

SALE

256 COLUMBIA TURNPIKE, UNIT 207
256 Columbia Turnpike, Unit 207 Florham Park, NJ 07932



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Florham Park, NJ! This exceptional property offers a spacious 2,700 SF building with one unit, providing ample space for office or commercial use. With its well-maintained structure and versatile layout, the property is ideal for businesses looking to establish a prominent presence in this thriving business hub. Don't miss out on the chance to acquire this impressive property and make your mark in Florham Park's commercial landscape.

PROPERTY HIGHLIGHTS

- Spacious 2,700 SF building
- Versatile layout for office or commercial use
- Strategic location in Florham Park area
- Ideal for businesses seeking a prominent presence

OFFERING SUMMARY

Sale Price:	\$695,000
Number of Units:	1
Building Size:	2,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	275	1,417
Total Population	143	742	3,977
Average HH Income	\$197,277	\$205,522	\$209,616

John Negri
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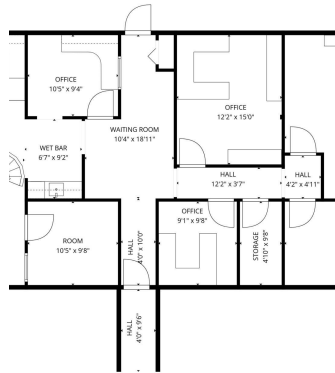


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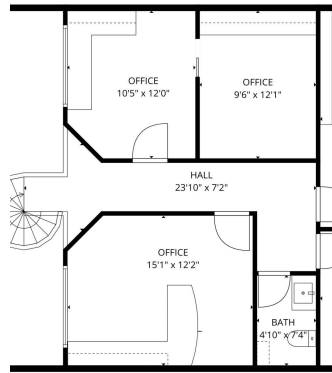
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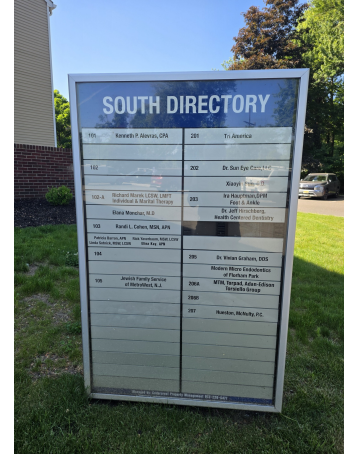
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TOTAL: 2686 sq. ft.
 1st floor: 1759 sq. ft., 2nd floor: 926 sq. ft.
 EXCLUDED AREAS: STORAGE: 47 sq. ft. OPEN TO BELOW: 371 sq. ft. WALLS: 176 sq. ft.



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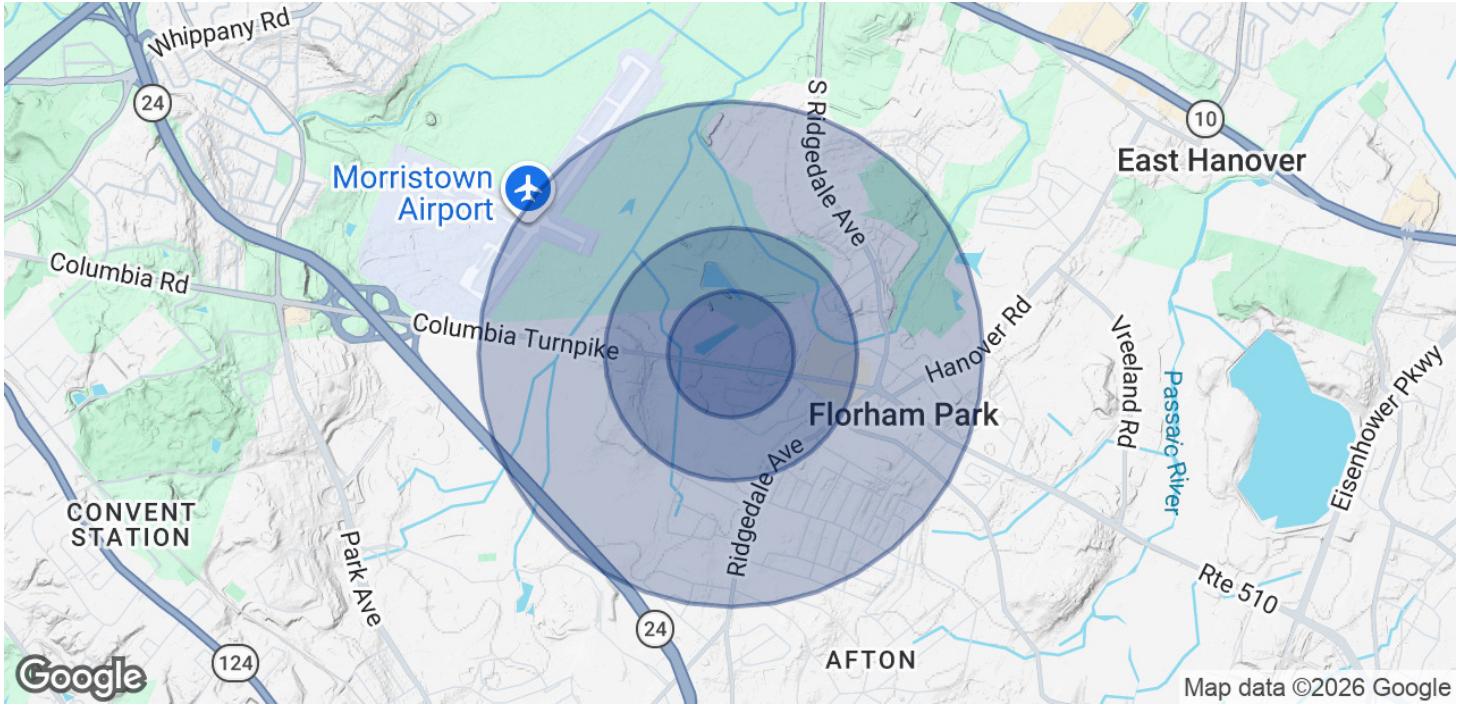
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	143	742	3,977
Average Age	43.9	46.5	45.2
Average Age (Male)	45.1	46.6	44.8
Average Age (Female)	43.5	46.8	45.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	275	1,417
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$197,277	\$205,522	\$209,616
Average House Value	\$924,613	\$836,950	\$787,209

2023 American Community Survey (ACS)

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