

**Specifications**

**265-269 South Street**

- ±16,000 SF Building
- 4 Tenants
- 0.35 AC (Block 1146, Lot 27)
- \$32,711.82 Taxes (2025)

**262-268 South Street**

**258-260 South Street**

**335-337 Jefferson Street**

- ±14,727 SF Building
- 3 Tenants (Auto Body Shop, Used Car Dealer / Mechanic Shop and House of Worship)
- 0.33 AC (Block 951, Lots 47.01, 47.02 and 48)
- \$38,762.31 Taxes (2025)

**Offering**

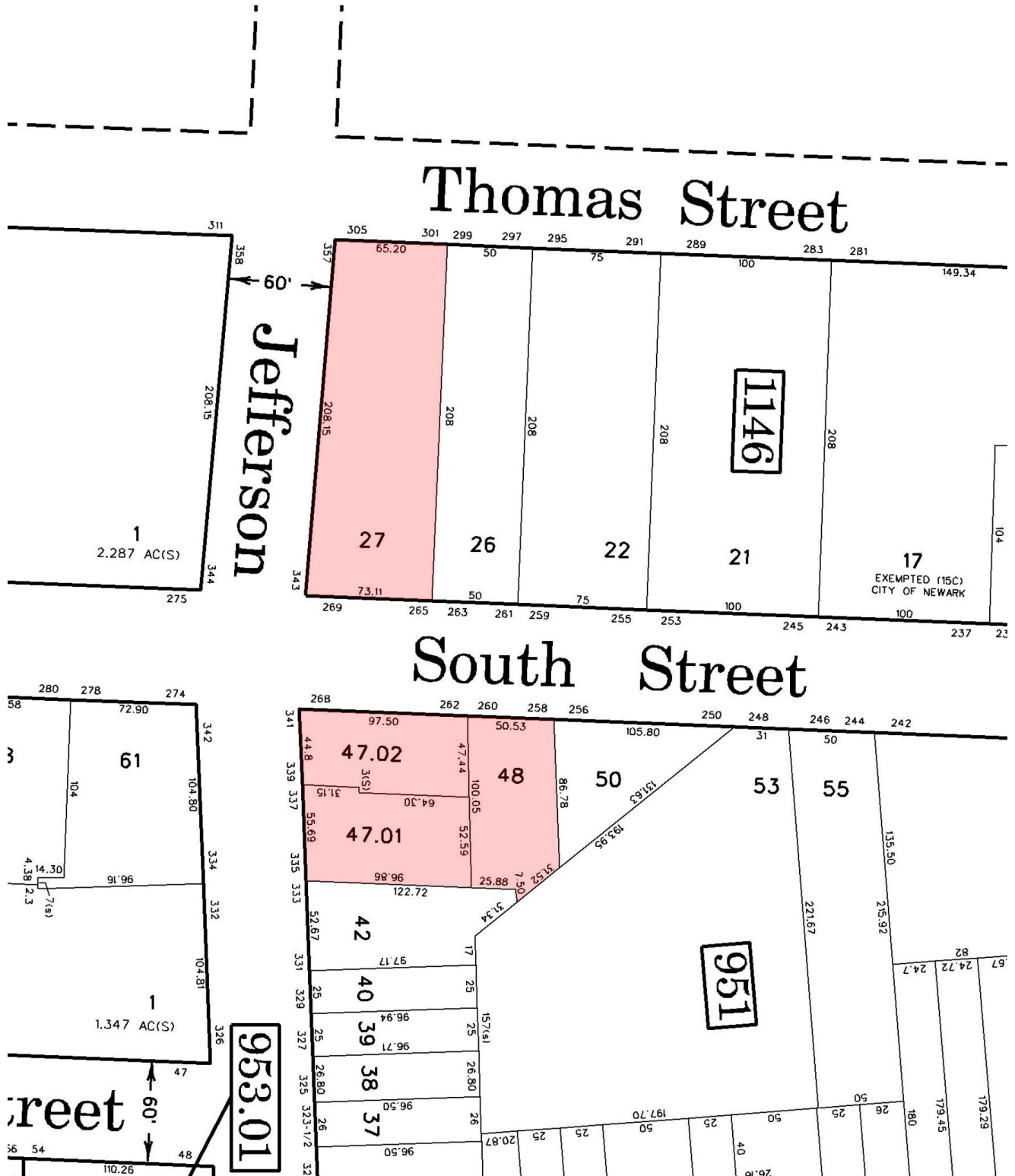
- All Four Properties Being Sold as a Single Listing
- Please Call for Sale Price

For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR**  
*Chief Executive Officer*  
 973.379.6644 x 122  
 jmcrimmins@blauberg.com

**Alessandro (Alex) Conte, CCIM, SIOR**  
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**Peter J. Murano, Jr., SIOR**  
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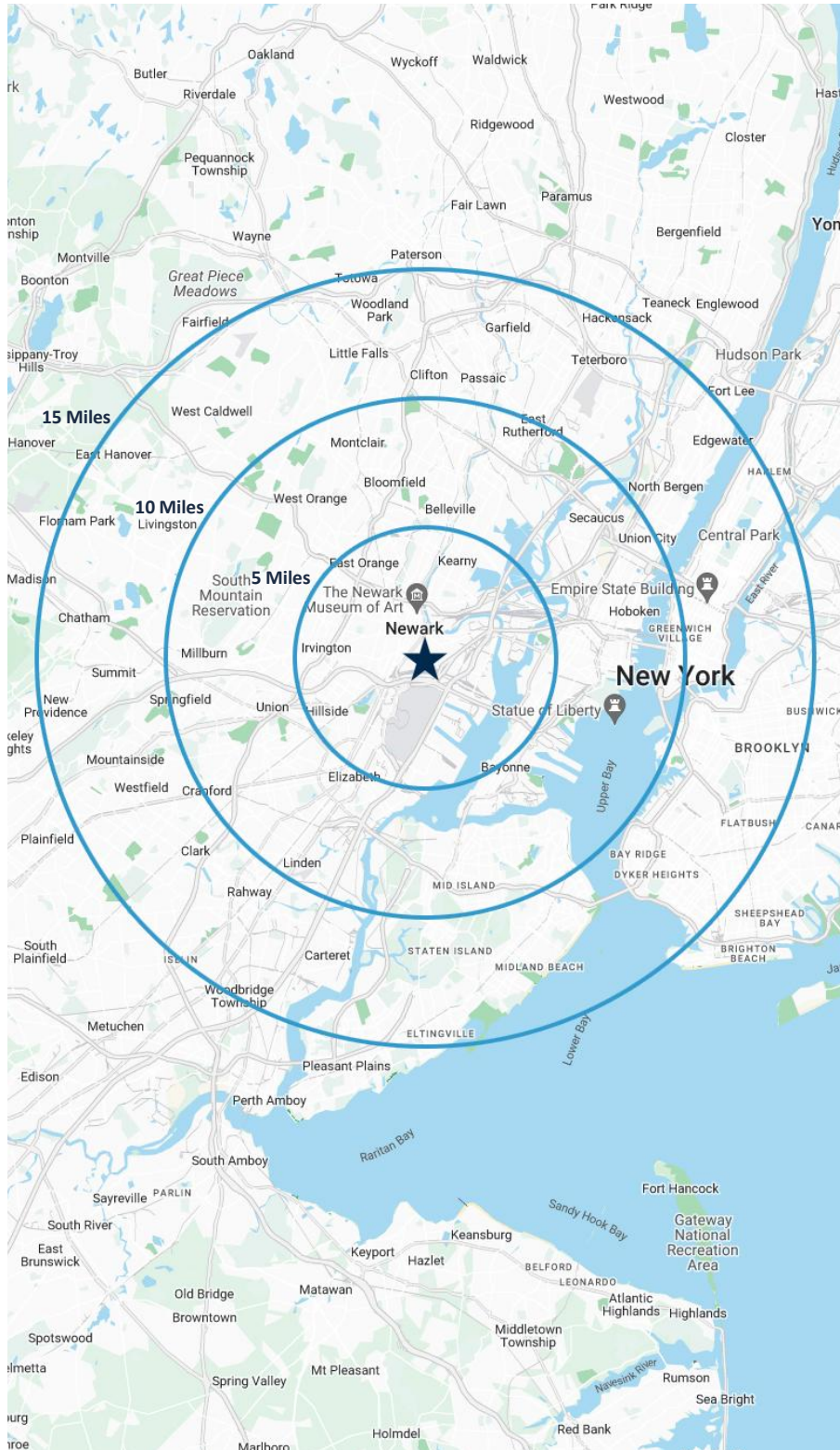


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### 5 MILES

- Total Population: 895,386
- Households: 327,848
- Median Household Income: \$73,131
- Average Household Size: 2.7
- Transportation to Work: 431,092
- Labor Force: 712,950

### 10 MILES

- Total Population: 3.27M
- Households: 1.32M
- Median Household Income: \$115,540
- Average Household Size: 2.4
- Transportation to Work: 1.76M
- Labor Force: 2.69M

### 15 MILES

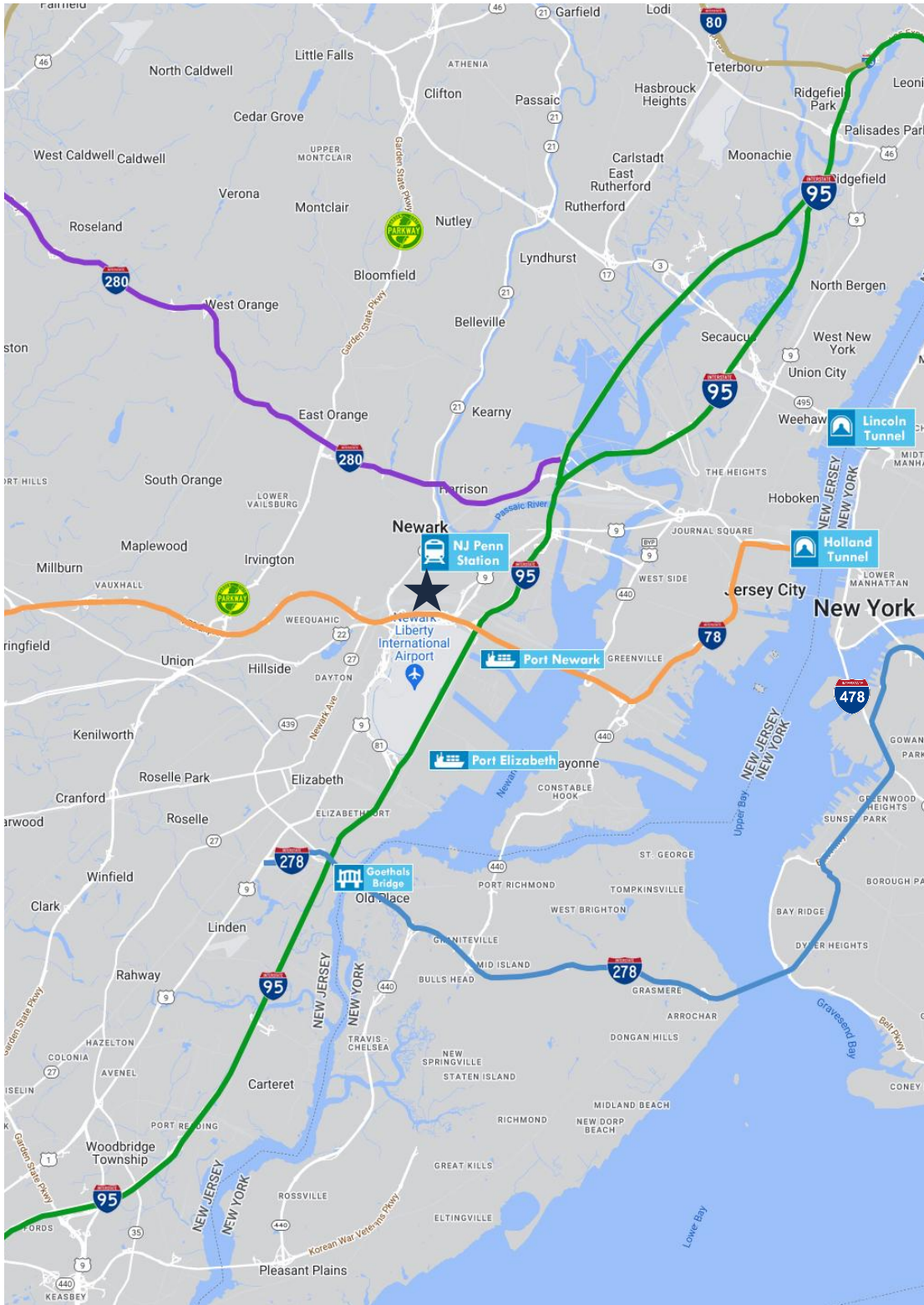
- Total Population: 8.5M
- Households: 3.41M
- Median Household Income: \$109,443
- Average Household Size: 2.4
- Transportation to Work: 4.48M
- Labor Force: 7.01M

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**ACCESSIBILITY**

- 
0.7 MI  
US Hwy 1 & 9
- 
1.4 MI  
I-78 Exit 56
- 
1.5 MI  
Newark  
Penn Station
- 
2.0 MI  
I-95 Exit 14
- 
2.2 MI  
Route 22
- 
2.4 MI  
I-280
- 
4.2 MI  
Newark Airport
- 
4.8 MI  
Ports Newark  
& Elizabeth
- 
10.8 MI  
Holland Tunnel
- 
12.2 MI  
Lincoln Tunnel

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