

Strategically positioned along one of Essex County's primary commercial corridors, this asset benefits from strong pedestrian traffic and direct frontage on Bloomfield Avenue. Verona's affluent suburban demographics and robust retail demand underpin stable occupancy fundamentals, with value-add potential through lease-up and repositioning. Proximity to Montclair and major transit arteries further supports tenant diversification.



Affluent suburban corridor with strong retail synergy

Key Investment Highlights

- Premium Location**
Prime frontage on a major commercial thoroughfare with high traffic counts.
- Affluent Demographics**
Located in Verona, a wealthy suburban community that supports strong, stable retail demand.
- Strategic Proximity**
Immediate access to neighboring Montclair and major transit routes, drawing a broad pool of regional and local tenants.
- Value-Add Upside**
Significant potential for capital appreciation through immediate lease-up of vacant space or property repositioning.

GLA	2,881 SF
Year Built	2006
Class	B
Land Acres	0.50 AC
Land SF	21,780 SF
Bldg FAR	0.13
Zoning	C2
Parking	17 (Drive Thru)
Tenant	Liberty Bank
Cap Rate	5.50%

NNN **\$36.30/sf**

NOI **\$104,580.30**

Asking Price \$1,901,460