



MIXED-USE BUILDING

FOR SALE

±2,400 SF FREESTANDING, MIXED-USE

384 Washington Road, Sayreville, NJ 08872

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

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LOCATION DESCRIPTION

±3.05 Miles to Garden State Parkway
 ±6.1 Miles to NJ Turnpike
 ±16.6 Miles to Staten Island
 ±21.3 Miles to Newark Liberty International Airport
 ±31.4 Miles to Holland Tunnel
 ±35.8 Miles to Lincoln Tunnel

OFFERING SUMMARY

Sale Price:	\$439,000
Building Size:	2,400 SF

PROPERTY HIGHLIGHTS

- ±2,400 SF, Two-Story, Freestanding, Mixed-Used Building with Basement
- Constructed in 1950
- 3 Units: Ground Level Retail, One Two-Bedroom Unit, One One-Bedroom Unit
- ±0.40-Acre Rectangular Lot
- 125.3 Feet Frontage along Washington Road
- Open Parking for Approx. 14 Vehicles
- Zoned B-1 - Neighborhood Business
- Taxes: \$9,890 (2019)

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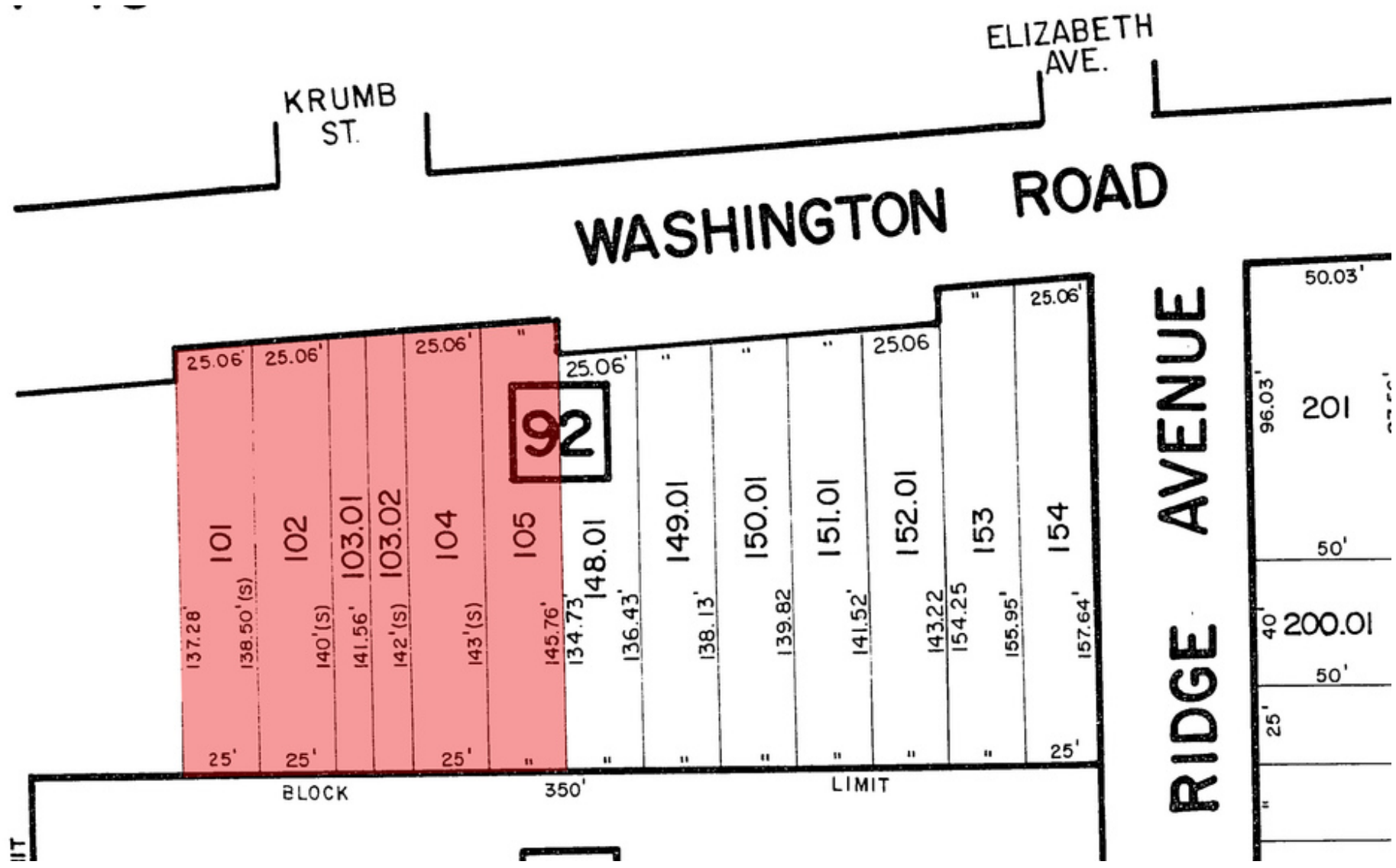
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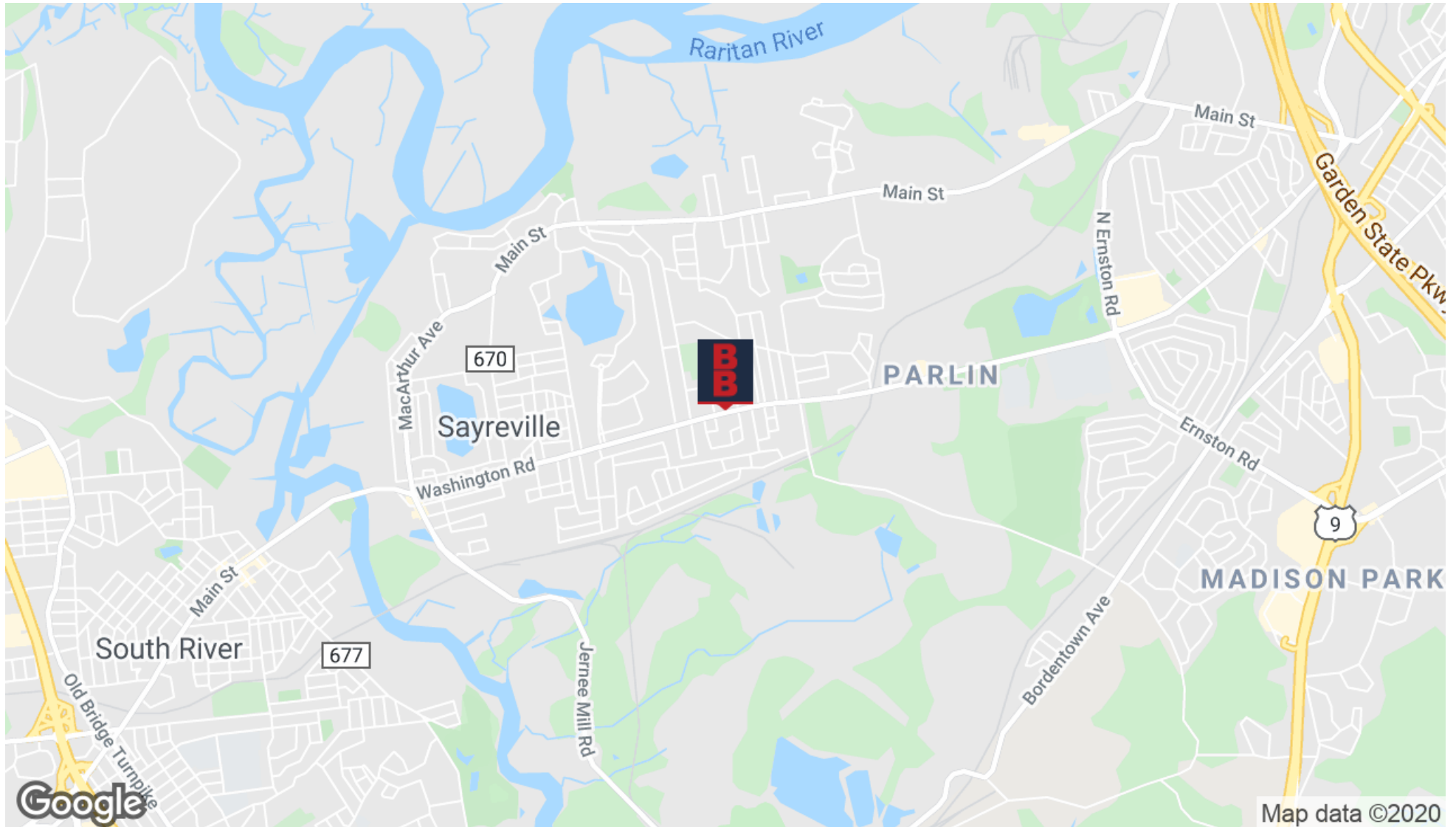
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Radius	1 Mile	3 Mile	10 Mile
Population:			
2025 Projection	13,004	66,727	867,381
2020 Estimate	12,826	66,304	863,791
2010 Census	11,999	64,643	852,394
Growth 2020-2025	1.39%	0.64%	0.42%
Growth 2010-2020	6.89%	2.57%	1.34%
2020 Population Hispanic Origin	1,812	11,760	178,107
2020 Population by Race:			
White	8,593	43,859	557,054
Black	1,124	7,972	99,639
Am. Indian & Alaskan	29	305	5,292
Asian	2,821	12,606	182,530
Hawaiian & Pacific Island	15	72	904
Other	244	1,491	18,371
U.S. Armed Forces:			
	0	11	136
Households:			
2025 Projection	4,536	24,078	298,113
2020 Estimate	4,486	23,920	296,850
2010 Census	4,259	23,288	292,629
Growth 2020 - 2025	1.11%	0.66%	0.43%
Growth 2010 - 2020	5.33%	2.71%	1.44%
Owner Occupied	3,635	14,949	198,388
Renter Occupied	851	8,971	98,462
2020 Avg Household Income	\$110,315	\$96,645	\$114,478
2020 Med Household Income	\$95,360	\$77,594	\$92,103
2020 Households by Household Inc:			
<\$25,000	527	3,078	36,964
\$25,000 - \$50,000	656	4,228	41,920
\$50,000 - \$75,000	587	4,336	44,045
\$75,000 - \$100,000	582	3,065	37,267
\$100,000 - \$125,000	647	2,915	33,536
\$125,000 - \$150,000	434	2,015	27,007
\$150,000 - \$200,000	628	2,735	38,422
\$200,000+	427	1,548	37,688

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