

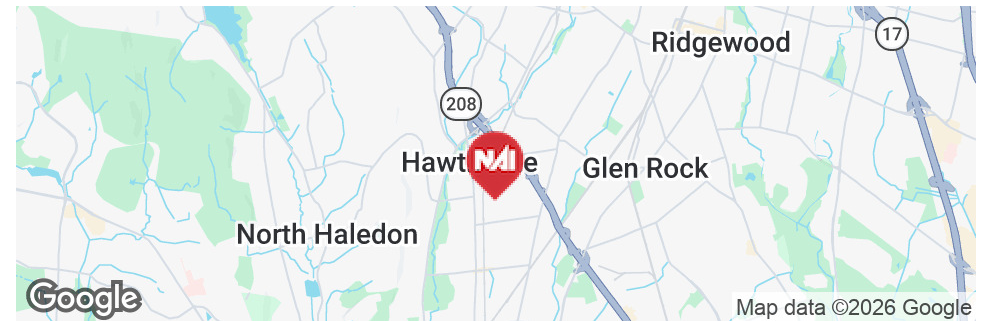


## 62 5th Ave., Rear

62 5th Ave Hawthorne, New Jersey 07506

### Property Highlights

- 14,300 SF Industrial Building
- 2,150 SF Office
- Outside Storage
- Truck Parking
- 1.1 Acres
- \$18.50 PSF NNN
- \$2.80 Real Estate Taxes (2024)
- \$1.00 Maintenance

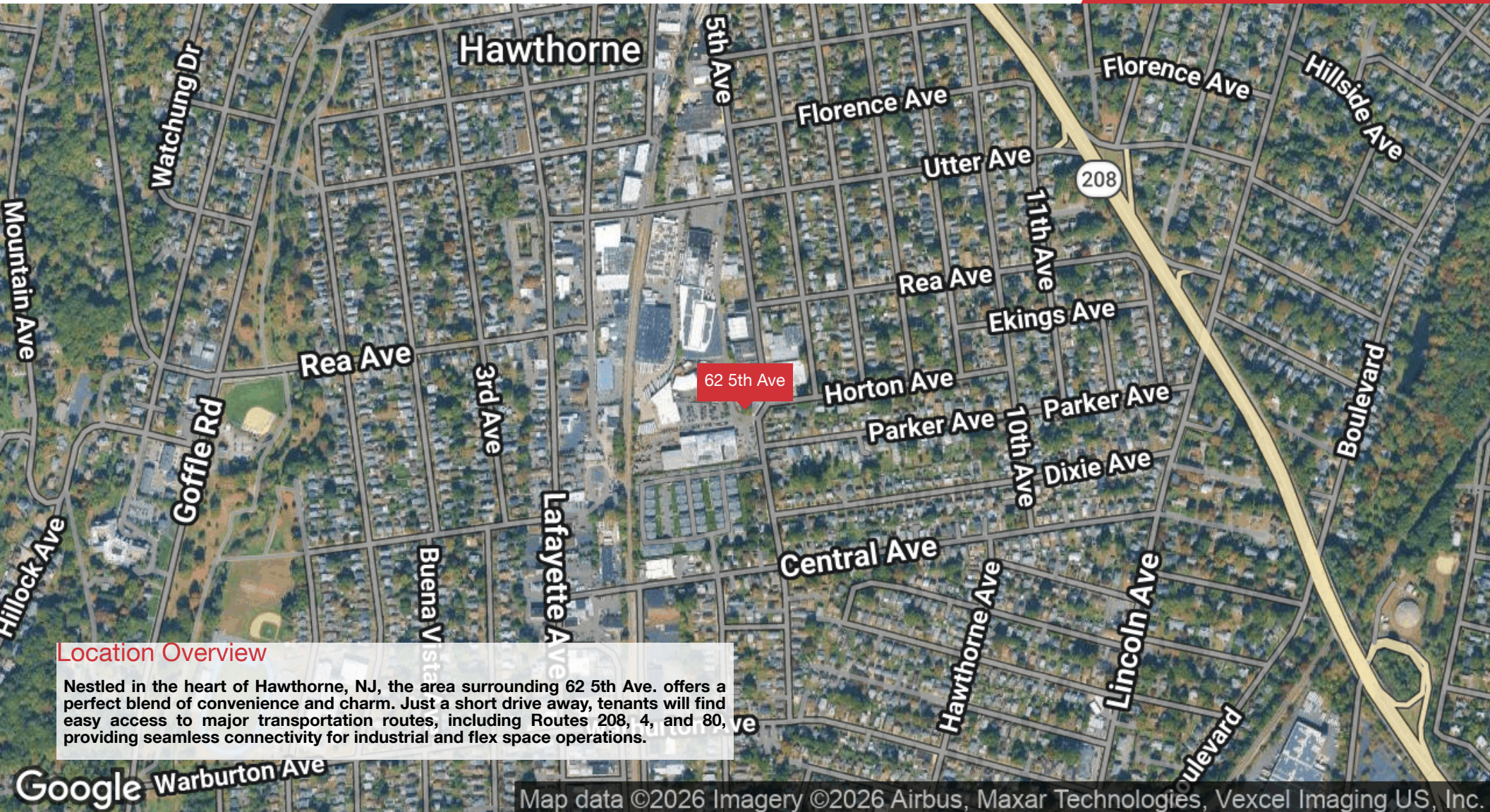


### For More Information

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### Location Overview

Nestled in the heart of Hawthorne, NJ, the area surrounding 62 5th Ave. offers a perfect blend of convenience and charm. Just a short drive away, tenants will find easy access to major transportation routes, including Routes 208, 4, and 80, providing seamless connectivity for industrial and flex space operations.

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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	17,970	188,290	418,646
<b>Average Age</b>	42.7	38.0	39.4
<b>Average Age (Male)</b>	41.4	36.4	37.9
<b>Average Age (Female)</b>	44.4	39.7	40.8
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	6,895	64,040	140,849
<b># of Persons per HH</b>	2.6	2.9	3.0
<b>Average HH Income</b>	\$161,215	\$141,858	\$146,214
<b>Average House Value</b>	\$573,855	\$602,524	\$618,345

2023 American Community Survey (ACS)

