

35,543 RETAIL PROPERTY FOR SALE UNIQUE USER INVESTOR OPPORTUNITY

620 Rt. 23 N
Pompton Plains, New Jersey

20,551 sf Available for Owner/User
High Value Net income for 10,864 sf



EXCEPTIONAL REGIONAL ACCESS
Minutes to I- Rt. 287, Rt. 23, I - Rt. 80 & Rt. 46

Powerful Demographics and Traffic Counts
TRAFFIC – 48,437 VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	7,770	63,901	143,233
Average HHI	\$165,320	\$151,877	\$146,099
Households	2,566	23,583	52,883

135 Parking Spaces

Building Size and Available Space

Total Building Size	35,543 sf
First Floor Retail – Showroom – w loading	28,928 sf
Second Floor office space	6,615 sf

Current Tenants

Urgent Care	3,000 sf
So Big	5,969 sf
Subaru	+ <u>1,864 sf</u>
Total Tenant space	10,864 sf

Available Space

1 st Floor Retail	3,072 sf
1 st Floor Cornerstone Chapel	14,989 sf
2 nd Floor Office	+ <u>6,615 sf</u>
Total Available Space	20,551 sf

Value of the Existing Tenants' Income:

The income from So Big & Urgent Care are net leases plus they pay their own utilities. Both of these tenants are long term occupants with long lease terms.

The Subaru lease, the Tenant pays their own utilities and their proportionate share of the Real Estate Taxes, but they do not pay for their share of the CAM.

<u>So Big Child Care</u>	\$ 96,000
<u>Urgent Care</u>	+ <u>\$ 83,119</u>
Subtotal Total Estimated Net Income	\$179,119

<u>Subaru</u> Gross Annual Income	\$ 11,014
CAM cost paid by Landlord – 1,894 sf x \$1.75 psf	- <u>\$ 3,314</u>
Subtotal Estimated Net Income	\$ 7,700

Total Projected Net Income from Existing Tenants **\$186,829**

Call for Pricing and Lease Terms of Current Tenants

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