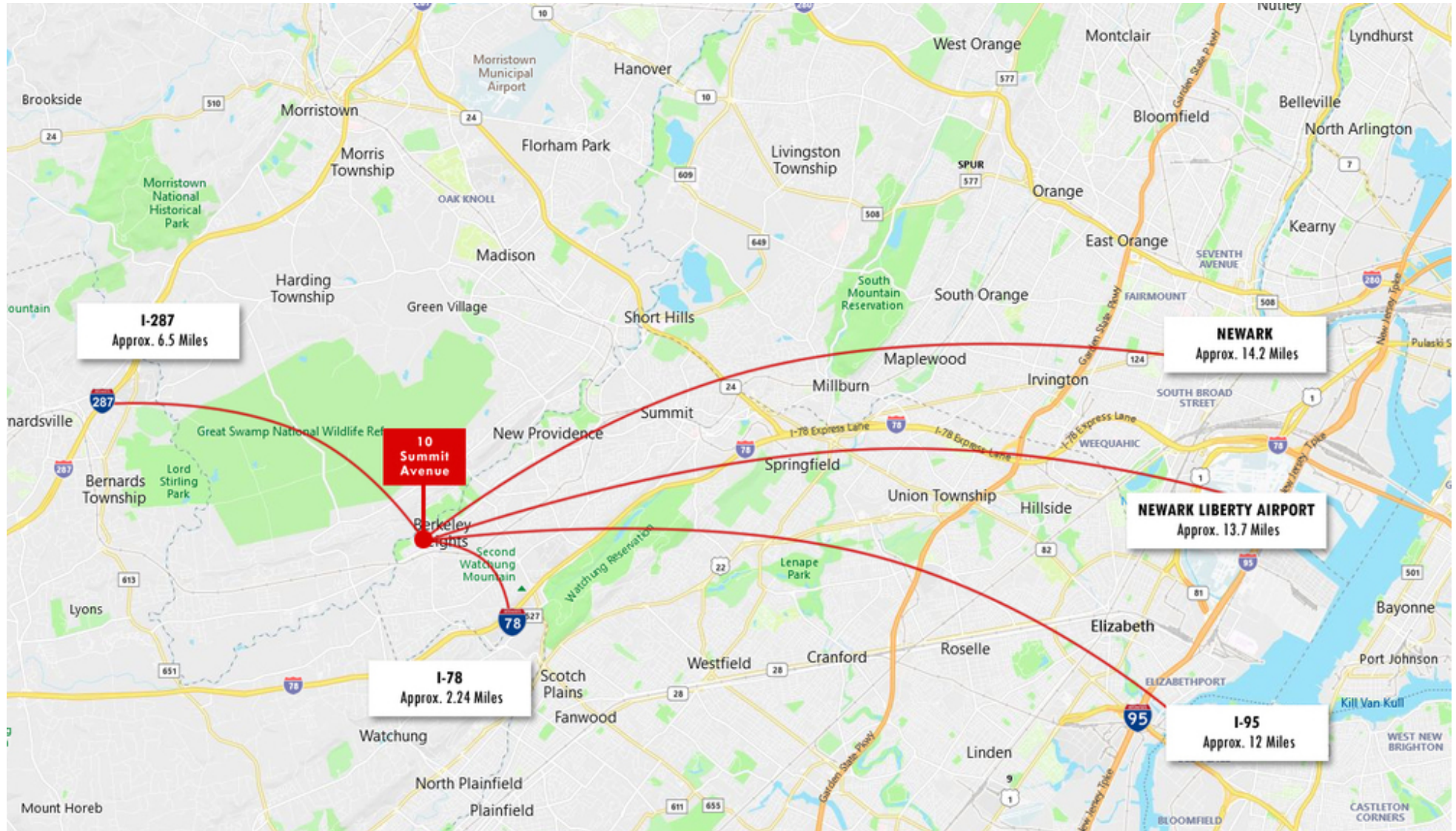
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±1,530 SF TOTAL MIXED-USE FOR LEASE

10 Summit Avenue, Berkeley Heights, NJ 07922



For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUOLO

Sales Associate

cchiuolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±1,530 SF TOTAL MIXED-USE FOR LEASE

10 Summit Avenue, Berkeley Heights, NJ 07922

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	5,301	39,202	154,217
2019 Estimate	5,144	38,487	151,686
2010 Census	4,659	36,839	146,574
Growth 2019-2024	3.05%	1.86%	1.67%
Growth 2010-2019	10.41%	4.47%	3.49%
2019 Population Hispanic Origin	444	3,117	28,497
2019 Population by Race:			
White	4,297	32,348	116,948
Black	88	693	18,581
Am. Indian & Alaskan	5	55	719
Asian	667	4,686	12,295
Hawaiian & Pacific Island	0	30	104
Other	88	676	3,039
U.S. Armed Forces:			
	1	5	7
Households:			
2024 Projection	1,911	13,725	53,342
2019 Estimate	1,852	13,475	52,505
2010 Census	1,662	12,900	50,938
Growth 2019 - 2024	3.19%	1.86%	1.59%
Growth 2010 - 2019	11.43%	4.46%	3.08%
Owner Occupied	1,454	11,242	39,060
Renter Occupied	398	2,233	13,445
2019 Avg Household Income	\$151,168	\$174,871	\$152,243
2019 Med Household Income	\$114,236	\$145,716	\$119,012
2019 Households by Household Inc:			
<\$25,000	101	786	4,507
\$25,000 - \$50,000	355	1,207	6,369
\$50,000 - \$75,000	211	1,177	6,296
\$75,000 - \$100,000	219	1,287	5,331
\$100,000 - \$125,000	72	1,270	4,931
\$125,000 - \$150,000	202	1,220	4,178
\$150,000 - \$200,000	141	1,637	5,713
\$200,000+	553	4,892	15,181

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUSOLO

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±1,530 SF TOTAL MIXED-USE FOR LEASE

10 Summit Avenue, Berkeley Heights, NJ 07922



CHRISTOPHER CHIUOLO

Sales Associate

cchiusolo@blauberg.com

Direct: 973.379.6644 x139 | Cell: 973.970.0703

PROFESSIONAL BACKGROUND

Christopher J. Chiusolo, sales associate for The Blau & Berg Company, is responsible for representing clients on all sides of real estate transactions and his integrity, enthusiasm and communication skills are great assets to his clients.

By age 23, Christopher was the general manager of a startup company, which grossed 10 million dollars in sales in the first 6 months before founding his own company. While pursuing his Bachelor of Science degree in Marketing, Christopher utilized his marketing and management skills, allowing him to achieve success in managing vast amounts of housing complexes and commercial properties in New Jersey. He is a licensed real estate broker in New Jersey.

EDUCATION

Ramapo College, NJ – Bachelor of Science, Marketing

MEMBERSHIPS

Elks Club Member

For More Information, Contact the Exclusive Brokers

CHRISTOPHER CHIUOLO

Sales Associate

cchiusolo@blauberg.com

973.379.6644 x139

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.