



MIXED-USE OPPORTUNITY PROPERTY

FOR SALE

948-950 SOUTH ORANGE AVENUE

948-950 South Orange Avenue, East Orange, NJ 07018

For More Information, Contact

BRAD JACOBS

Director

bjacobs@blauberg.com
732.997.9511

TAMARA BLAU

Director

tblau@blauberg.com
917.488.6846



THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

5-Unit Mixed-Use Opportunity

LOCATION DESCRIPTION

Close Proximity to Garden State Parkway, I-280 and Seton Hall University
Located at Traffic Signal and Transportation

OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	0.07 Acres
Building Size:	4,700 SF

PROPERTY HIGHLIGHTS

- ±4,700 SF Building Size
- ±0.07 AC (±3,001 SF) Land Size
- Block 4065, Lots 4 and 5
- 3 Stories
- 3 Retail Units and 2 Residential Units
- Commercial Building Land Use
- Fully Rented
- Taxes at \$16,297.21 (2019)

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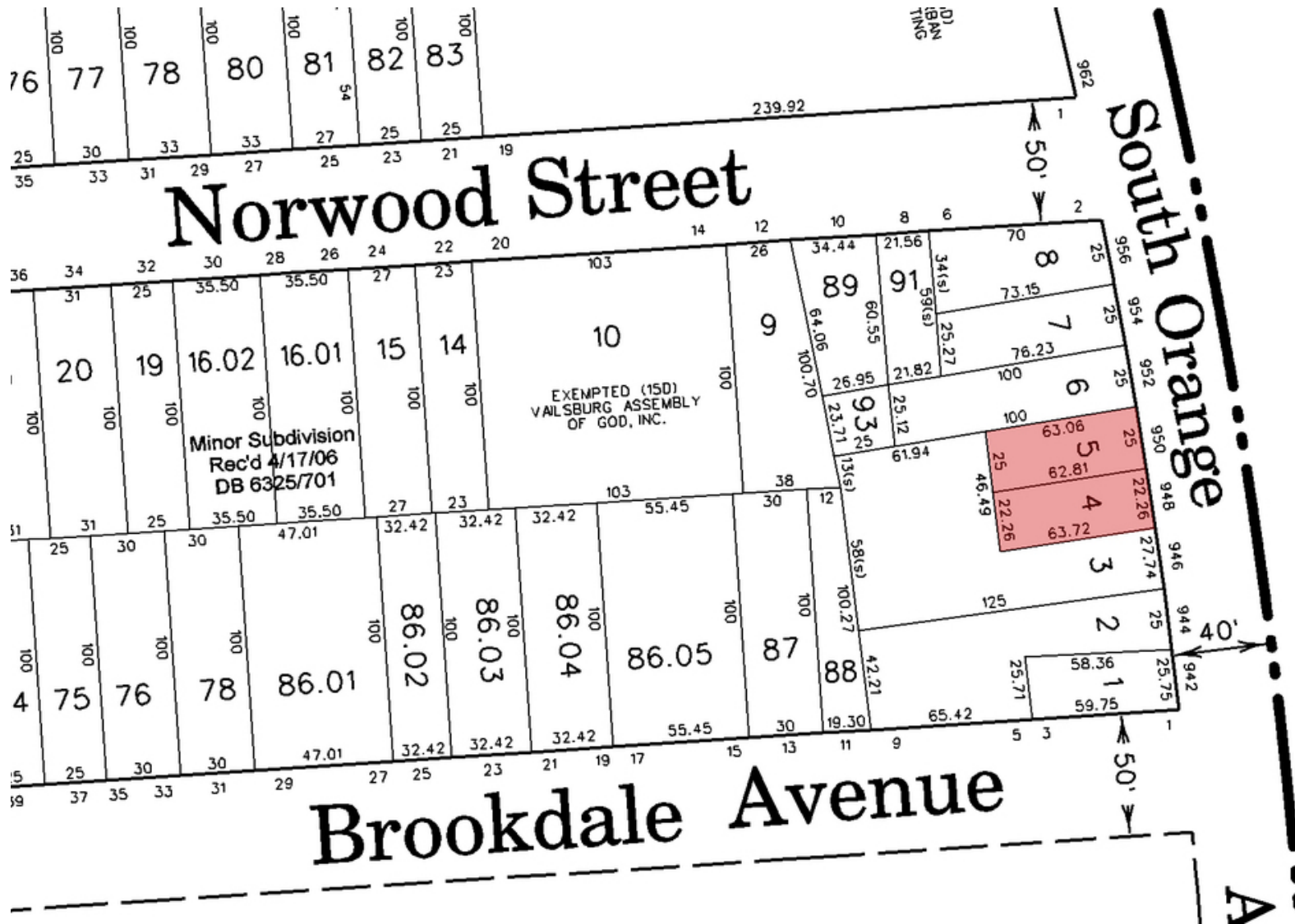
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948-950 South Orange Avenue, East Orange, NJ 07018 - Block 4065, Lots 4 and 5



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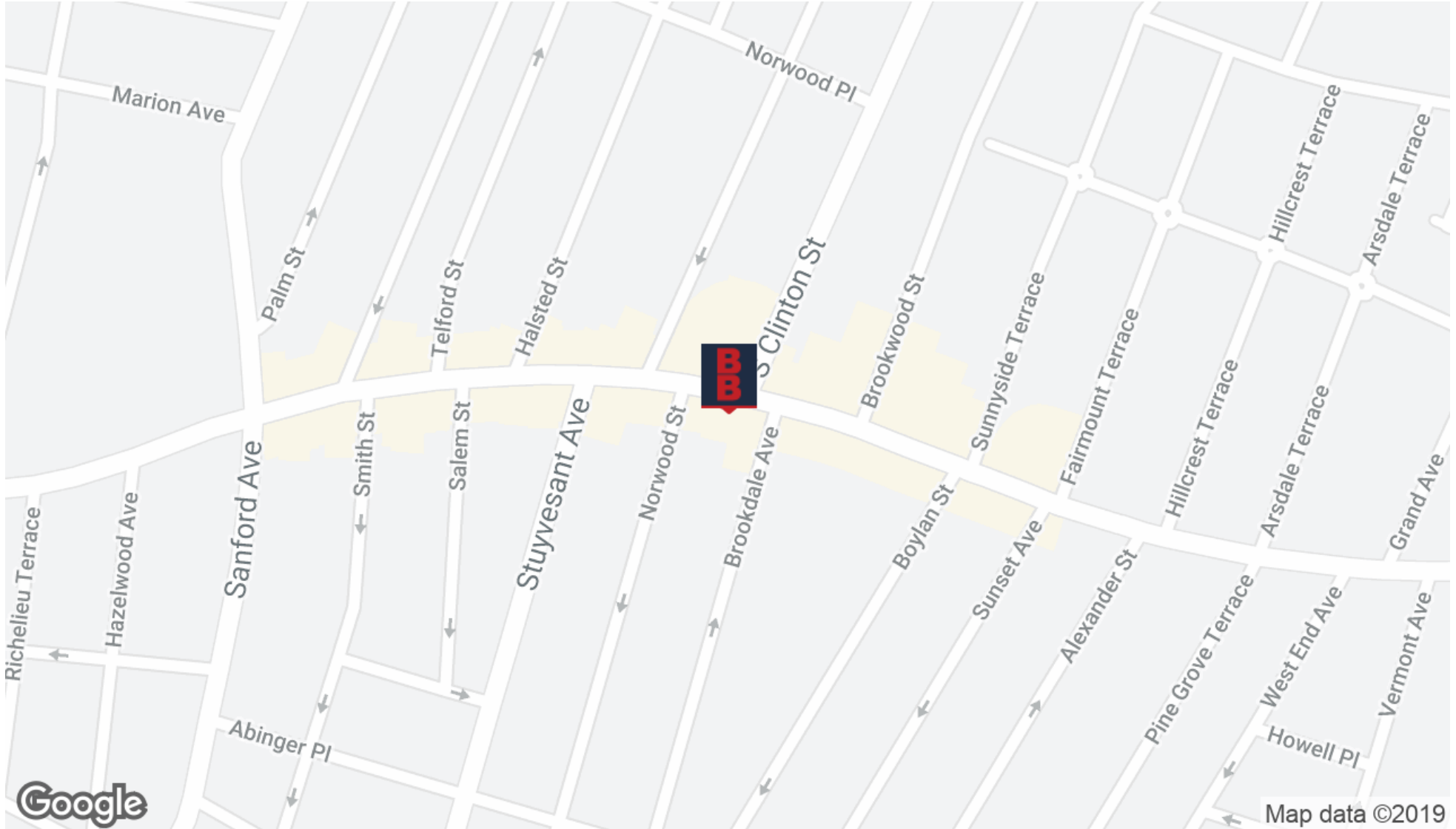
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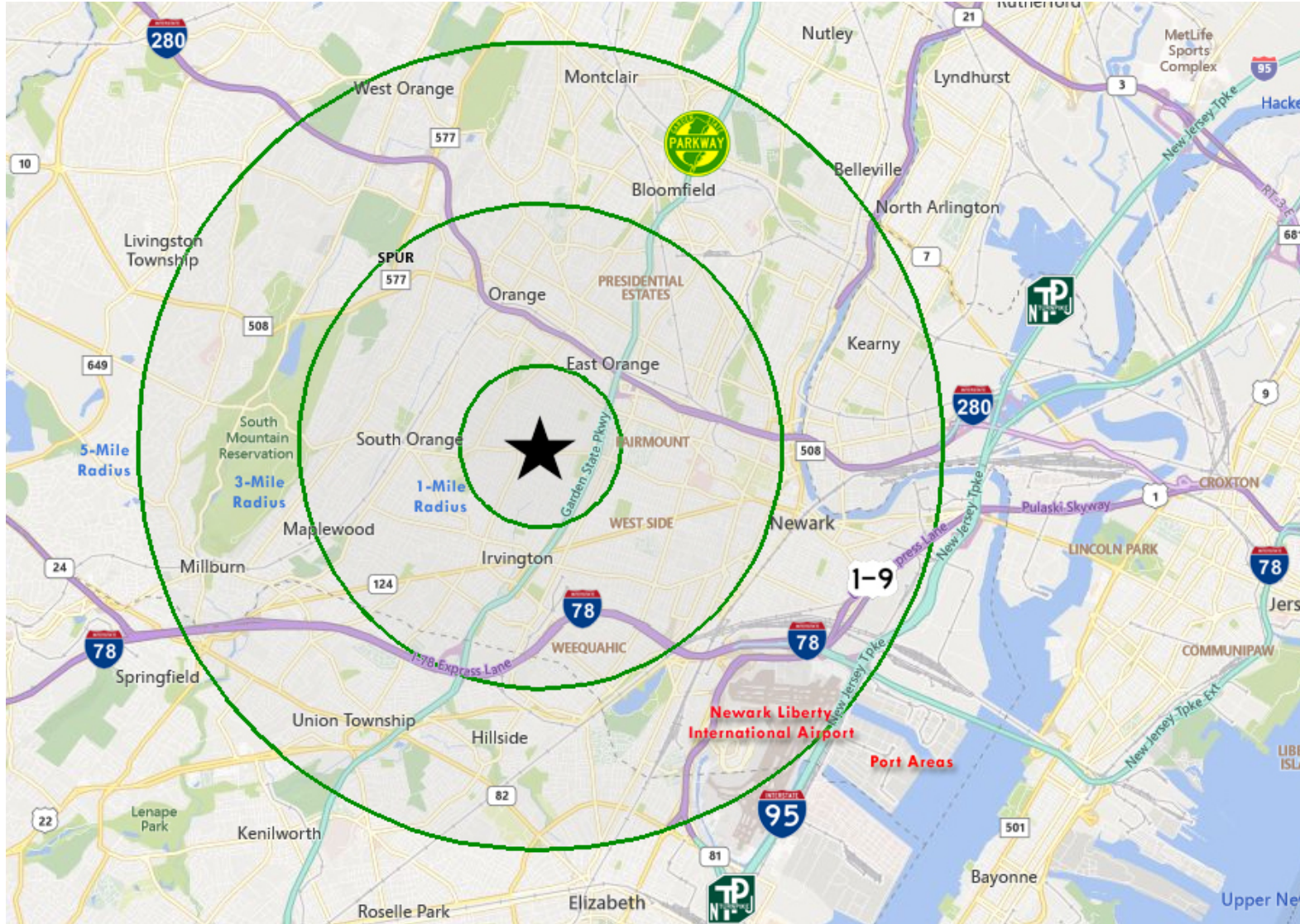
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948-950 SOUTH ORANGE AVENUE

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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	47,972	397,755	786,887
2019 Estimate	48,390	391,538	770,371
2010 Census	54,123	386,756	740,451
Growth 2019-2024	(0.86%)	1.59%	2.14%
Growth 2010-2019	(10.59%)	1.24%	4.04%
2019 Population Hispanic Origin	3,516	79,644	219,793
2019 Population by Race:			
White	3,107	90,418	338,062
Black	43,818	279,414	367,634
Am. Indian & Alaskan	231	3,252	6,572
Asian	416	9,656	38,035
Hawaiian & Pacific Island	22	564	1,099
Other	795	8,234	18,969
U.S. Armed Forces:	11	16	170
Households:			
2024 Projection	17,103	142,894	281,846
2019 Estimate	17,305	140,601	275,847
2010 Census	19,636	138,535	264,608
Growth 2019 - 2024	(1.17%)	1.63%	2.17%
Growth 2010 - 2019	(11.87%)	1.49%	4.25%
Owner Occupied	6,325	42,254	102,661
Renter Occupied	10,980	98,347	173,186
2019 Avg Household Income	\$57,288	\$61,290	\$74,628
2019 Med Household Income	\$39,744	\$39,131	\$50,292
2019 Households by Household Inc:			
<\$25,000	6,109	48,751	77,503
\$25,000 - \$50,000	4,076	33,900	59,821
\$50,000 - \$75,000	2,449	21,186	43,470
\$75,000 - \$100,000	1,821	12,247	28,905
\$100,000 - \$125,000	1,131	8,046	20,952
\$125,000 - \$150,000	589	4,935	12,364
\$150,000 - \$200,000	753	5,607	15,126
\$200,000+	377	5,927	17,706

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