



LAND

FOR SALE

±0.23-AC COMMERCIAL LAND FOR REDEVELOPMENT

325-335 Bloomfield ave, Newark, NJ 07107

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Associate

jd@blauberg.com

973.379.6644



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

www.blauberg.com

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LOCATION DESCRIPTION

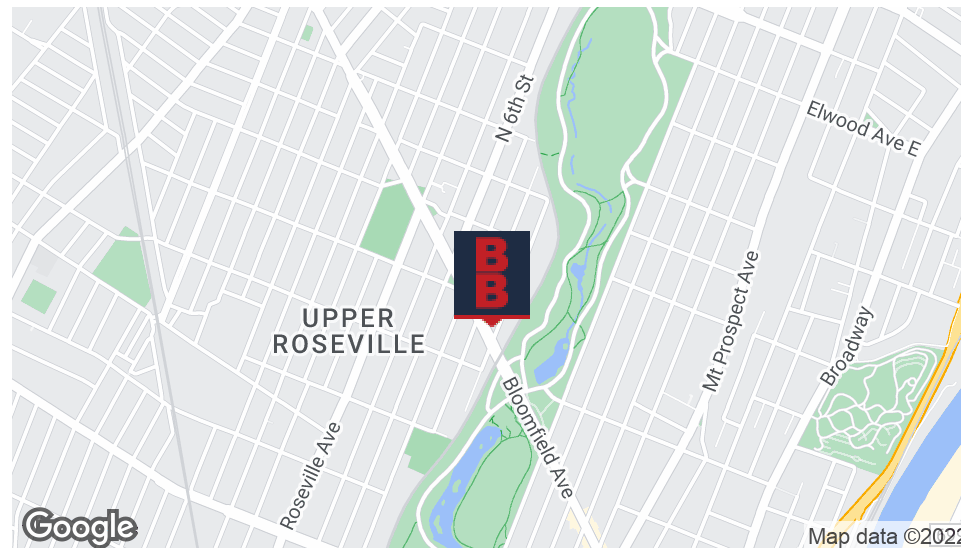
Approx. 1.5 Miles to I-280

Approx. 4.5 Miles to NJ Turnpike

Approx. 12.4 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	0.23 Acres



PROPERTY HIGHLIGHTS

- Lot Size at ±0.23 Acres (Block 1972, Lot 16)
- Next to Bus Stop (NJ Transit Bus 11, 28, 29 and 72)
- Busy Corner Lot Location with Traffic Light
- One Block to Bloomfield Avenue Light Rail Station
- Nearby Retailers Include Restaurants, Convenience Stores, Salons, Pharmacies and Grocery Stores
- Taxes at \$12,221 (2022)
- Commercial Land Use

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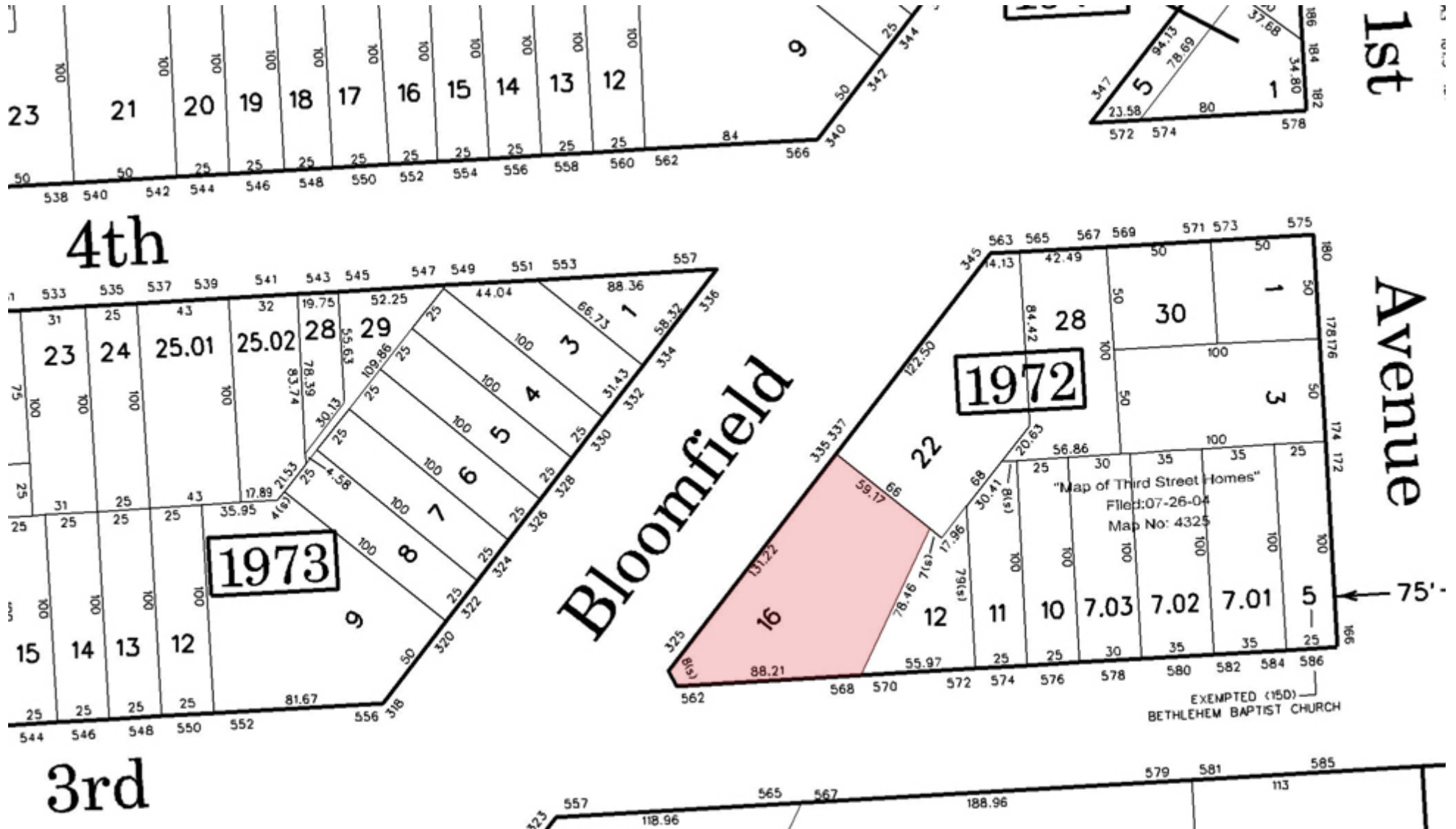
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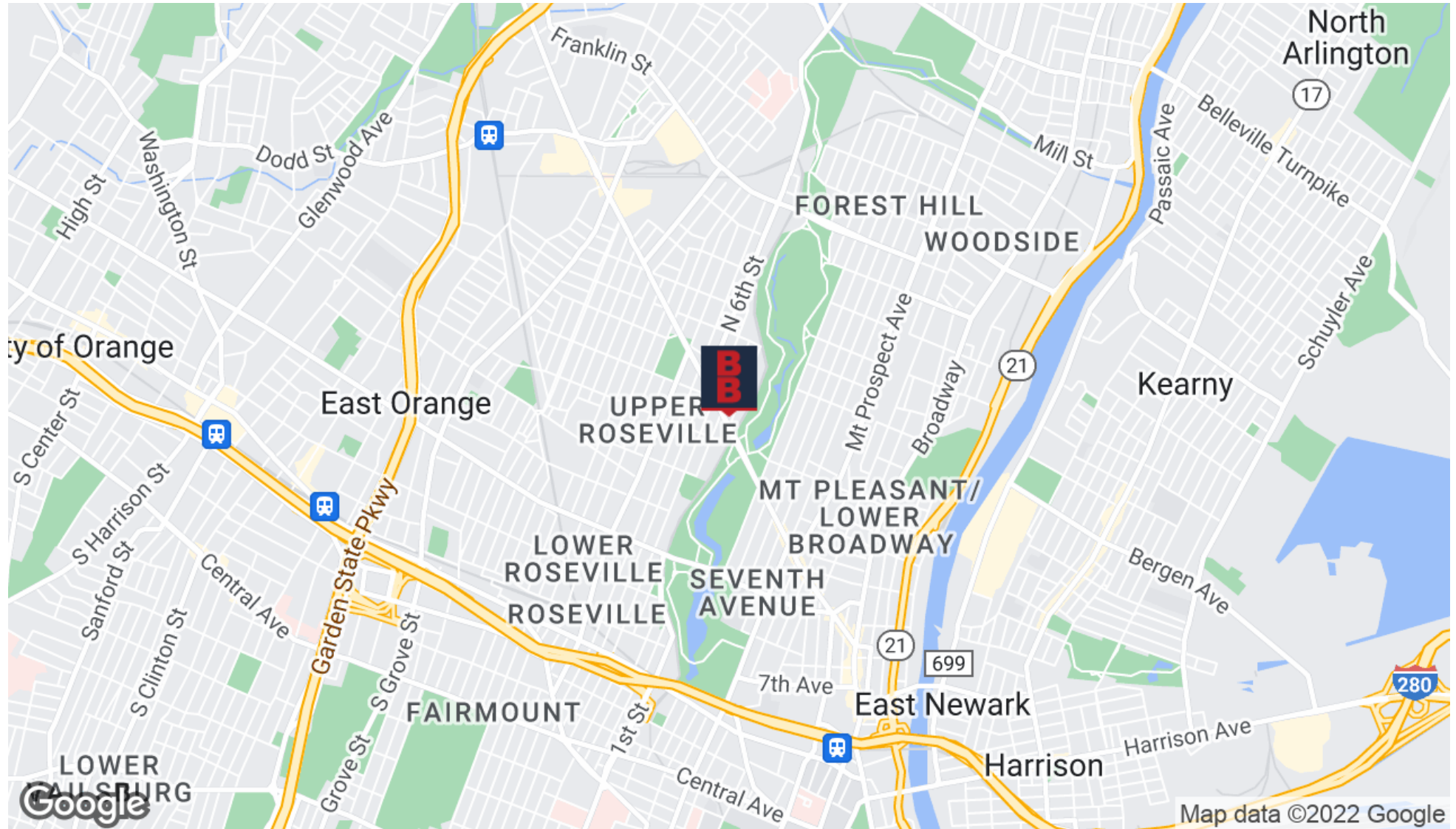
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,535	18,348	66,429
Average Age	31.9	36.2	35.9
Average Age (Male)	32.3	33.5	33.9
Average Age (Female)	29.2	37.1	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,437	6,697	25,679
# of Persons per HH	3.2	2.7	2.6
Average HH Income	\$55,117	\$55,099	\$53,229
Average House Value	\$262,988	\$255,411	\$211,124

* Demographic data derived from 2020 ACS - US Census



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Direct: 973.379.6644 | Cell: 201.279.8442

PROFESSIONAL BACKGROUND

Juan Disla, Sales Associate for The Blau & Berg Company, is responsible for representing clients in all facets of real estate acquisitions and dispositions. Juan is a passionate and highly motivated professional with over 17 years of sales experience. Committed to driving growth, creating value and developing relationships, he excels at providing his clients with exceptional service.

EDUCATION

Suny Binghamton, NY – BA (Political Science)

Long Island University, NY – MBA (Management) *Magna Cum Laude

MEMBERSHIPS

Member of National Honor Society - Sigma Beta Delta

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