

BERKELEY HEIGHTS, NJ - HOTEL PAD

400-404 SPRINGFIELD AVE, BERKELEY HEIGHTS, NJ 07922



OFFERING SUMMARY

Available SF: 2 Acres
Lease Rate: Call for Details

PROPERTY OVERVIEW

Available Immediately: 2 Acre fully approved 109 room hotel site in Berkeley Heights NJ.

NEIGHBORING TENANTS



PROPERTY HIGHLIGHTS

- 2 Acre Fully Approved 109 Room Hotel Site
- Fully Leased Shopping Center
- Anchored by Stop & Shop
- Prime Retail Site with Affluent Demographics
- Abundant Parking
- Signalized Intersection
- Excellent Exposure with Great Signage
- Great for Food, Medical or Daycare
- Strong Daytime Population

FOR MORE INFORMATION CONTACT:

CHRISTOPHER CONWAY

201.703.9700 x143
cconway@thegoldsteingroup.com

RICHARD CURRAN

201.703.9700 x114
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CHUCK LANYARD

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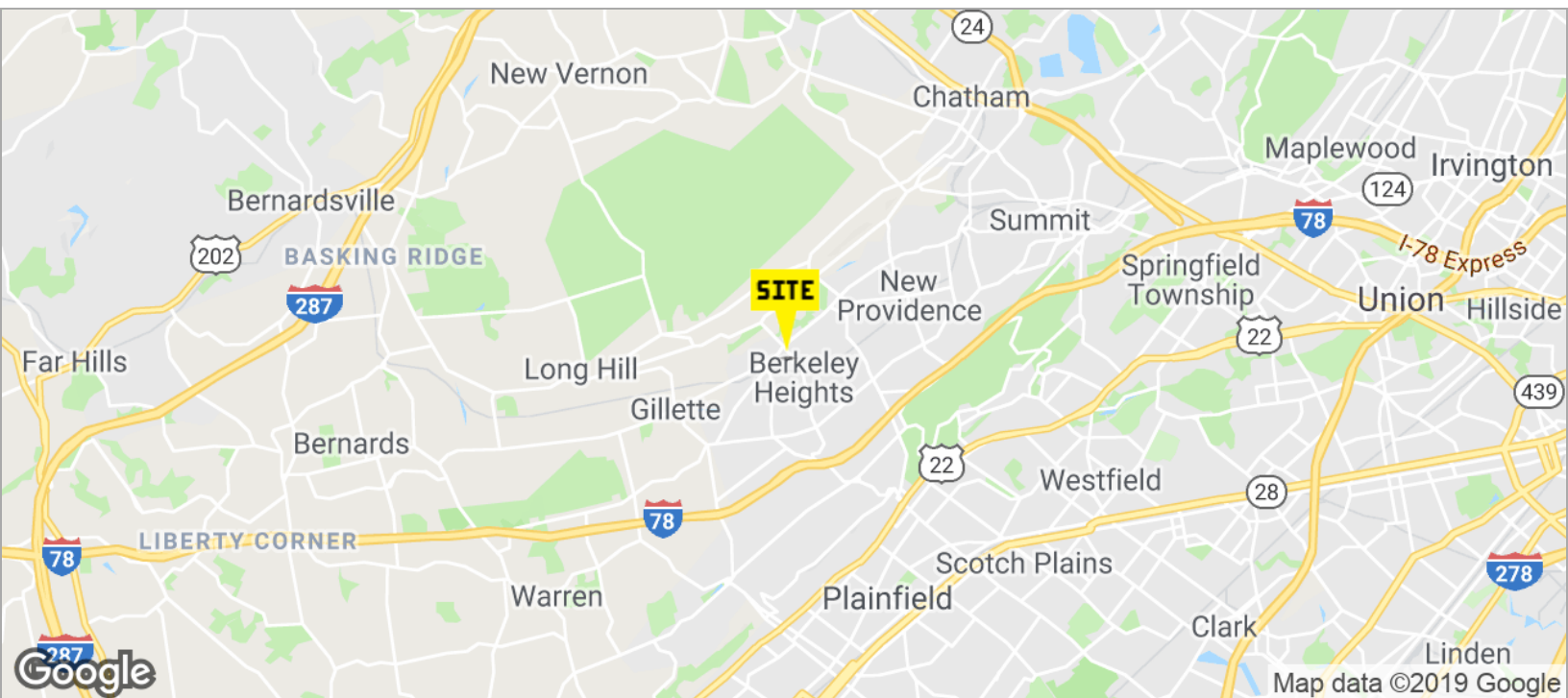
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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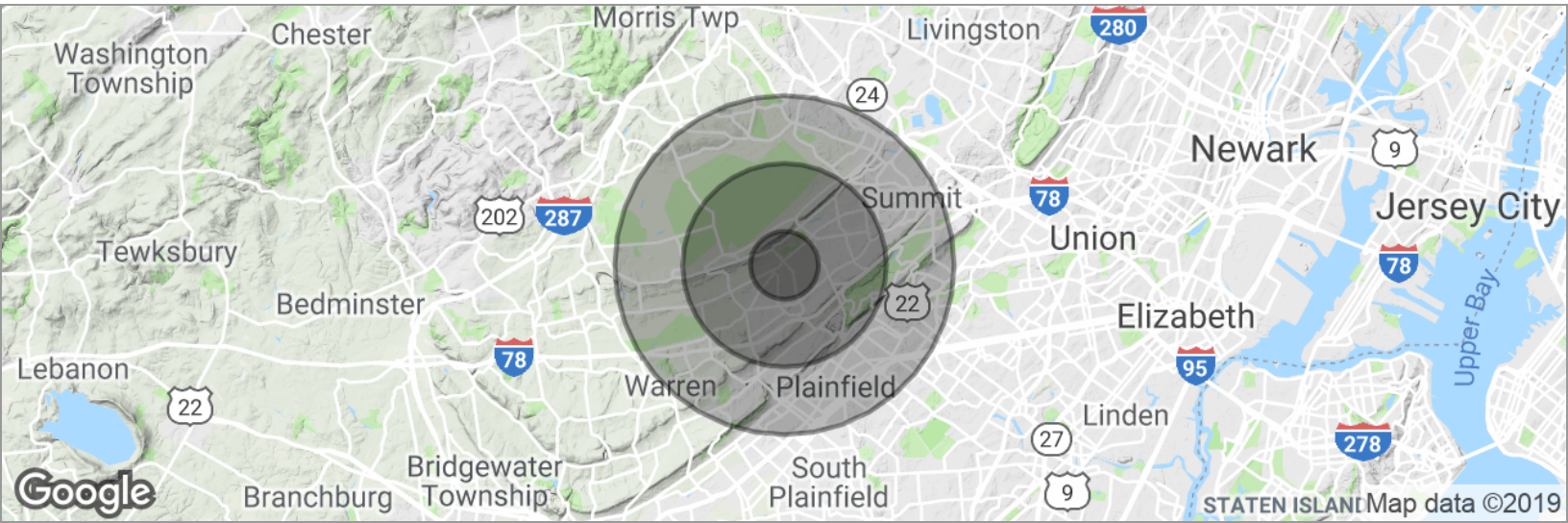
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,180	40,175	164,676
Median age	43.3	42.4	39.1
Median age (Male)	44.6	42.3	38.4
Median age (Female)	42.6	42.6	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,101	13,902	56,858
# of persons per HH	2.9	2.9	2.9
Average HH income	\$164,441	\$162,845	\$139,586
Average house value	\$641,393	\$646,277	\$592,729

* Demographic data derived from 2010 US Census

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