



RETAIL PROPERTY

FOR LEASE

±4,773 SF RETAIL BUILDING

572 Pompton Avenue, Cedar Grove, NJ 07009

For More Information, Contact the Exclusive Brokers

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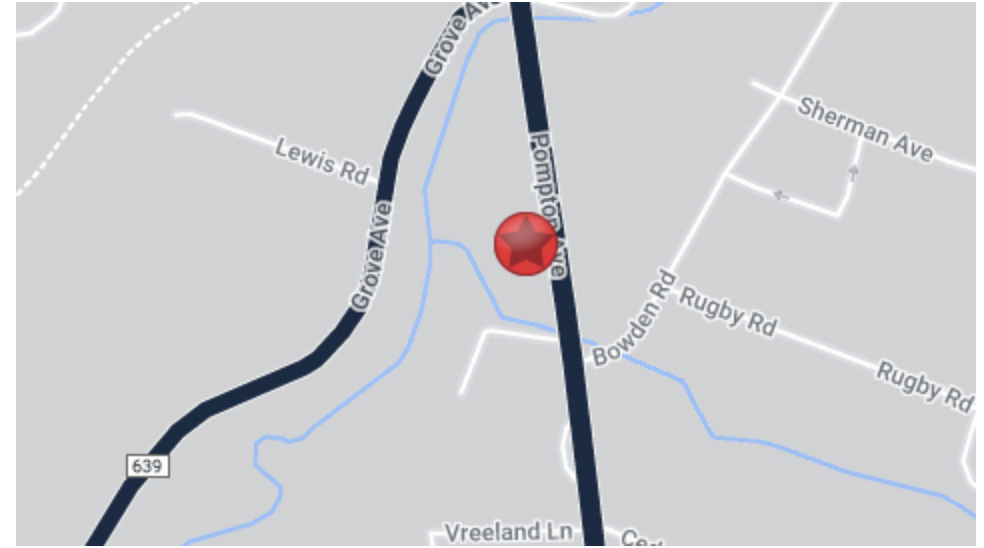
THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 3.06 Miles to Route 46
 Approx. 3.84 Miles to I-80
 Approx. 4.7 Miles to I-280
 Approx. 19.9 Miles to George Washington Bridge

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	4,773 SF
Lot Size:	1.27 Acres
Building Size:	4,773 SF

PROPERTY HIGHLIGHTS

- Total Building Size: ±4,773 SF
- Total Acreage: ±1.27 AC (Block 110, Lot 161)
- Year Built: 1960
- Current Use: Retail Banking
- Parking Ratio: 7.12/1,000 SF
- Zoning: B- Retail Shopping Zone
- Flood Zone: 0.2% annual chance flood hazard
- Taxes: \$51,664.60 (2022)
- Comment: Walking Distance to Bus Stop NJ Transit 11 (Willowbrook and Newark) and 195 (Willowbrook - Cedar Grove - New York)

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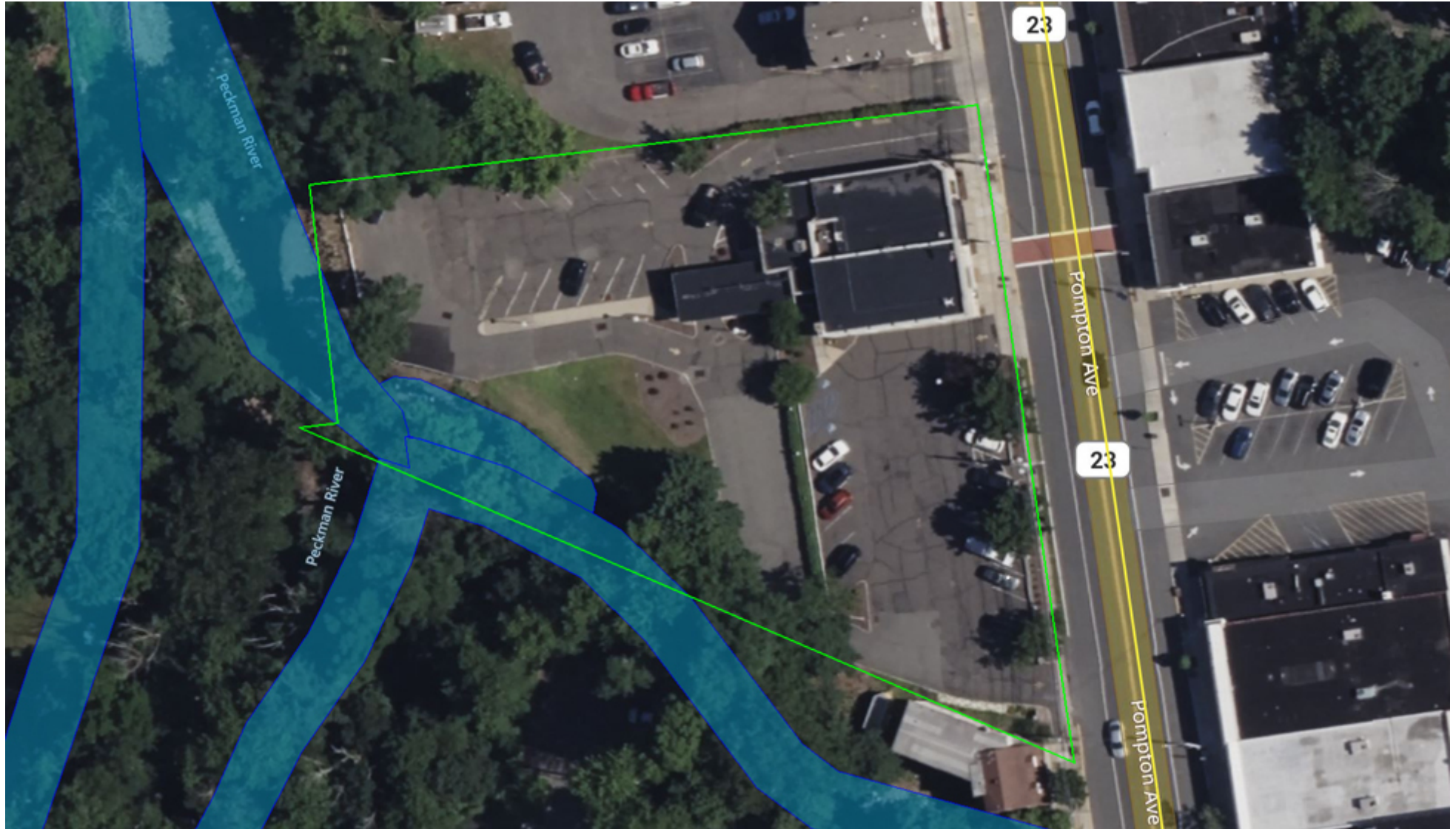
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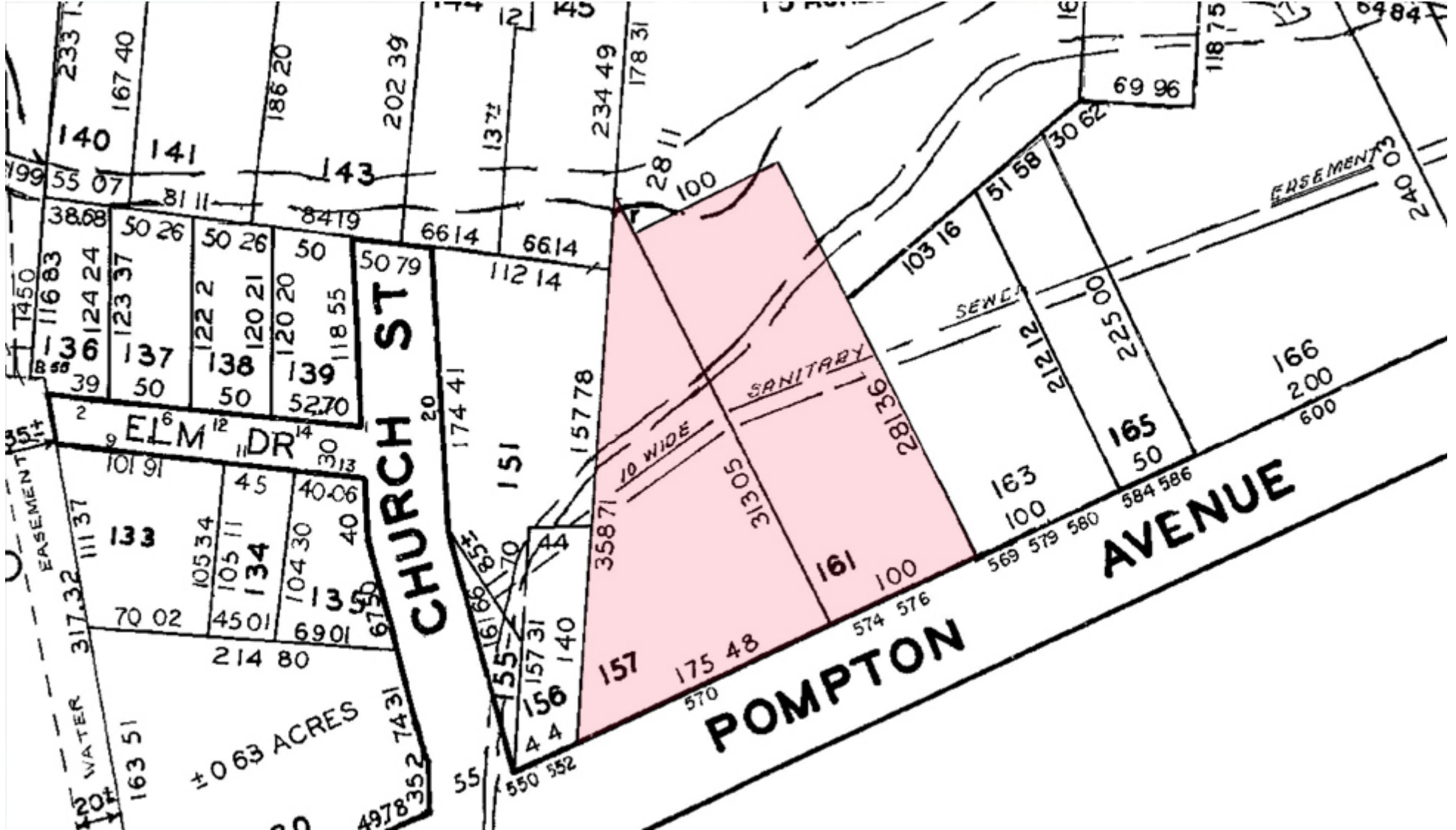
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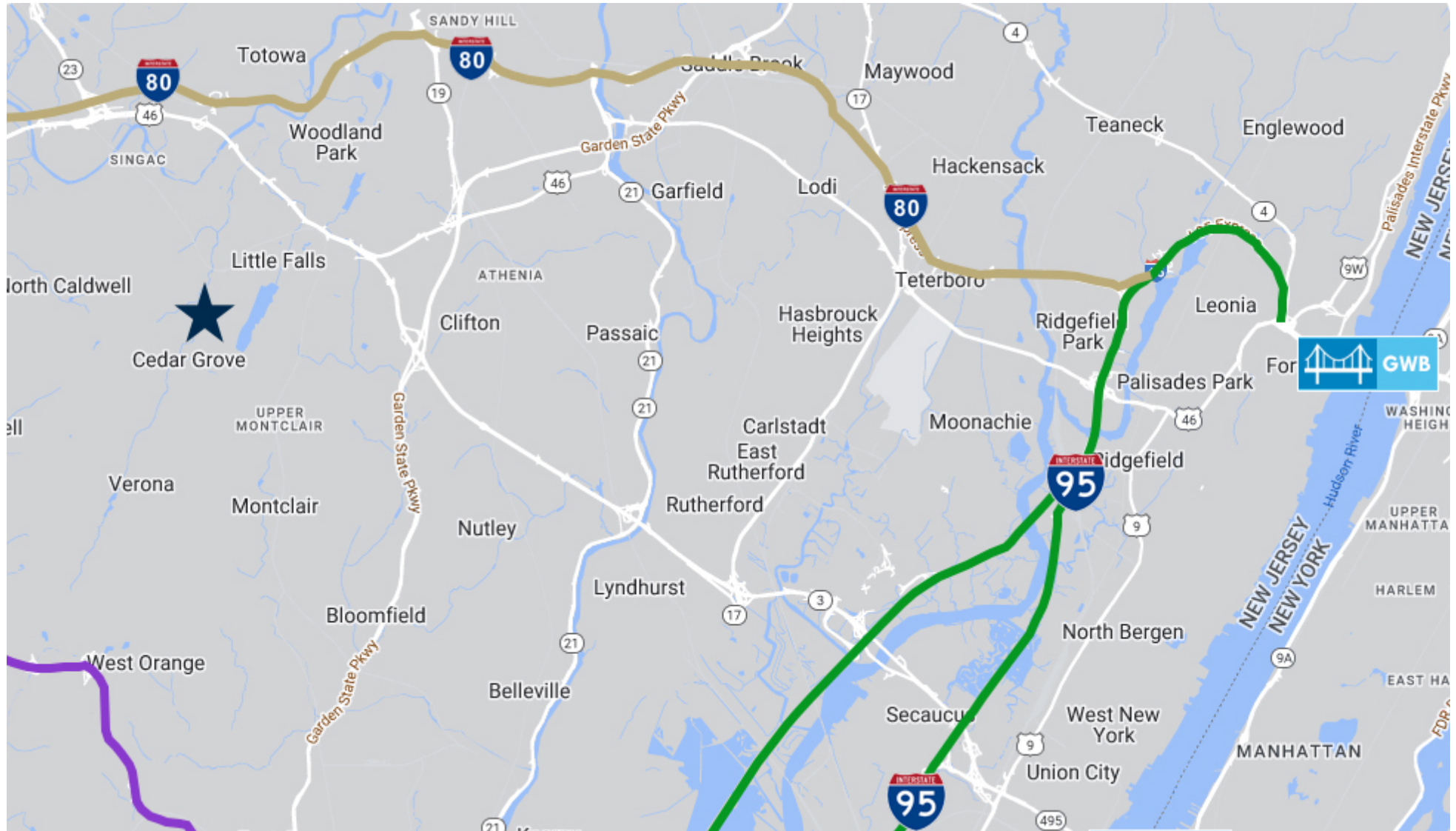
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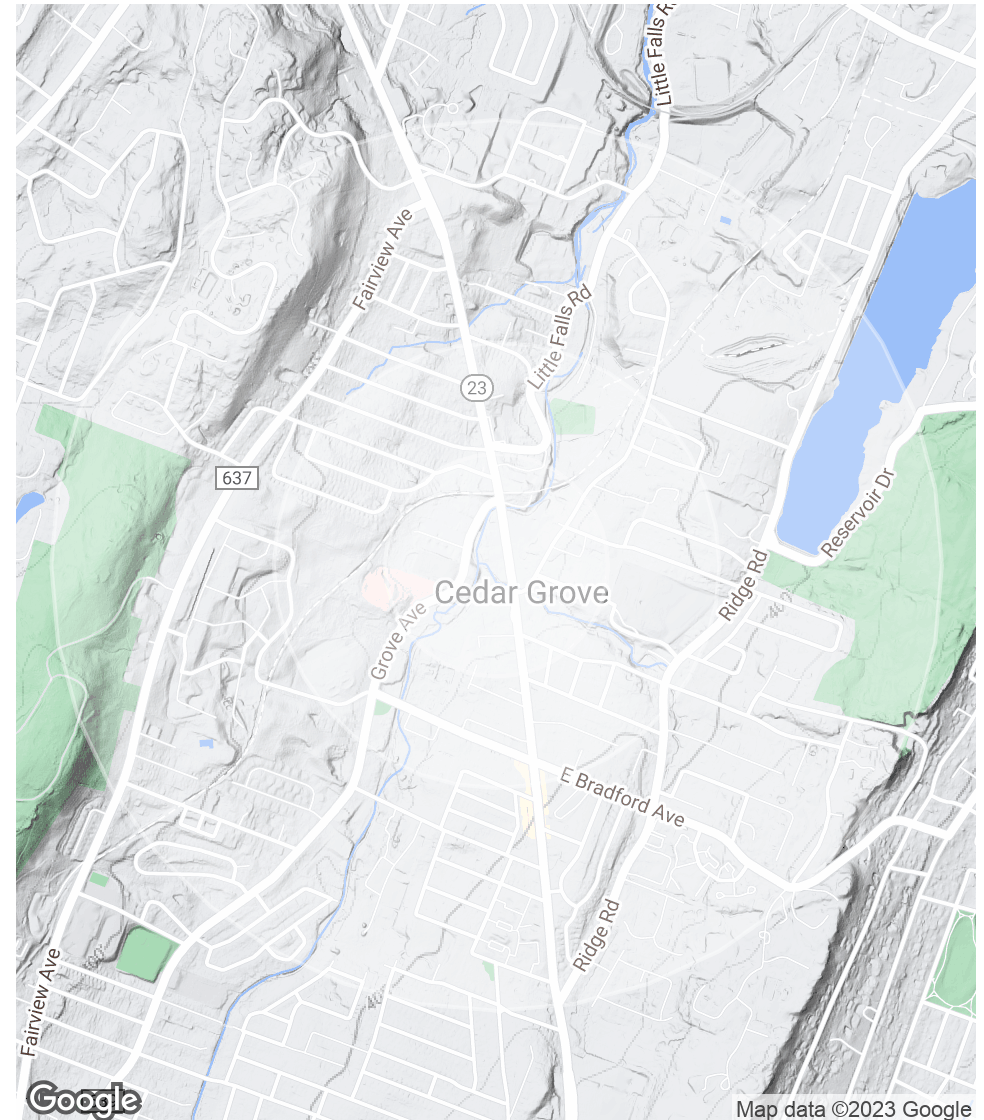
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	713	2,813	9,625
Average Age	41.8	41.4	43.1
Average Age (Male)	43.9	43.7	43.3
Average Age (Female)	40.4	40.2	43.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	217	878	3,252
# of Persons per HH	3.3	3.2	3.0
Average HH Income	\$160,807	\$163,436	\$175,047
Average House Value	\$502,231	\$500,435	\$543,038

* Demographic data derived from 2020 ACS - US Census



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