

# 26 North Ave

GARWOOD • NEW JERSEY • 07027

## Property For Sale



### NEIGHBORHOOD TENANTS



### PROPERTY FOR SALE | GARWOOD, NJ

26 North Avenue is a free-standing building ideally suited for service professional or contractor who needs truck parking. The subject property consists of a single-story commercial building of approximately 775 square feet situated on a deep lot of approx. 350 feet in depth. The improvement was previously renovated for professional office use. The property is currently occupied by a contractor tenant.

- Total Building Area: 775 RSF
- Total Land Area: 0.36 Acres
- ± 15 Truck Parking Spaces
- Zoning: G-B General Business
- Planned redevelopment across the street
- Traffic Count: 16,483 VPD on North Ave
- \$7,710.88 Property Taxes (2025)





# Location Overview

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## Garwood, New Jersey | Union County

Garwood is a centrally located borough in Union County, New Jersey, benefitting from proximity to major arterial roadways including NJ Route 28 and Garden State Parkway access. Additionally, residents have access to the New Jersey Transit Raritan Valley Line, with a station located directly in Garwood.

Union County has a population of approximately 595,000 residents, with strong regional connectivity to Newark and New York City. Garwood itself maintains a small-town commercial corridor character while being surrounded by established residential communities.

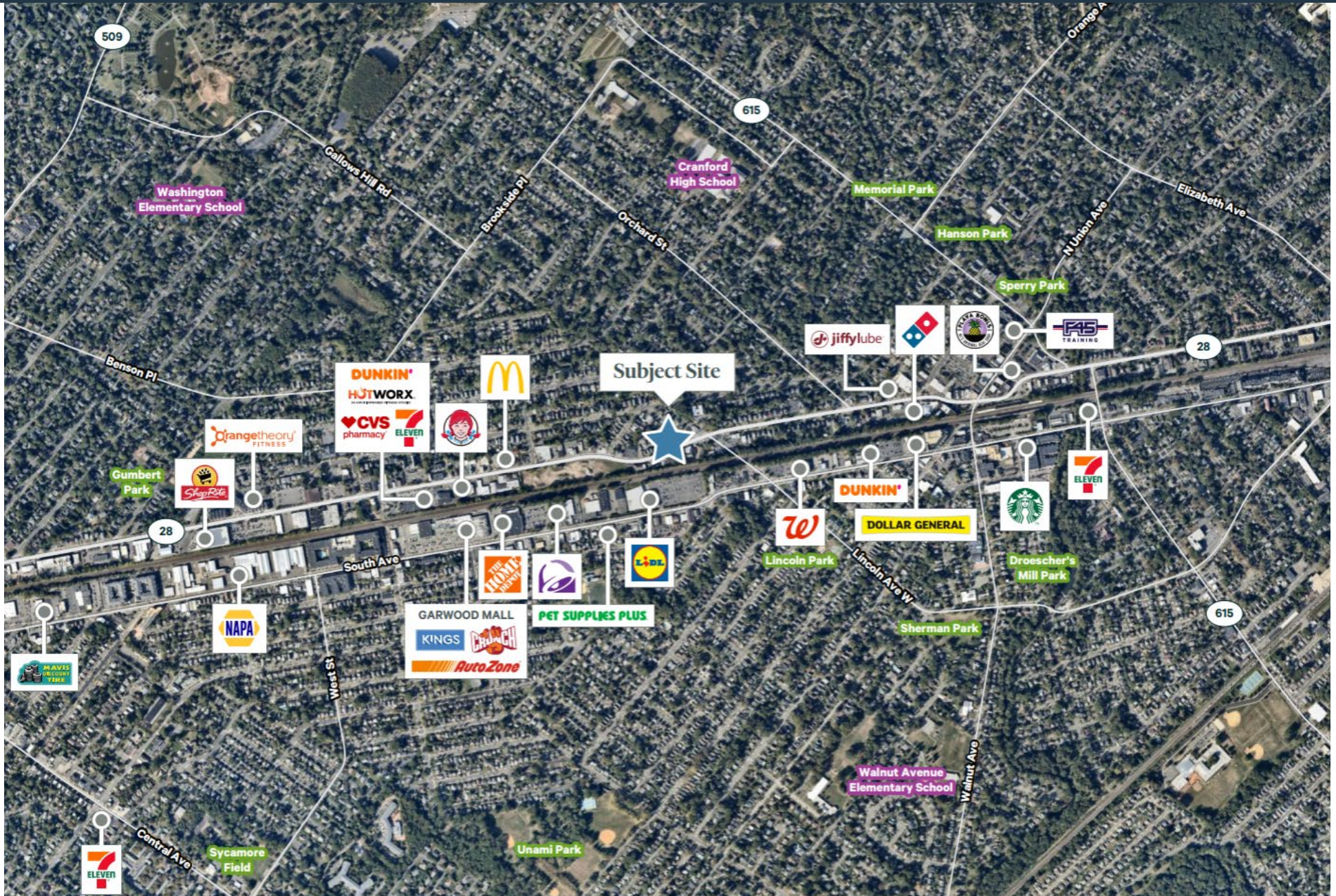
The subject property is positioned along North Avenue, a well-trafficked corridor (16,745 VPD) anchored by long-standing neighborhood retailers and service businesses, including an established liquor store four doors from the property.



# Market Aerial

# 26 North Ave

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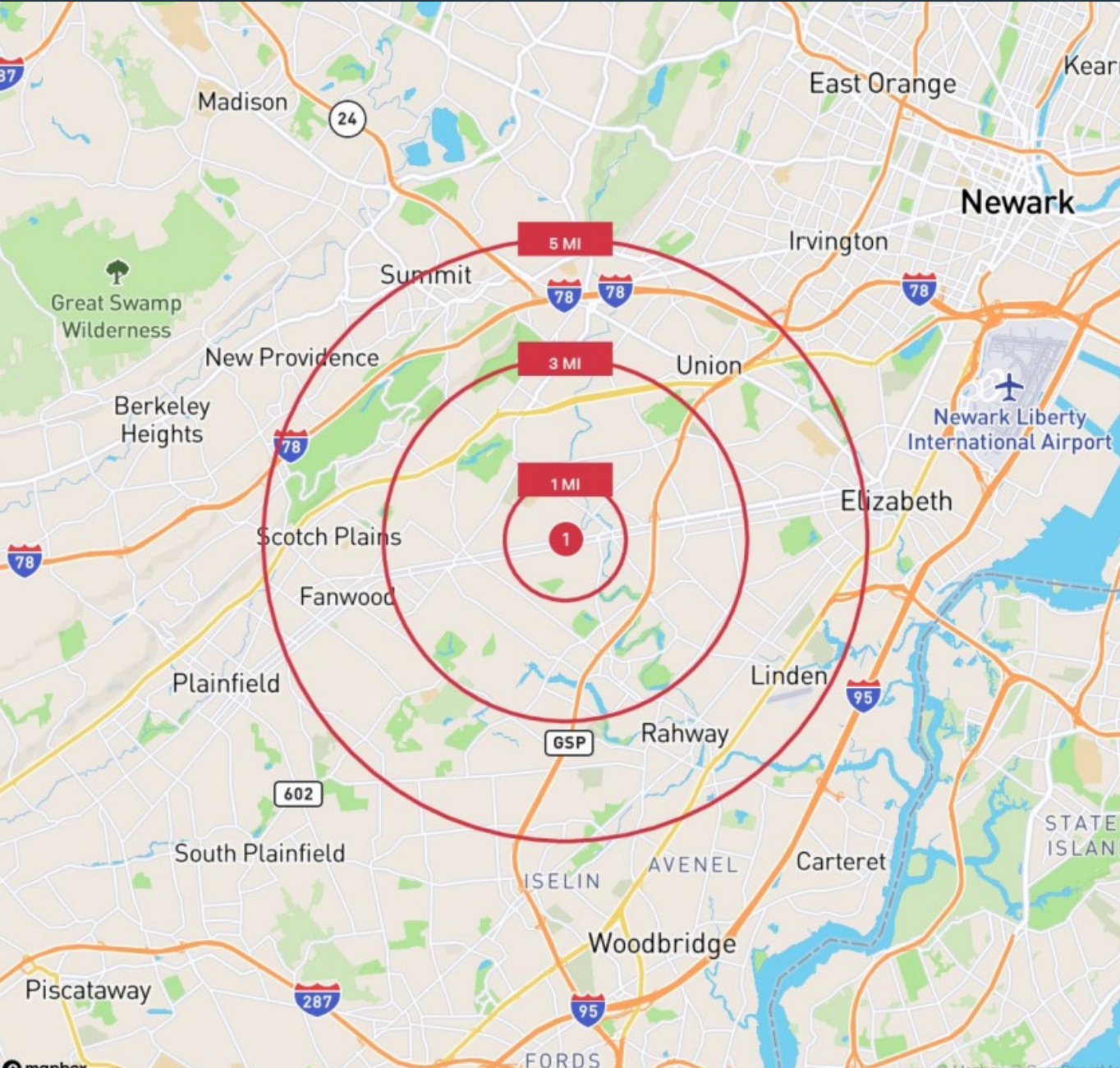




# Demographics

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## DEMOGRAPHICS:

### AVERAGE HH INCOME:



1 MILE

**\$216,464**



3 MILES

**\$193,217**



5 MILES

**\$172,709**

### POPULATION:



1 MILE

**20,556**



3 MILES

**139,158**



5 MILES

**418,865**

### TRAFFIC COUNTS:

North Ave: 16,483 VPD

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