



Specifications

±7.5 AC (Block 3301, Lot 18)
TOTAL LOT SIZE

±1,200 SF Restaurant (Paying
±\$2,900 NNN Per Month)
BUILDING

FH-C
ZONING

\$19,120.50
TAXES (2026)

Potential Residential Development
Opportunity
COMMENT

1.2 Miles to Route 130
5.6 Miles I-295 Exit 43
6.5 Miles to Route 73
7.9 Miles to I-95 Exit 30
ACCESSIBILITY

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

Scott G. Savastano
Executive Director
973.379.6644 x 147
SGSavastano@blauberg.com

Nicholas A. Savastano
Associate
973.379.6644 x 234
NSavastano@blauberg.com

FOR SALE | 625 HARRISON STREET | RIVERSIDE, NJ



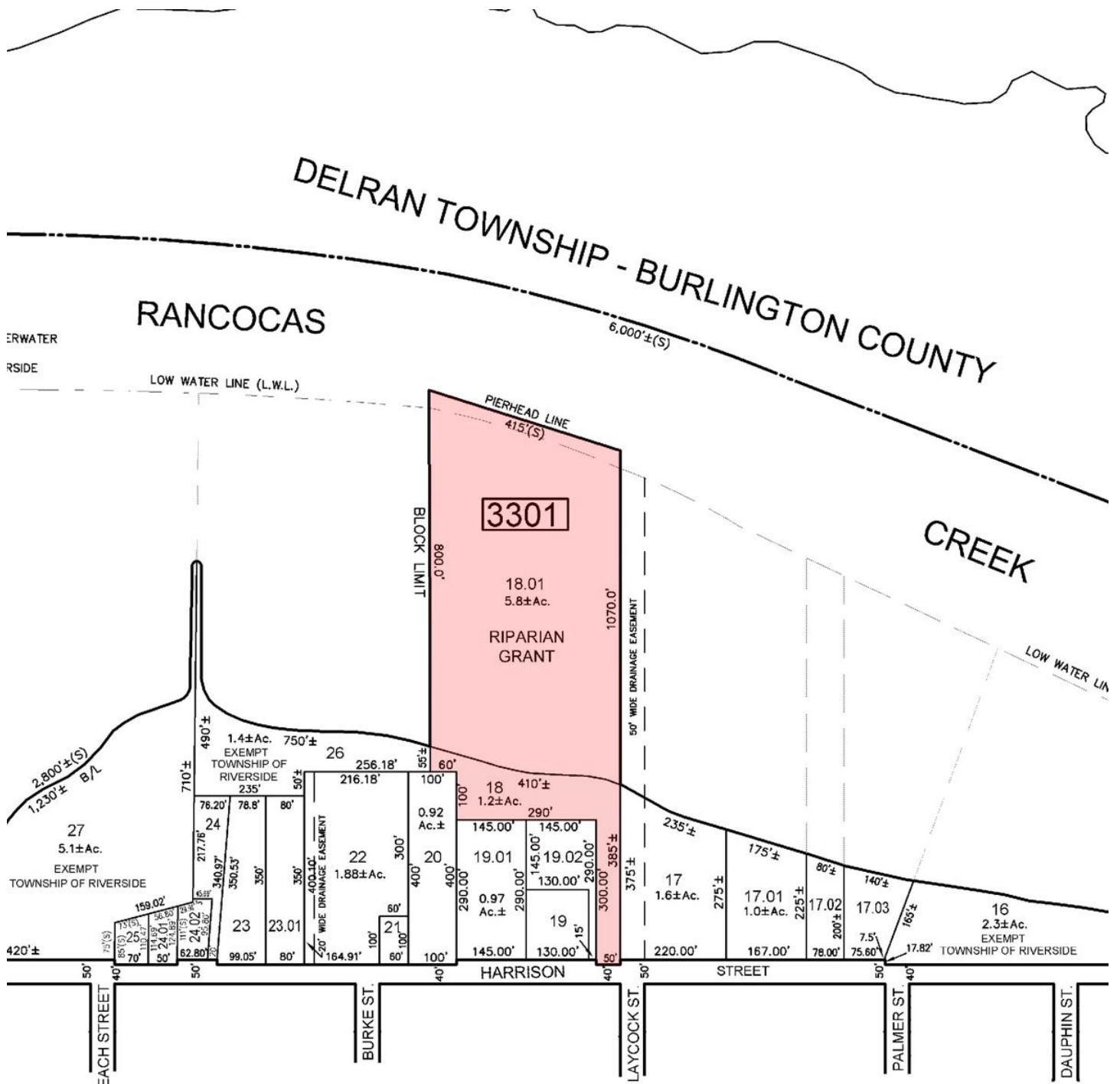
For additional property information or to arrange an inspection,
please contact the exclusive brokers:

Scott G. Savastano
Executive Director
973.379.6644 x 147
SGSavastano@blauberg.com

Nicholas A. Savastano
Associate
973.379.6644 x 234
NSavastano@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



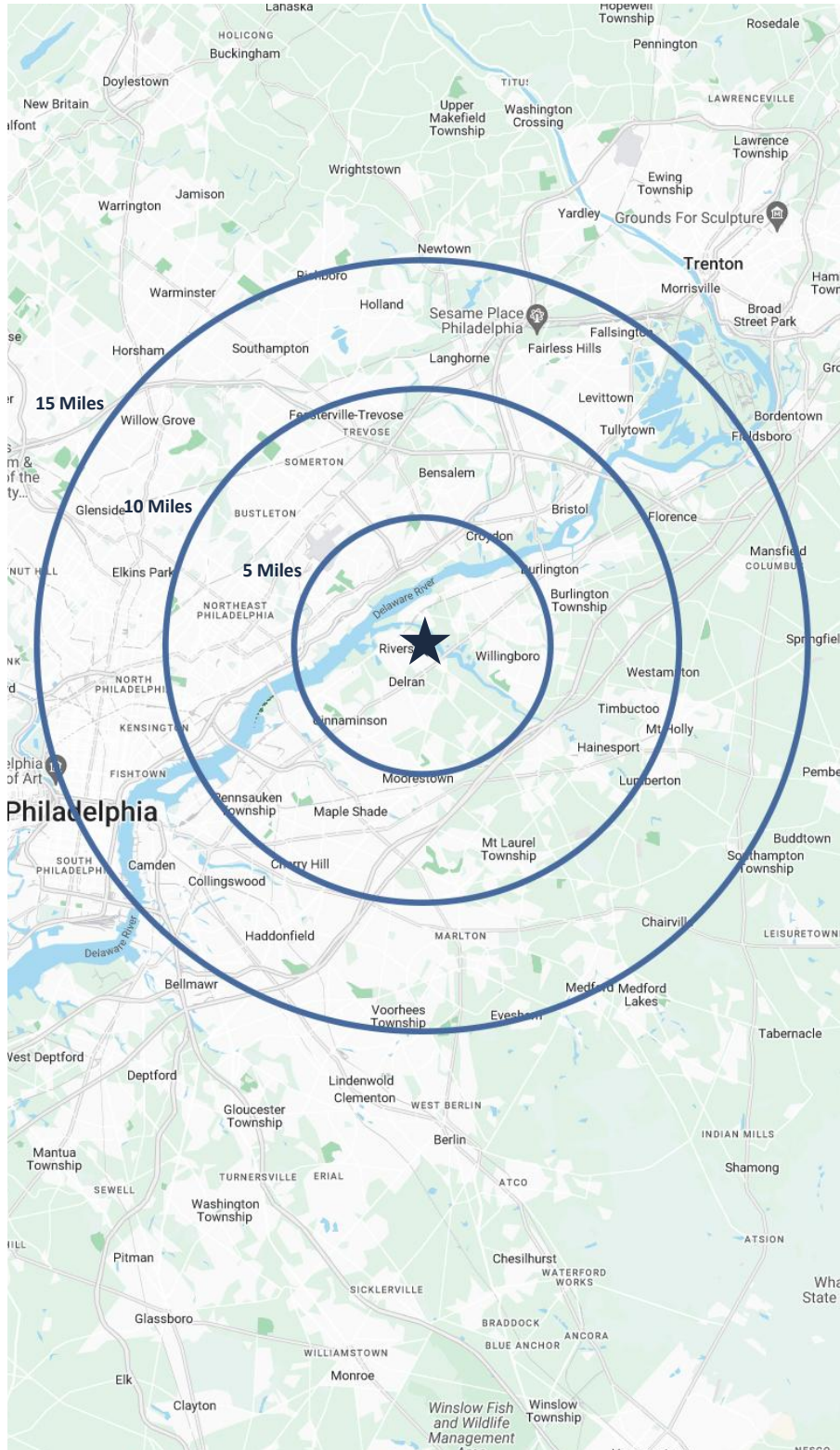


For additional property information or to arrange an inspection, please contact the exclusive brokers:

Scott G. Savastano
 Executive Director
 973.379.6644 x 147
 SGSavastano@blauberg.com

Nicholas A. Savastano
 Associate
 973.379.6644 x 234
 NSavastano@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



5 MILES

- Total Population: 266,865
- Households: 101,738
- Median Household Income: \$96,255
- Average Household Size: 2.6
- Transportation to Work: 133,861
- Labor Force: 216,847

10 MILES

- Total Population: 1.17M
- Households: 445,324
- Median Household Income: \$90,020
- Average Household Size: 2.6
- Transportation to Work: 576,920
- Labor Force: 942,175

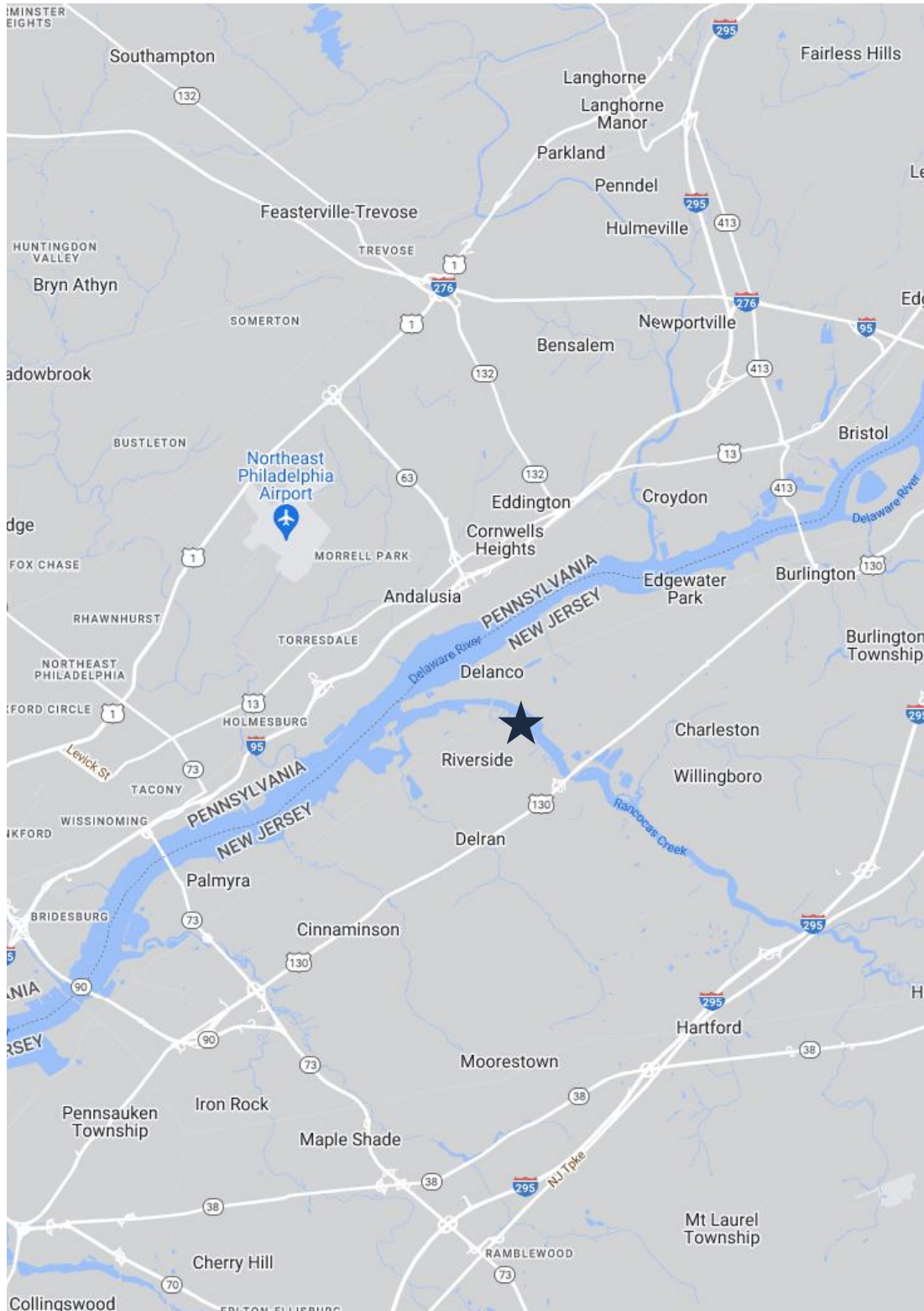
15 MILES

- Total Population: 2.67M
- Households: 1.08M
- Median Household Income: \$94,360
- Average Household Size: 2.4
- Transportation to Work: 1.36M
- Labor Force: 2.18M

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

Scott G. Savastano
Executive Director
973.379.6644 x 147
SGSavastano@blauberg.com

Nicholas A. Savastano
Associate
973.379.6644 x 234
NSavastano@blauberg.com



ACCESSIBILITY



1.2 MI
Route 130



5.6 MI
I-295 Exit 43



6.5 MI
Route 73



7.9 MI
I-95 Exit 30



12.7 MI
Northeast
Philadelphia
Airport

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

Scott G. Savastano
Executive Director
973.379.6644 x 147
SGSavastano@blauberg.com

Nicholas A. Savastano
Associate
973.379.6644 x 234
NSavastano@blauberg.com