



VACANT LAND

FOR LEASE

±2.1-ACRE VACANT LAND FOR PARKING

747 Amboy Avenue, Elizabeth, NJ 07202

For More Information, Contact the Exclusive Brokers

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

Approx. 1 Mile to NJ Turnpike
 Approx. 6.6 Miles to Newark Liberty International Airport
 Approx. 8.5 Miles to Staten Island
 Approx. 10.8 Miles to Ports Newark and Elizabeth

OFFERING SUMMARY

Lease Rate:	\$60,000.00 per month (NNN)
Available SF:	2.1 Acres
Lot Size:	2.1 Acres



PROPERTY HIGHLIGHTS

- Total Acreage: ±2.1 Acres (Block 4, Lots 55.A and 1458)
- Zoned: M-2
- Taxes: \$26,324.29 Per Annum

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	447	3,176	13,061
Total Population	1,303	9,487	39,595
Average HH Income	\$65,072	\$62,748	\$62,971

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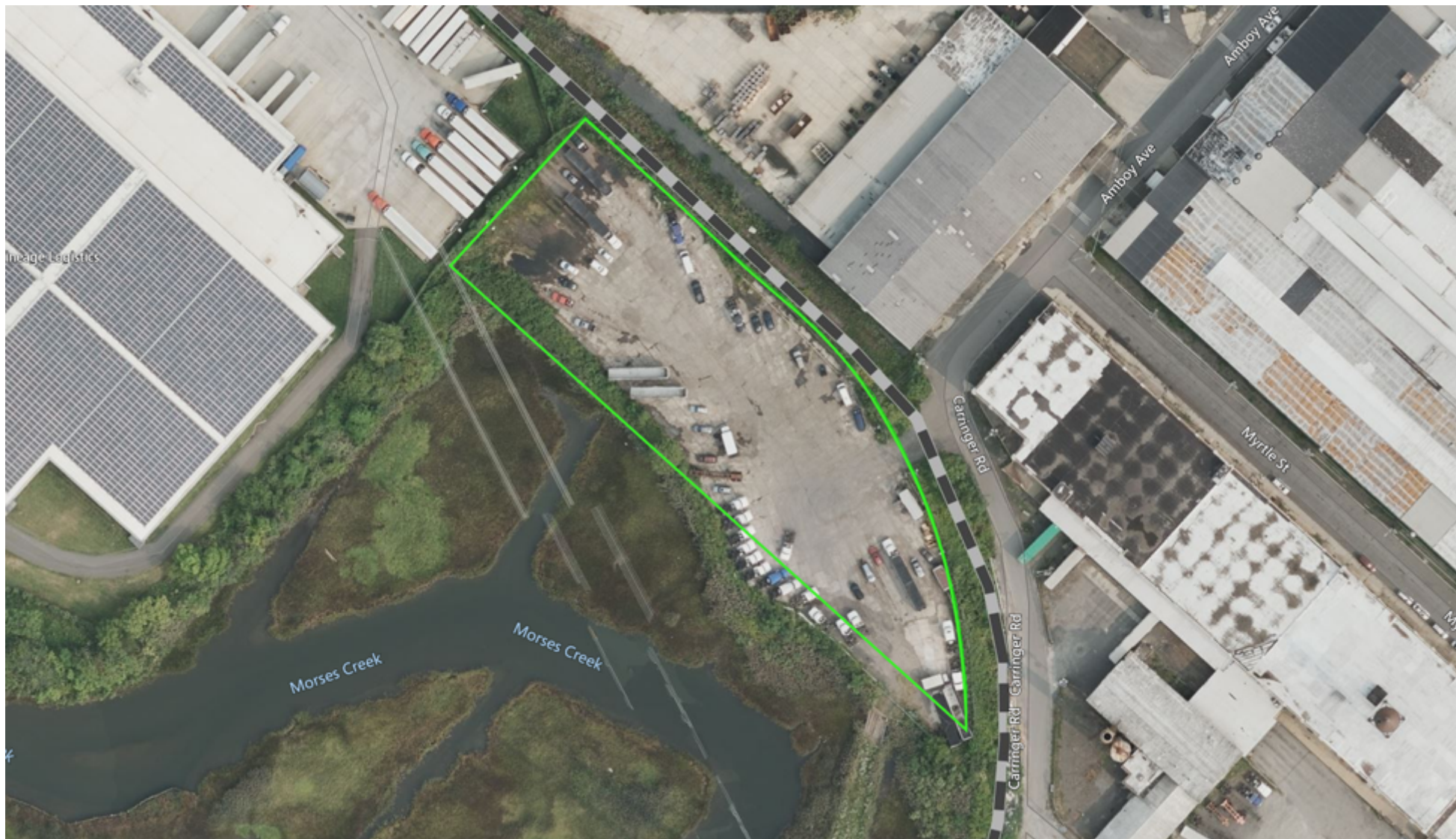


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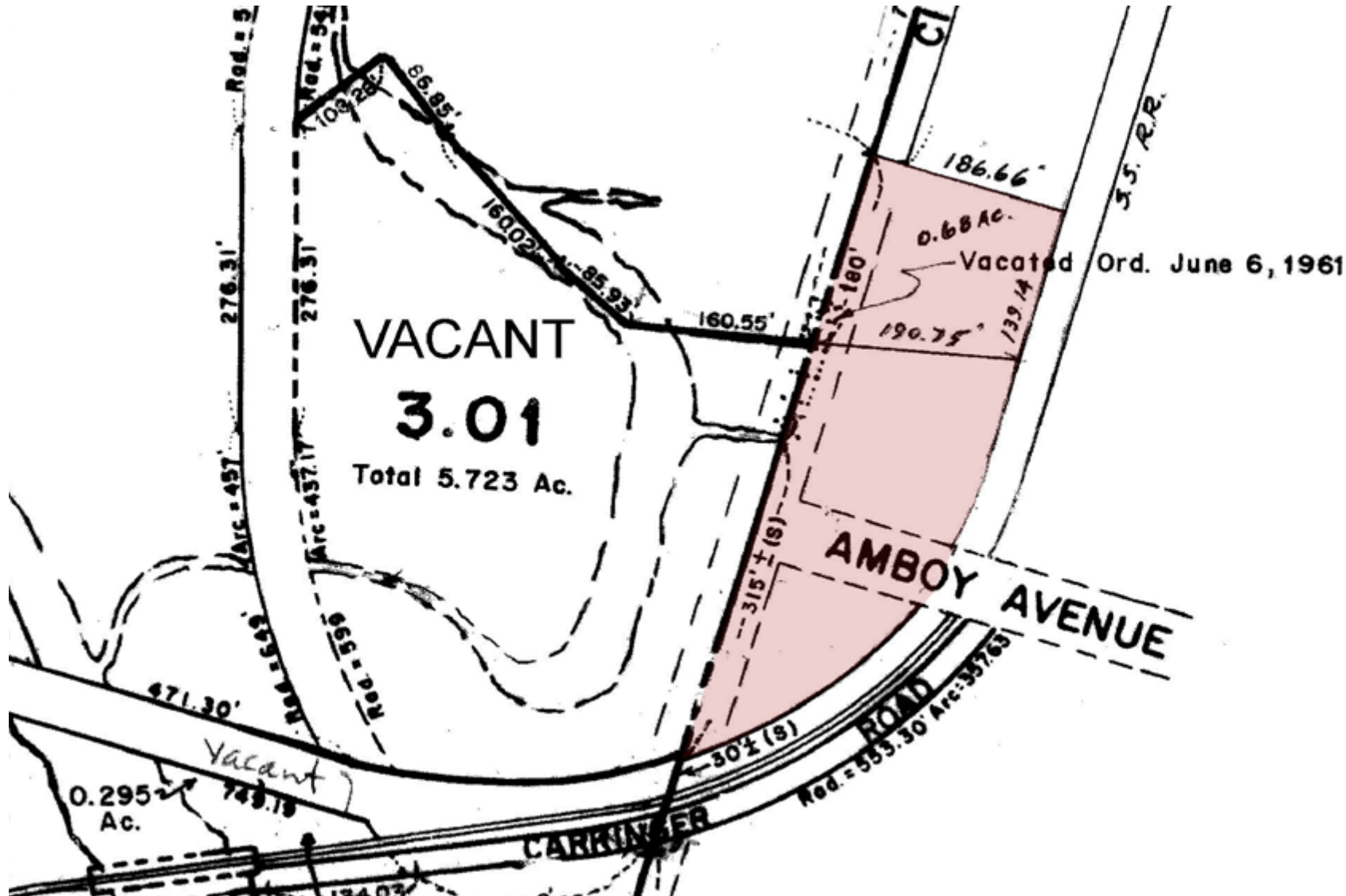
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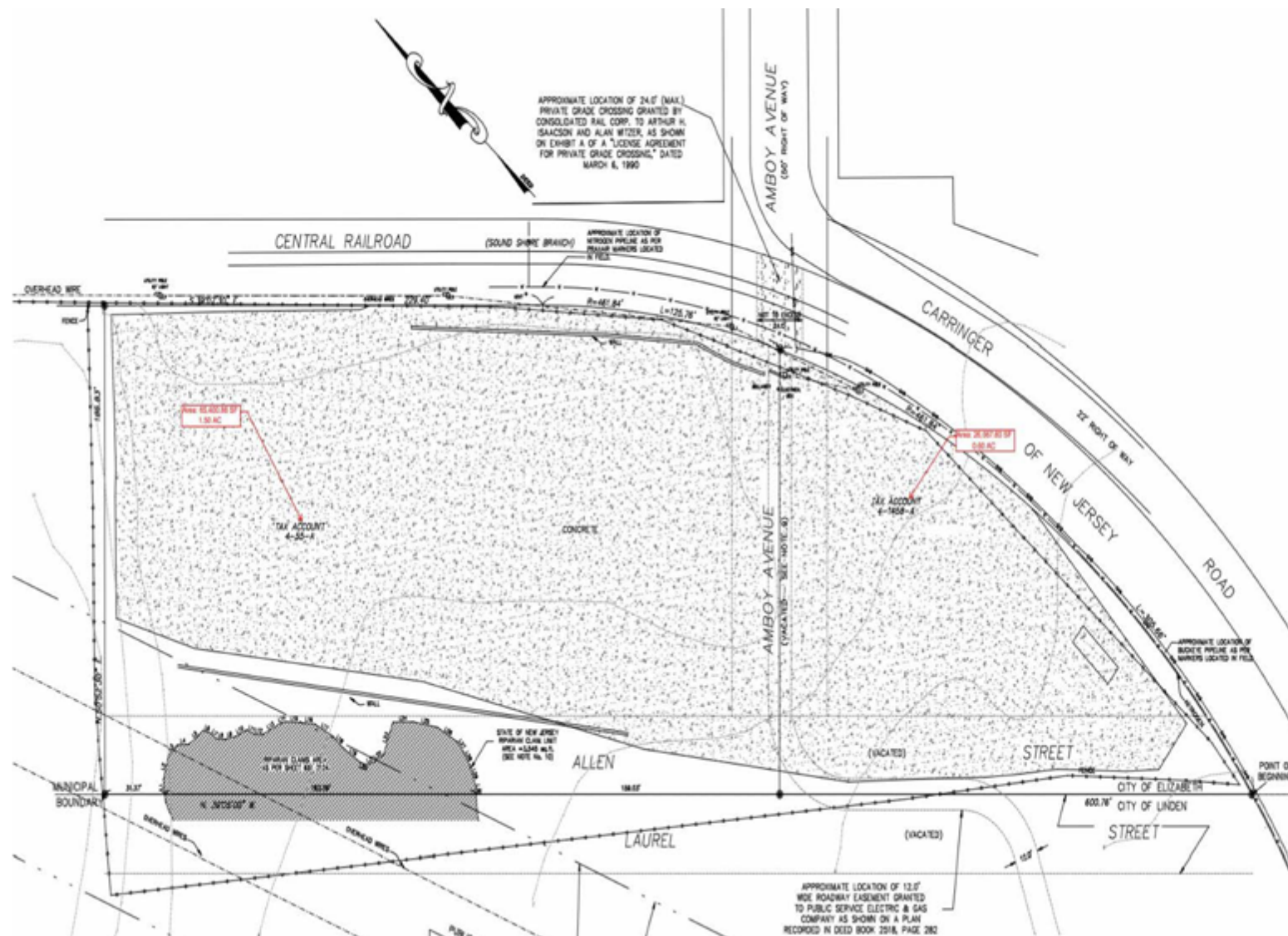
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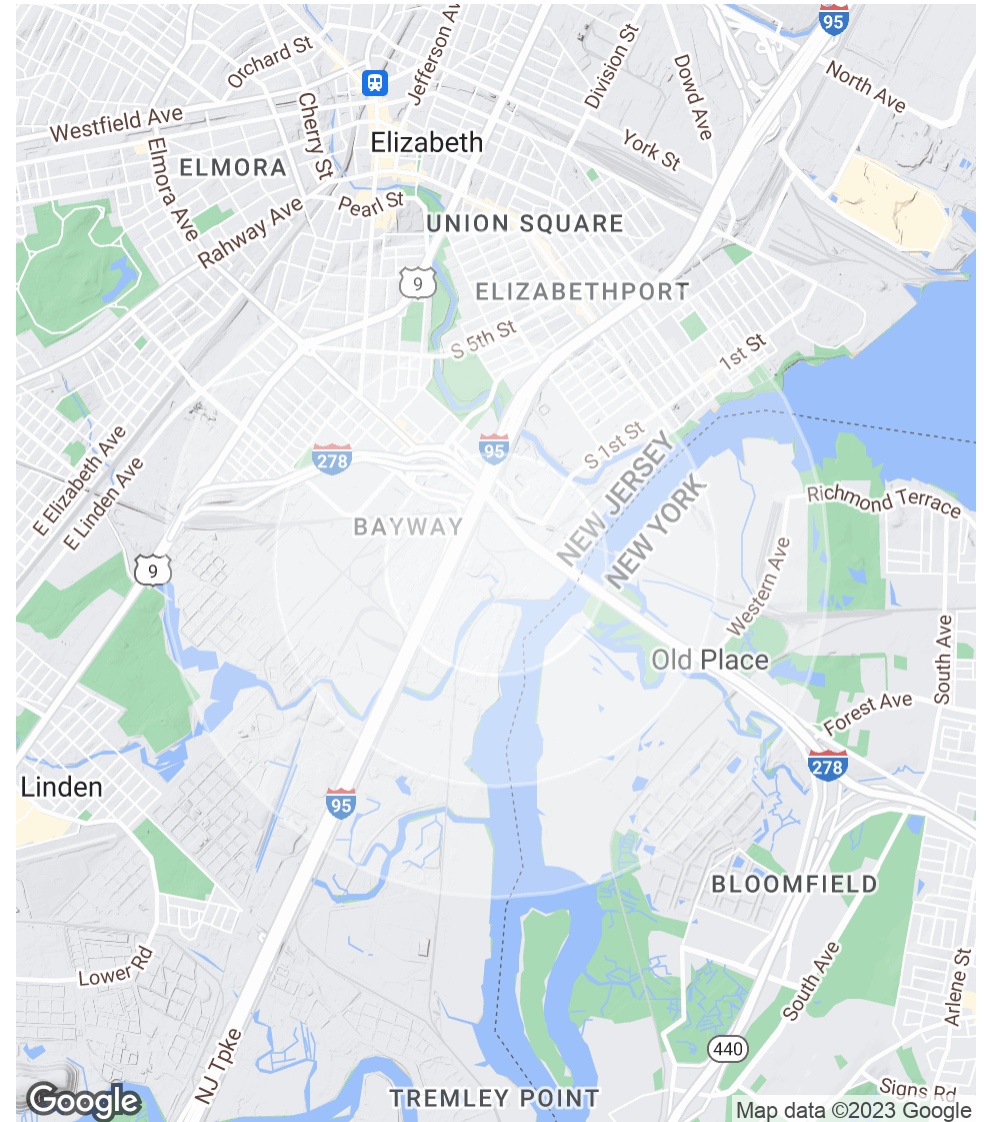
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,303	9,487	39,595
Average Age	41.2	35.6	33.4
Average Age (Male)	39.1	35.4	32.7
Average Age (Female)	44.6	37.1	34.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	447	3,176	13,061
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$65,072	\$62,748	\$62,971
Average House Value	\$231,671	\$264,466	\$255,280

* Demographic data derived from 2020 ACS - US Census



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