



RETAIL PROPERTY

FOR SALE

±4,120 SF STREET RETAIL

923-929 Franklin Avenue, 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

±4,120 SF STREET RETAIL

923-929 Franklin Avenue, Newark, NJ 07107



LOCATION DESCRIPTION

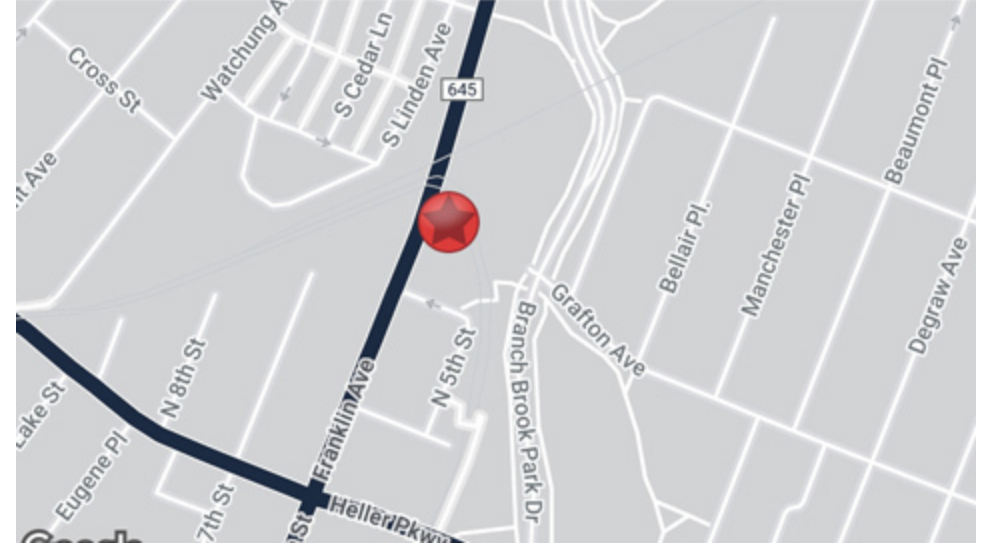
Approx. 2.3 Miles to I-280

Approx. 2.5 Miles to Garden State Parkway Exit 145

Approx. 14.9 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	Please Call For Price
Lot Size:	0.18 Acres
Building Size:	4,120 SF



PROPERTY HIGHLIGHTS

- Building Size at ±4,120 SF
- Currently a Liquor Store
- Business Included in Sale Price
- 15 Parking Spots (Off-Street)
- Lot Size at ±0.18 Acres (Block 791, Lot 24)
- Across Bus Stop NJ Transit 74 & 92
- Taxes at \$15,948.98 (2022)

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

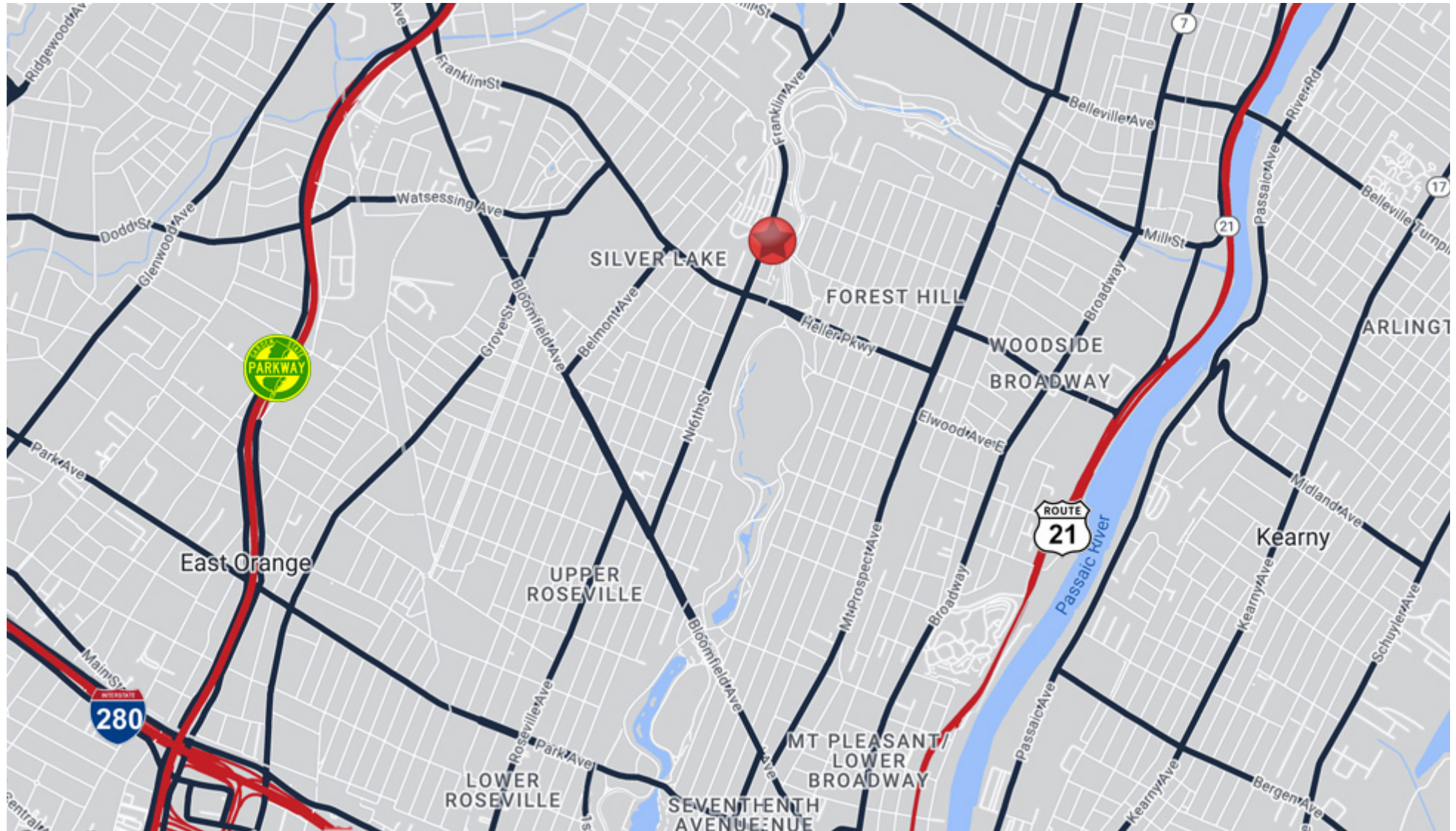


The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



±4,120 SF STREET RETAIL

923-929 Franklin Avenue, 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



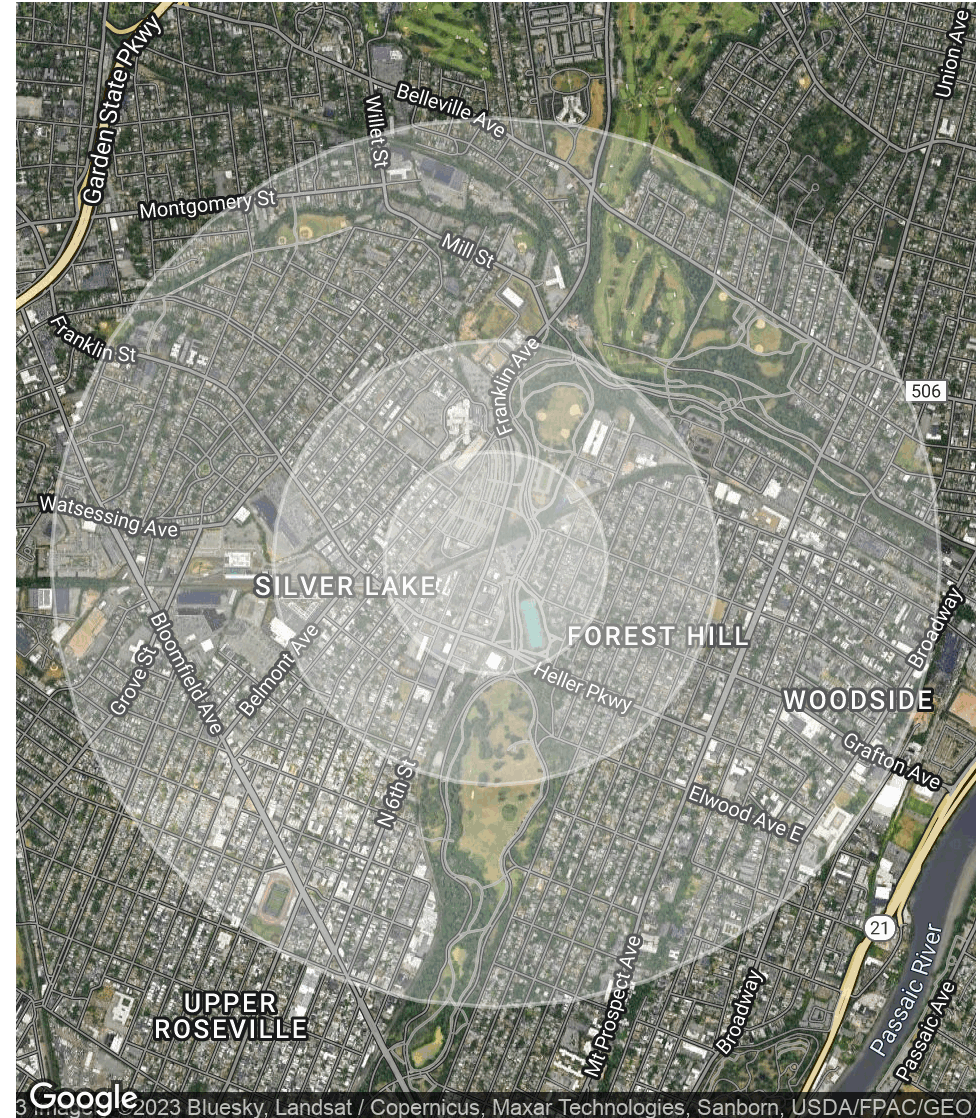
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±4,120 SF STREET RETAIL

923-929 Franklin Avenue, Newark, NJ 07107

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,817	11,983	50,966
Average Age	40.4	38.5	36.5
Average Age (Male)	40.0	36.8	34.6
Average Age (Female)	42.4	41.4	38.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,155	5,492	19,932
# of Persons per HH	1.8	2.2	2.6
Average HH Income	\$40,326	\$51,949	\$62,221
Average House Value	\$341,748	\$279,308	\$246,318

* Demographic data derived from 2020 ACS - US Census



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



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±4,120 SF STREET RETAIL

923-929 Franklin Avenue, Newark, NJ 07107



JUAN DISLA

Associate

jd@blauberg.com

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

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



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.