

For Sale

3,400 SF
Retail/Investment



217-219 Hamburg Turnpike, Bloomingdale, NJ

Property Information

- 2,200 SF commercial building & two-family house
- Well established business; busy deli/luncheonette
- Parking for 20 cars
- High visibility Hamburg Turnpike location
- Ideal for owner / investor
- Rental Income two-family house: \$2,100 per month
- 2017 Real Estate Taxes: \$19,211
- Immediately available
- Call **973 800 0765** for pricing



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	10,101	37,182	76,620
HOUSEHOLDS	4,144	15,062	28,781
AVG. INCOME	114,320	127,642	140,096

*See full demographics on last page



For more information:

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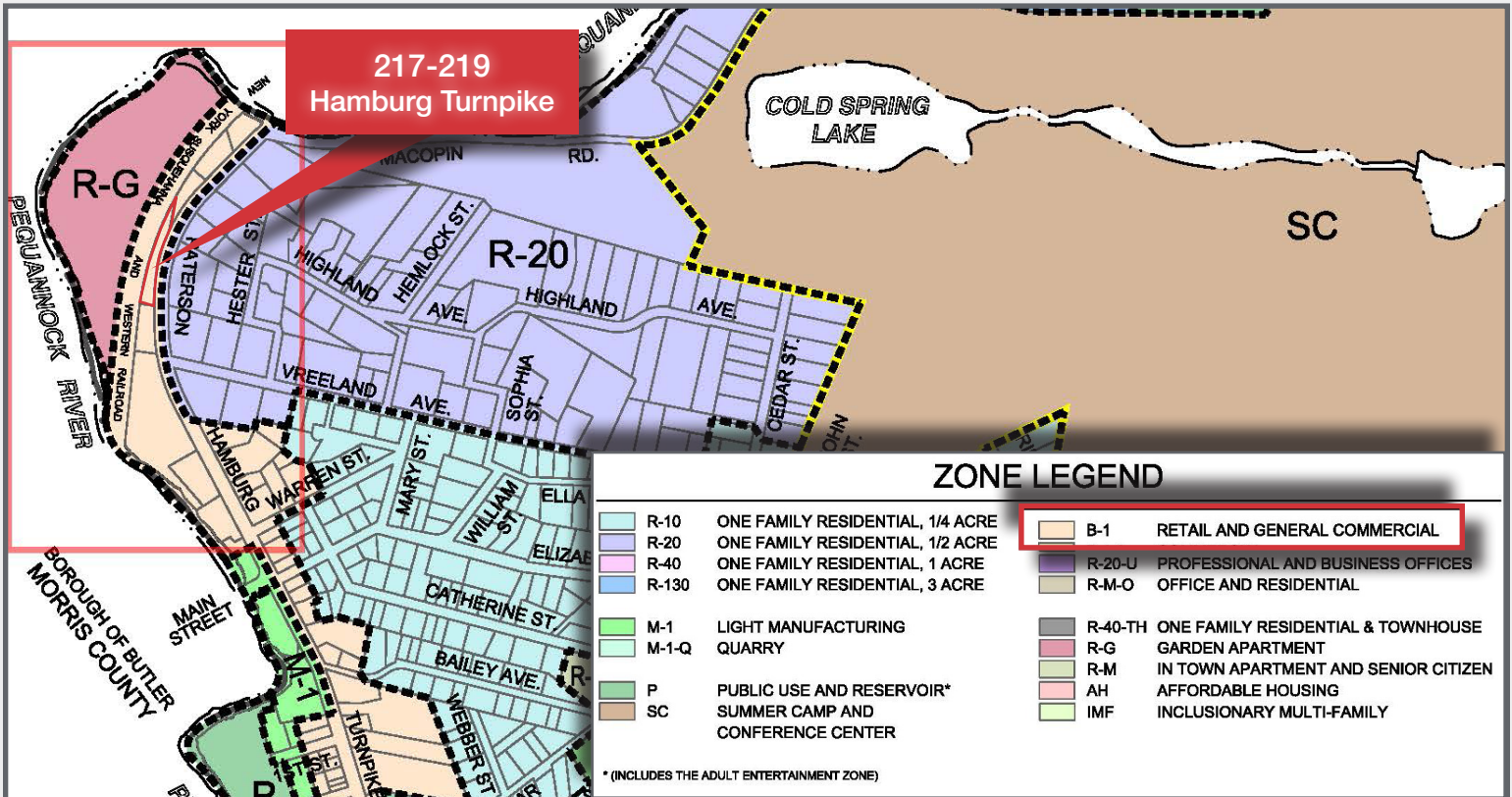
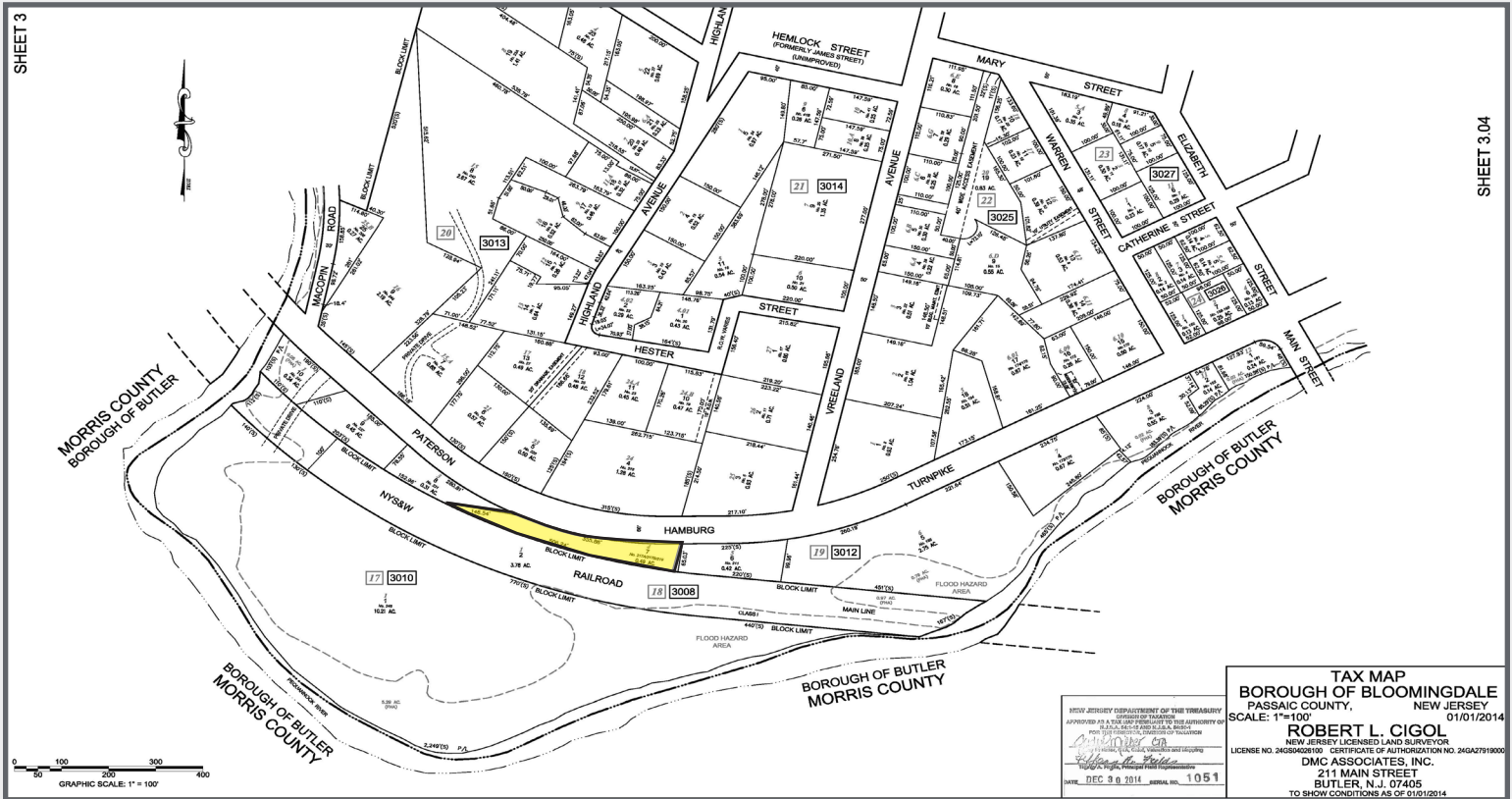
Map/Aerial & Photos

217-219 Hamburg Tpke
Bloomingdale, NJ



Tax & Map & Zoning Map

217-219 Hamburg Tpke
Bloomingdale, NJ



Zoning Information

B-1 General Business Zone

217-219 Hamburg Tpke
Bloomington, NJ

Permitted principal uses: (1) Bakery; (2) Banks and other financial institutions; (3) Barbershops and beauty parlors; (4) Book and stationery stores; (5) Business schools; (6) Cigar stores; (7) Clothing and clothing accessory shops; (8) Pharmacies; (9) Dry-cleaning provided that no flammable cleaning agents are used; (10) Convenience stores; (11) Eating and drinking places; (12) Electric substations, including transformers, switches and auxiliary apparatus, serving a distribution area; (13) Electricians; (14) Fire and police stations; (15) Florists; (16) Food stores; (17) Furniture stores; (18) Hardware stores; (19) Household-appliance stores; (20) Interior-decorating shops; (21) Printing; (22) Laundries, hand or automatic, self-service; (23) Leather goods; (24) Locksmiths; (25) Appliance and electronics; (26) Newspapers; (27) Business, professional and governmental offices; (28) Package liquor stores; (29) Paint stores; (30) Commercial and public parking lots and garages for automobiles and trucks; (31) Pet shops; (32) Photographic studios; (33) Physical therapy and health services; (34) Plumbers; (35) Post offices; (36) Sporting and athletic goods stores; (37) Music and dancing studios; (38) Custom tailors and furriers; (39) Theaters; (40) Undertakers and funeral parlors; (41) Upholsterers; (42) Variety shops; (43) Water- and sewer-pumping stations serving a local area; (44) Other similar retail and service uses.

Accessory permitted uses: Private parking and loading & other accessory uses customarily appurtenant to a permitted use.

Conditional uses: Automobile service stations, including major repairs; Automobile sales; Motor vehicle repairs, including paint and body shops; Hotels and motels; Bowling alleys and pool halls or billiard parlors; Social halls, lodges, fraternal organizations and clubs.

Minimum lot size

Minimum lot area: five thousand (5,000) square feet.

Minimum lot frontage: none

Minimum lot depth: none.

Yards and lot coverage. Minimum yard dimensions for principal structures shall be as follows.

Front yard: none.

Side yard: All B-1 Zone uses may be built without side yards, except that where the B-1 Zone adjoins a residence district there shall be a minimum side yard of ten (10) feet.

Rear yard: ten (10) feet.

Maximum improved lot coverage: exempt.

Maximum building coverage: exempt.

Maximum building height for principal structures.

Feet: thirty (30).

Stories: two (2).

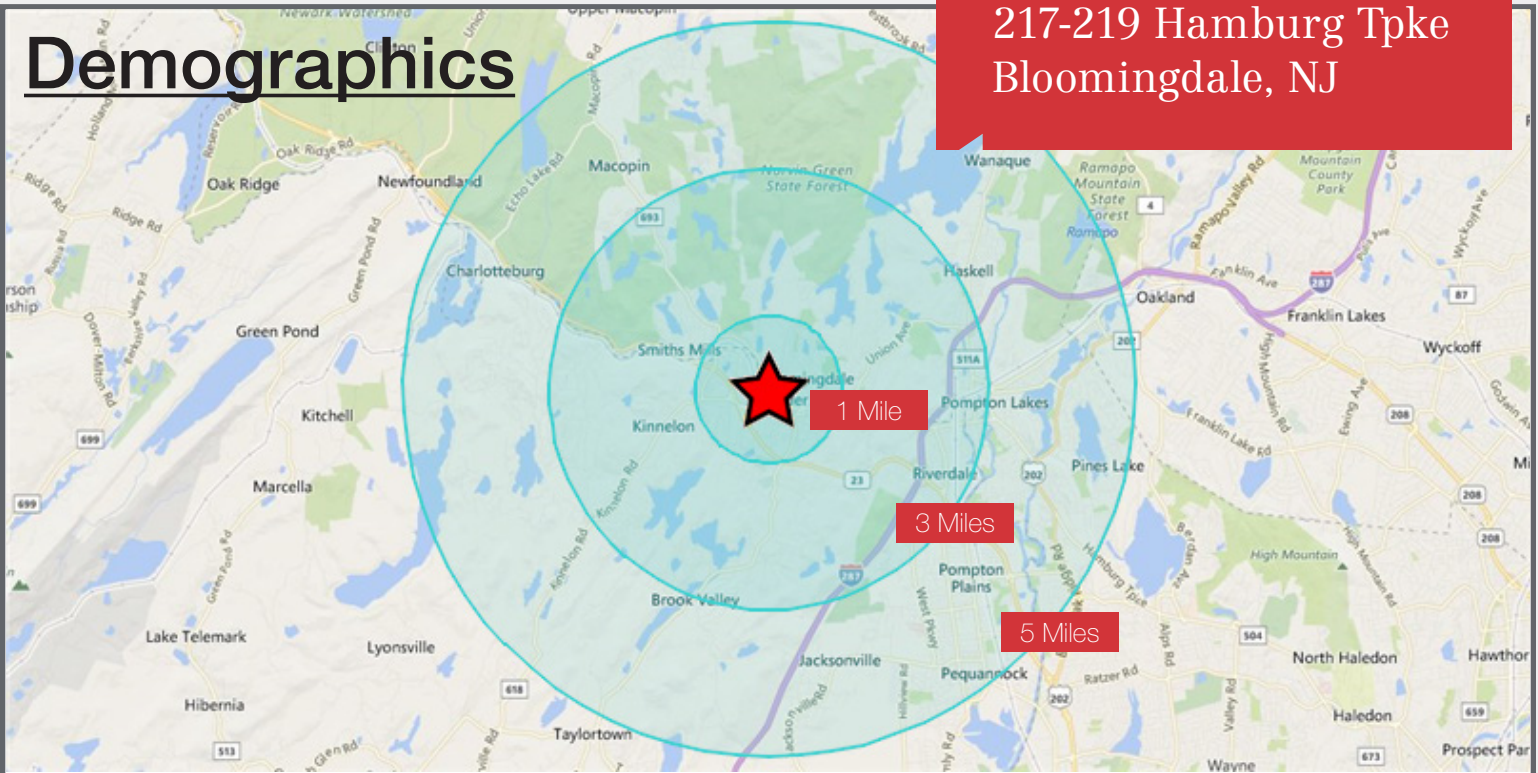
Required parking and loading spaces.

Enclosure. All uses shall be conducted wholly within a completely enclosed building, except for off-street parking and loading facilities, new and used car lots and service stations.

Bakeries. Bakeries first permitted in any B-1 Zone shall be located no closer to a residential district than fifty (50) feet, and goods produced on the premises shall be sold only at retail on the premises.

Demographics

217-219 Hamburg Tpke
Bloomingdale, NJ



General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	5,092	18,045	37,343
Female	5,009	19,137	39,277
Density	3,161	1,067	1,169
Urban	10,024	33,747	68,808
Rural	77	3,435	7,812

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	9,569	31,961	67,820
Population (2000)	9,754	32,999	71,422
Population (2010)	9,926	36,662	75,475
Population (Current)	10,101	37,182	76,620
Population (5 Yr. Forecast)	10,515	38,737	79,887
Percent Growth (Current Yr./Previous Yr.)	1.65%	1.46%	1.56%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.14%	4.19%	4.29%

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	8,726	33,158	68,363
Black Alone	132	584	1,090
Asian Alone	367	1,572	3,585
Native American and Alaska Native Alone	18	80	174
Other Race Alone	613	1,031	1,837
Two or More Races	245	757	1,571

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	1,385	3,255	6,724
White Non-Hispanic	7,999	31,115	63,862

Demographics

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217-219 Hamburg Tpke
Bloomington, NJ

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$103,147	\$110,467	\$121,328
Average Household Income	\$114,320	\$127,642	\$140,096
Per Capita Income	\$46,900	\$51,706	\$52,625
Avg Family Income	\$133,388	\$151,282	\$161,276

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	4,144	15,062	28,781
Families	2,606	9,837	20,671
Average Size of Household	2.46	2.59	2.75
Median Age of Householder	51	57	56
Median Value Owner Occupied	\$352,689	\$374,768	\$397,438
Median Rent	\$1,124	\$1,385	\$1,292
Median Vehicles Per Household	2	2	2
Housing Units	4,380	15,958	30,193
Owner Occupied Units	2,548	11,396	23,367
Renter Occupied Units	1,596	3,666	5,414
Vacant Units	236	896	1,412

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	108	516	994
\$15,000 - \$24,999	189	602	978
\$25,000 - \$34,999	208	686	1,152
\$35,000 - \$49,999	342	1,186	2,023
\$50,000 - \$74,999	682	2,144	3,593
\$75,000 - \$99,999	572	1,947	3,464
\$100K - \$125K	470	1,788	3,414
\$125K - \$150K	472	1,593	3,014
\$150K - \$200K	533	1,874	3,917
Over \$200K	568	2,726	6,232
Total Households	4,144	15,062	28,781

Employment By Place Of Business

	1 Mile	3 Miles	5 Miles
Total Employees	2,919	10,440	23,962
Total Establishments	352	1,101	2,115