

Specifications

±12,000 SF with Room for Expansion
TOTAL BUILDING SIZE

±2,400 SF to ±4,800 SF
AVAILABLE FOR LEASE

±0.82 AC
Block 233, Lots 1,3 and 4
LOT SIZE

HC – Highway Commercial
ZONING

\$20,623.16
TAXES (2025)

Excellent Highway Visibility
Approx. 35,000 Car Per Day
At Signalized Corner – Abundant Parking
OTHER FEATURES

1.8 Miles to Route 36
2.1 Miles to GSP Exit 117
10.4 Miles to I-95 Exit 11
ACCESSIBILITY

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

John Longo
Senior Director
973.379.6644 x 129
JLongo@blauberg.com

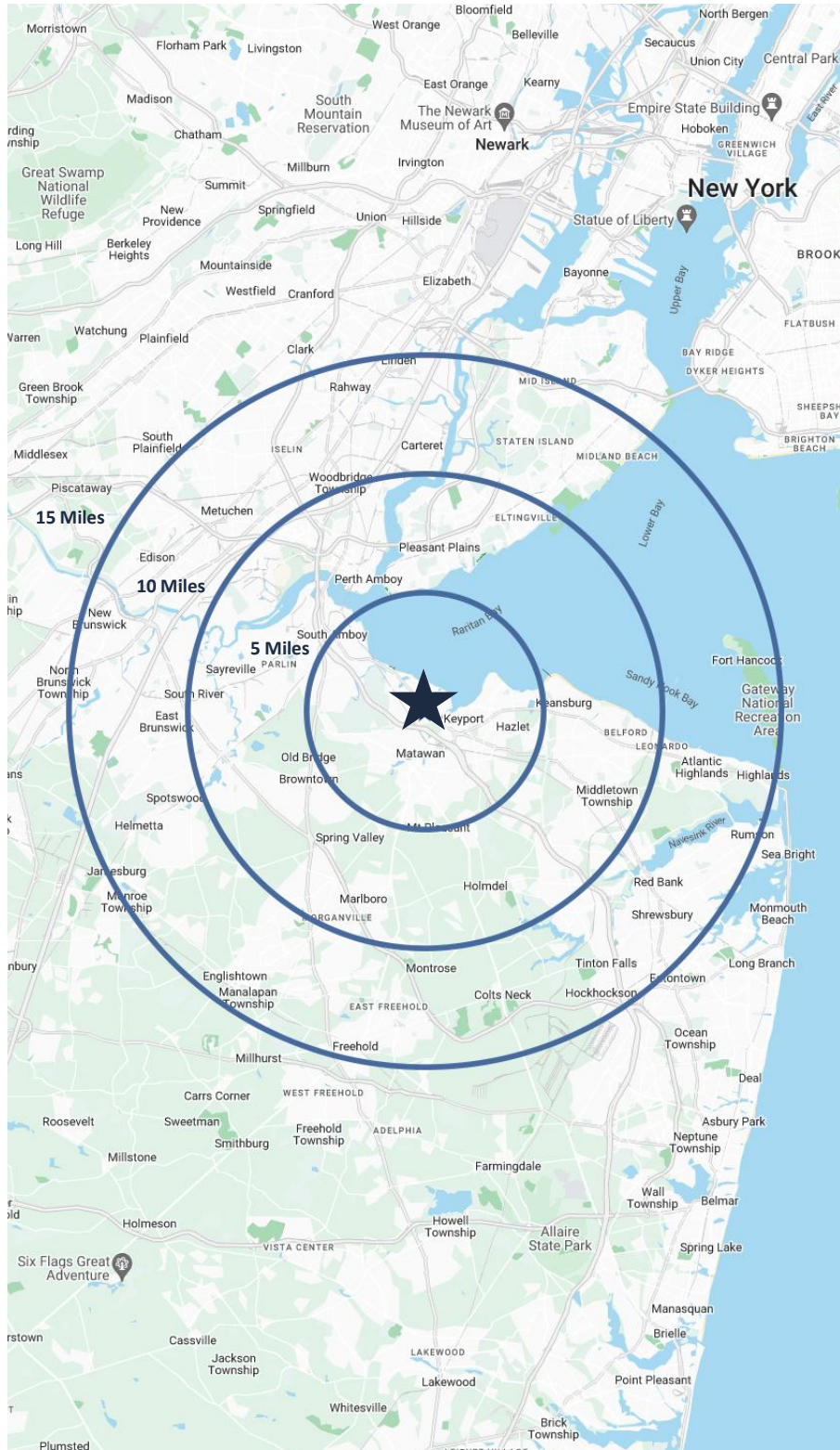
Patrick Clancy
Associate
973.379.6644 x 238
PClancy@blauberg.com



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5 MILES

- Total Population: 162,018
- Households: 61,850
- Median Household Income: \$121,343
- Average Household Size: 2.6
- Transportation to Work: 85,881
- Labor Force: 132,781

10 MILES

- Total Population: 721,302
- Households: 261,975
- Median Household Income: \$125,627
- Average Household Size: 2.7
- Transportation to Work: 371,636
- Labor Force: 588,017

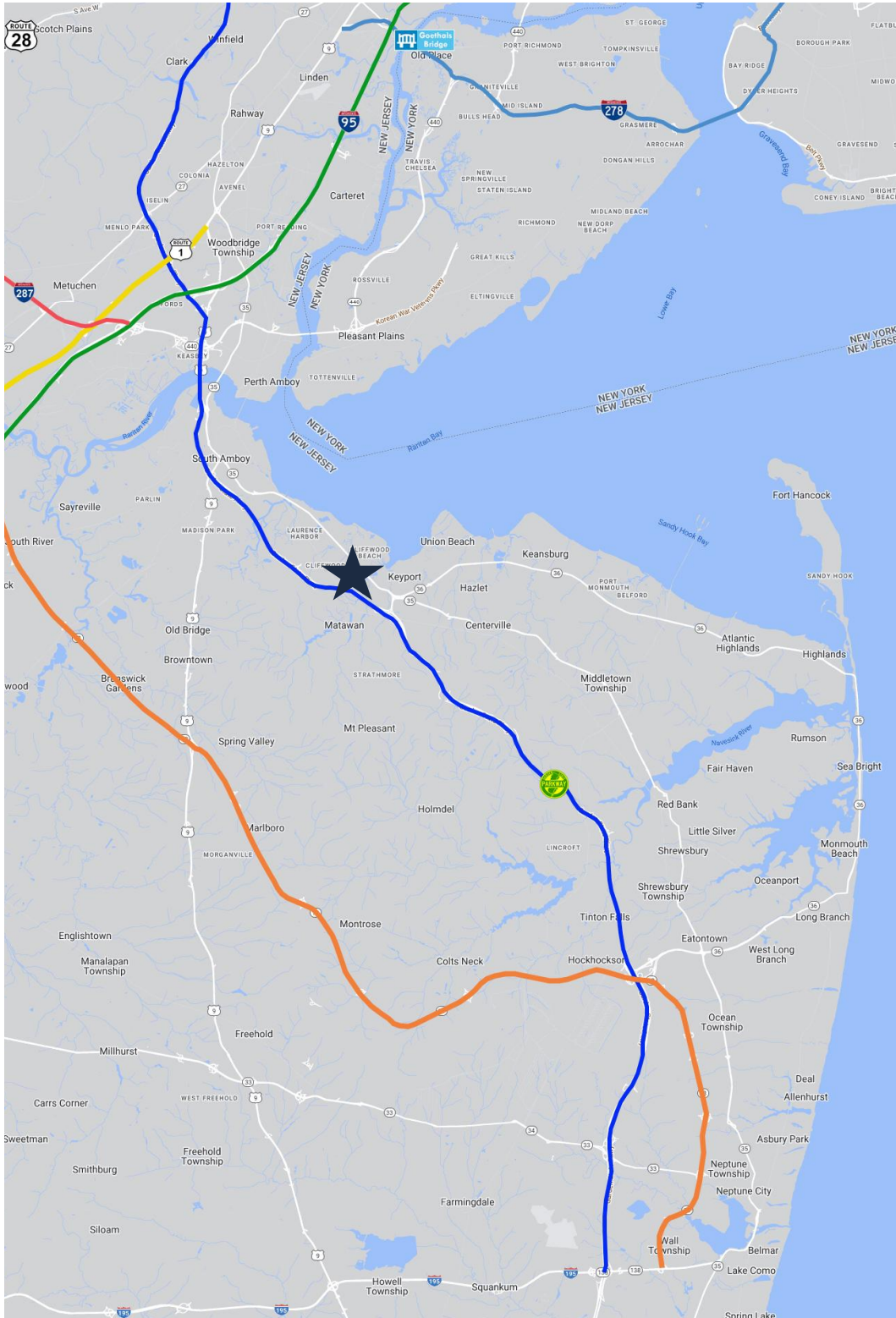
15 MILES

- Total Population: 1.78M
- Households: 632,393
- Median Household Income: \$122,148
- Average Household Size: 2.8
- Transportation to Work: 903,189
- Labor Force: 1.45M

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ACCESSIBILITY



1.8 MI
Route 36



2.1 MI
GSP Exit 117



4.8 MI
Route 9



10.1 MI
I-287



10.4 MI
I-95 Exit 11



19.4 MI
Goethals Bridge

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