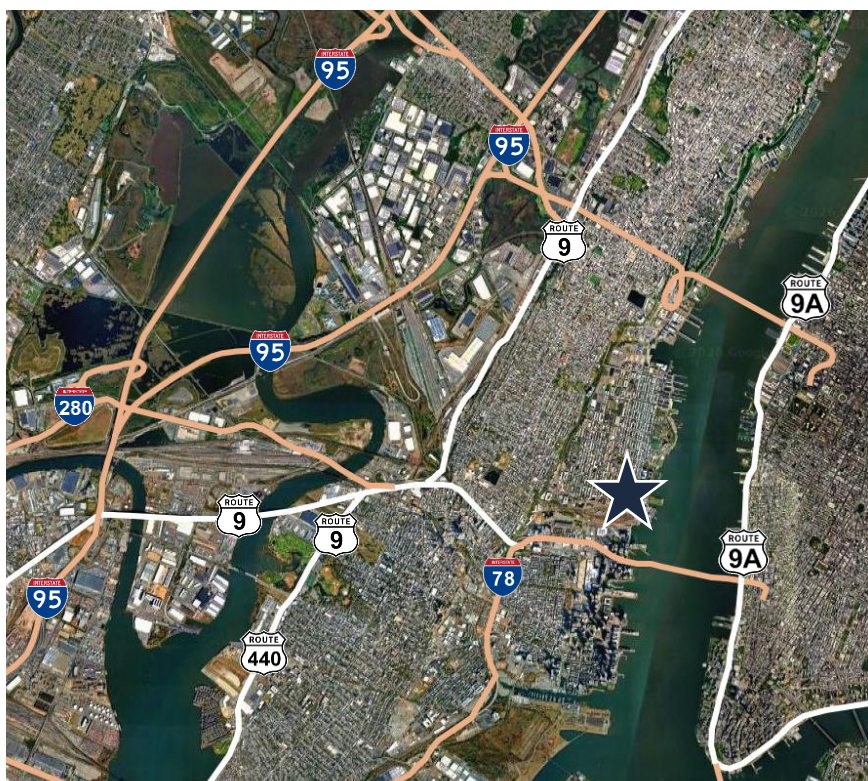




Specifications

±14,595 SF (5 Stories)

TOTAL BUILDING SIZE

±0.09 AC (Block 198, Lot 13.01)

LOT ACREAGE

C-2 Central Business District

ZONING

2 Front Doors

ACCESS

1 Passenger

ELEVATOR

1960

YEAR BUILT

Masonry

CONSTRUCTION

\$52,608 Per Annum

TAXES

\$12.5M

SALE PRICE

Owner-User Occupancy

Investor Acquisition

Mixed-Use Strategies

Redevelopment or Adaptive Reuse

PERMITTED USES

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

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jmcrimmins@blauberg.com

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5 MILES

- Total Population: 2.05M
- Households: 998,240
- Median Household Income: \$144,550
- Average Household Size: 2.0
- Transportation to Work: 1.2M
- Labor Force: 1.75M

10 MILES

- Total Population: 7.17M
- Households: 2.95M
- Median Household Income: \$106,101
- Average Household Size: 2.4
- Transportation to Work: 3.73M
- Labor Force: 5.94M

15 MILES

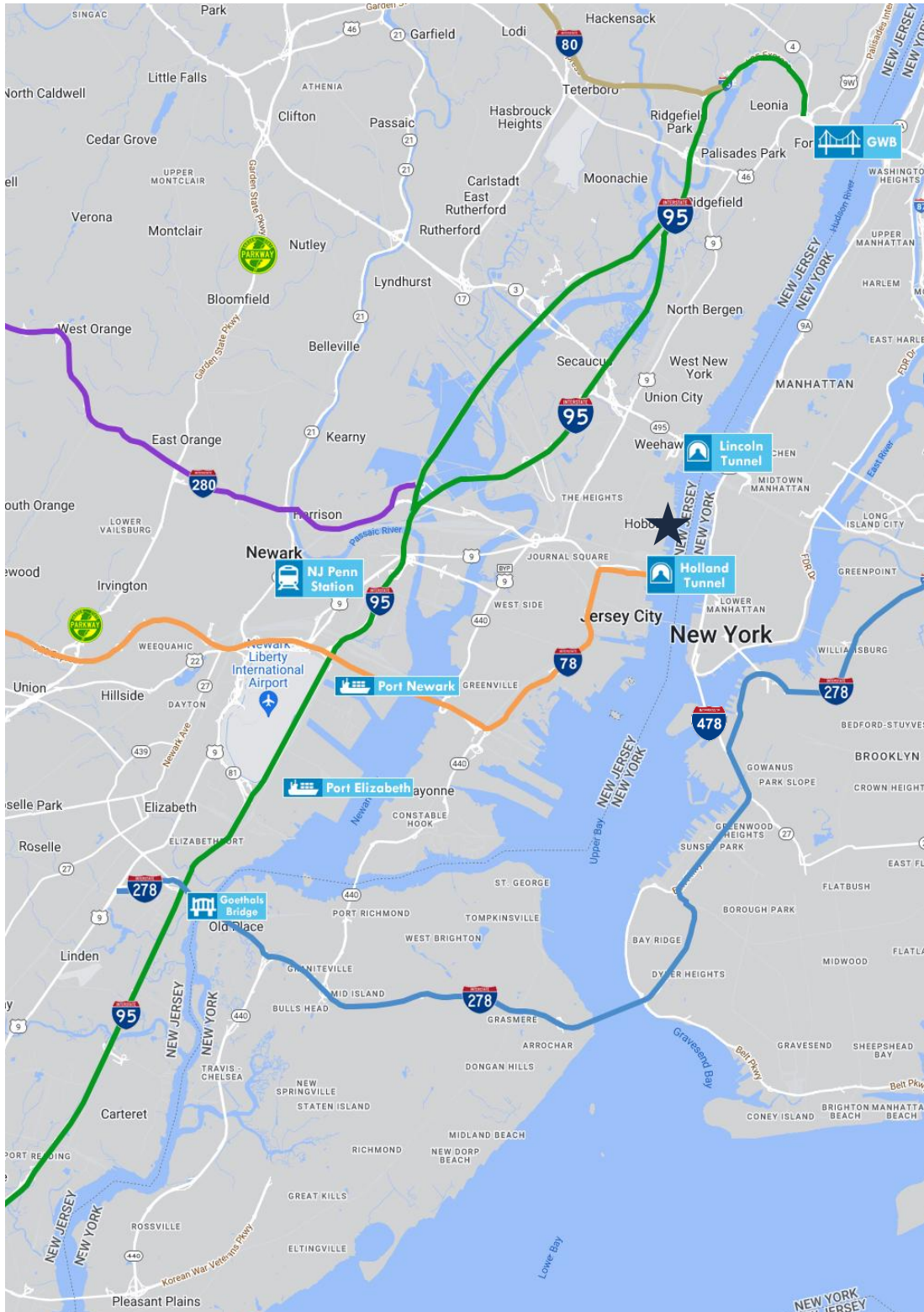
- Total Population: 11.1M
- Households: 4.39M
- Median Household Income: \$101,254
- Average Household Size: 2.5
- Transportation to Work: 5.62M
- Labor Force: 9.13M

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ACCESSIBILITY



1.2 MI
I-78



2.5 MI
Holland Tunnel



4.4 MI
NY Penn Station



4.4 MI
Lincoln Tunnel



5.9 MI
US Hwy 1 & 9



8.0 MI
Newark Penn
Station



10.4 MI
I-95 Exit 14



11.2 MI
Newark Airport



12.0 MI
Ports Newark
& Elizabeth

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