



LAND

FOR LEASE

PRICE REDUCED: ±0.65-AC INDUSTRIAL LAND

13-19 Hyatt Avenue, Newark, NJ 07105

For More Information, Contact the Exclusive Brokers

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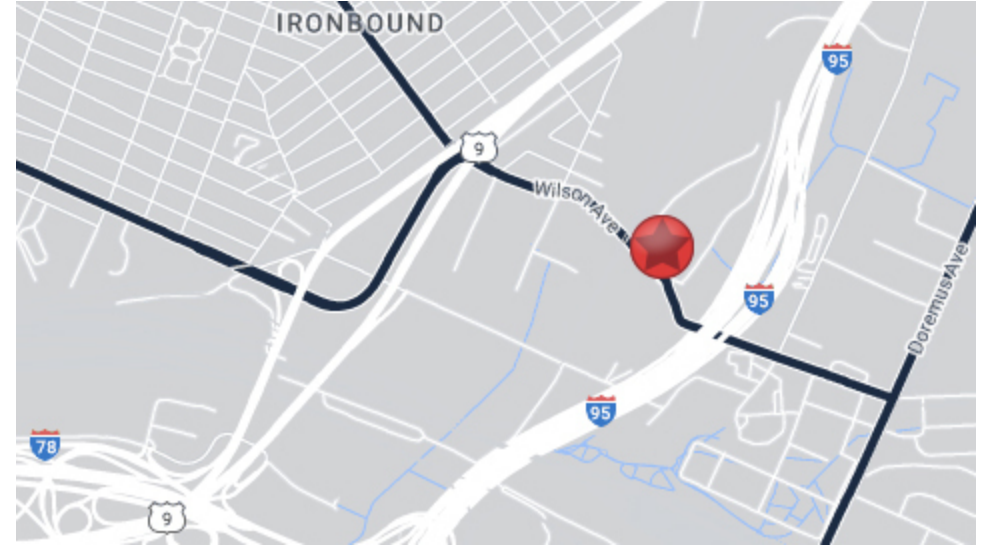
THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.6 Miles to US Highway 1 & 9
 Approx. 2.3 Miles to I-78
 Approx. 2.7 Miles to I-95
 Approx. 5.8 Miles to Newark Liberty International Airport
 Approx. 7.7 Miles to Holland Tunnel

OFFERING SUMMARY

Lease Rate:	\$15,000.00 per month (NNN)
Available SF:	0.655 Acres
Lot Size:	0.65 Acres

PROPERTY HIGHLIGHTS

- Available Lot Size at 0.655 Acres
- Zoned Industrial

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,845	23,734	72,540
Total Population	18,765	65,432	190,081
Average HH Income	\$58,077	\$68,608	\$66,706

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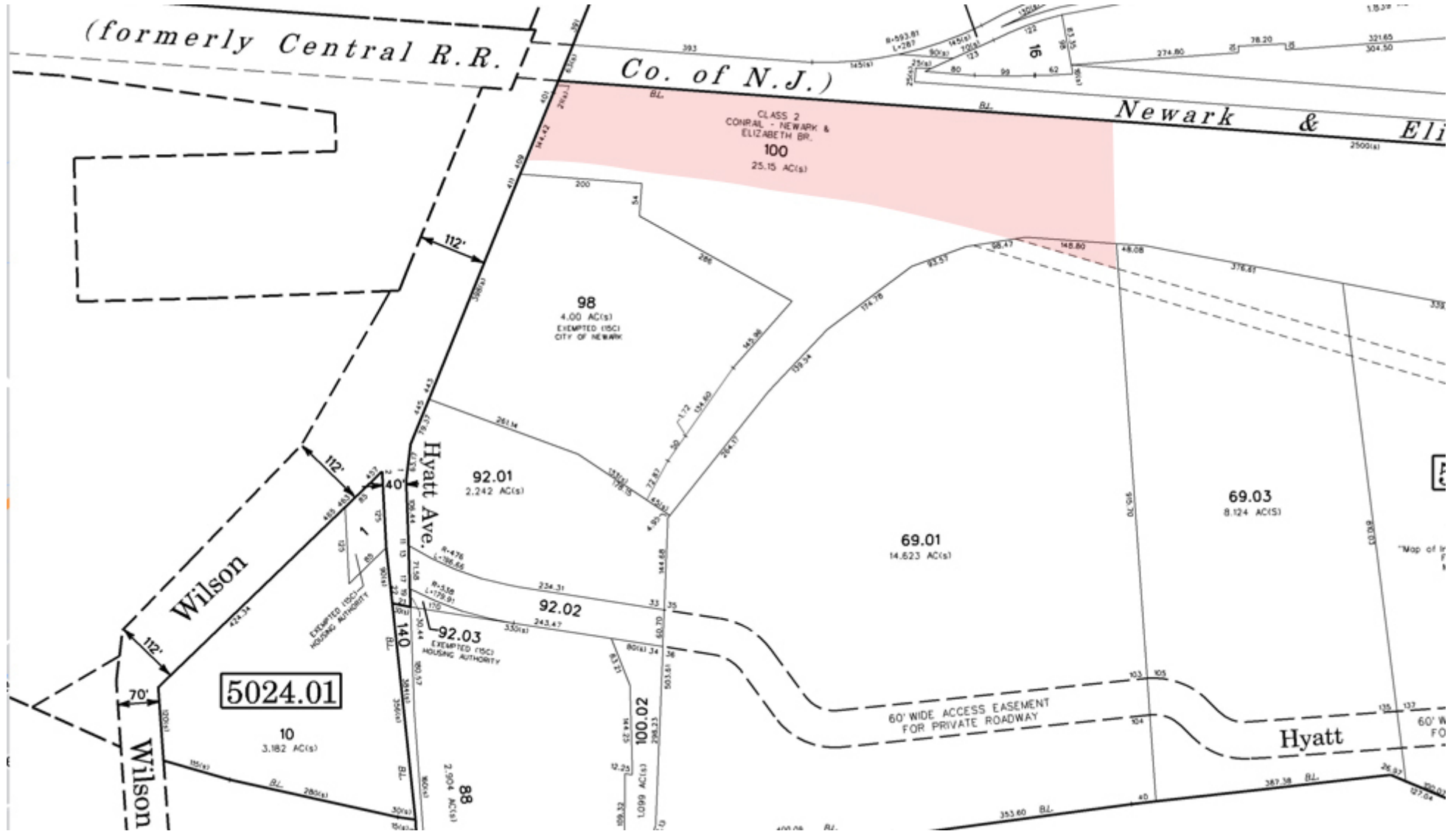
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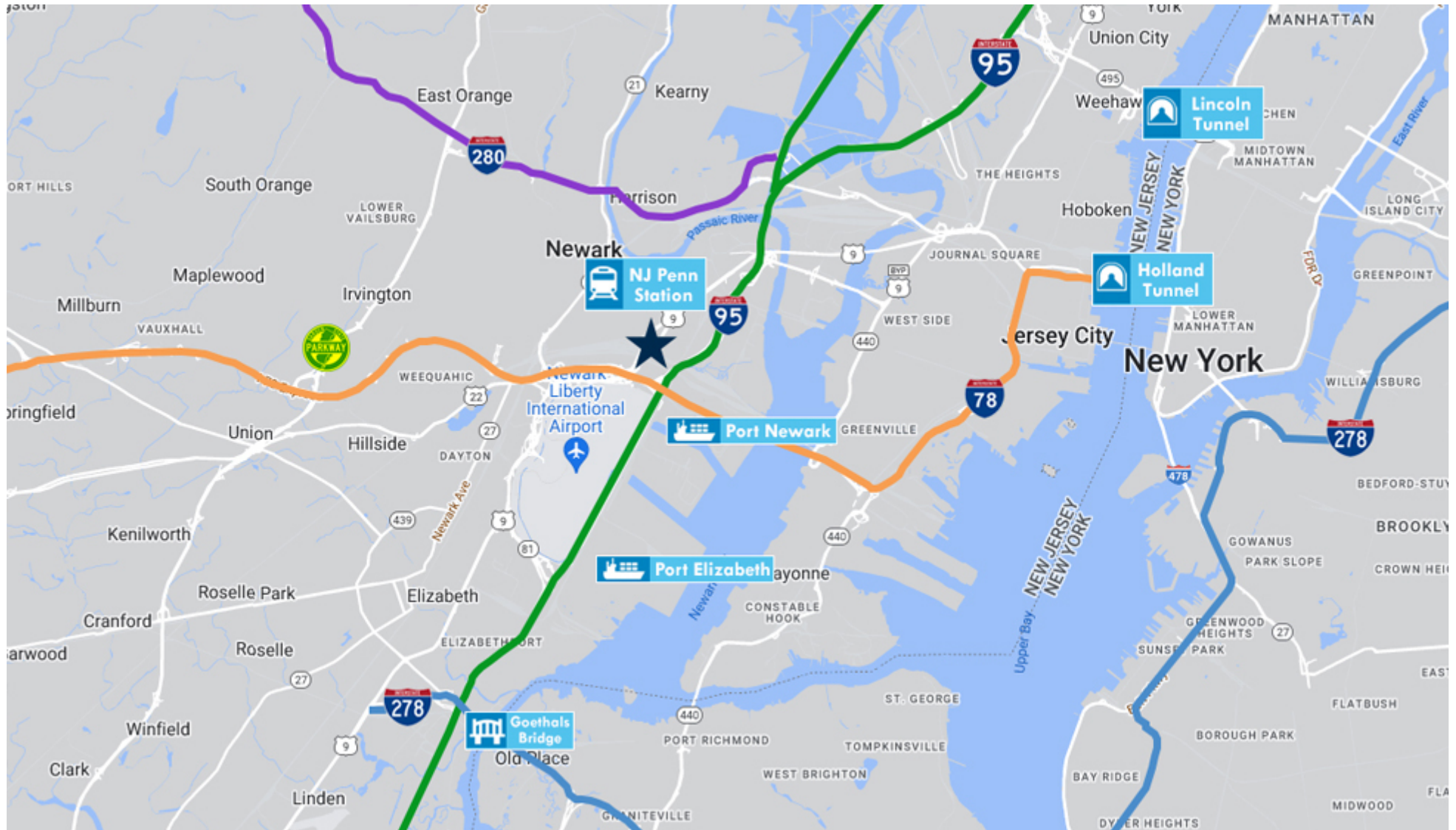
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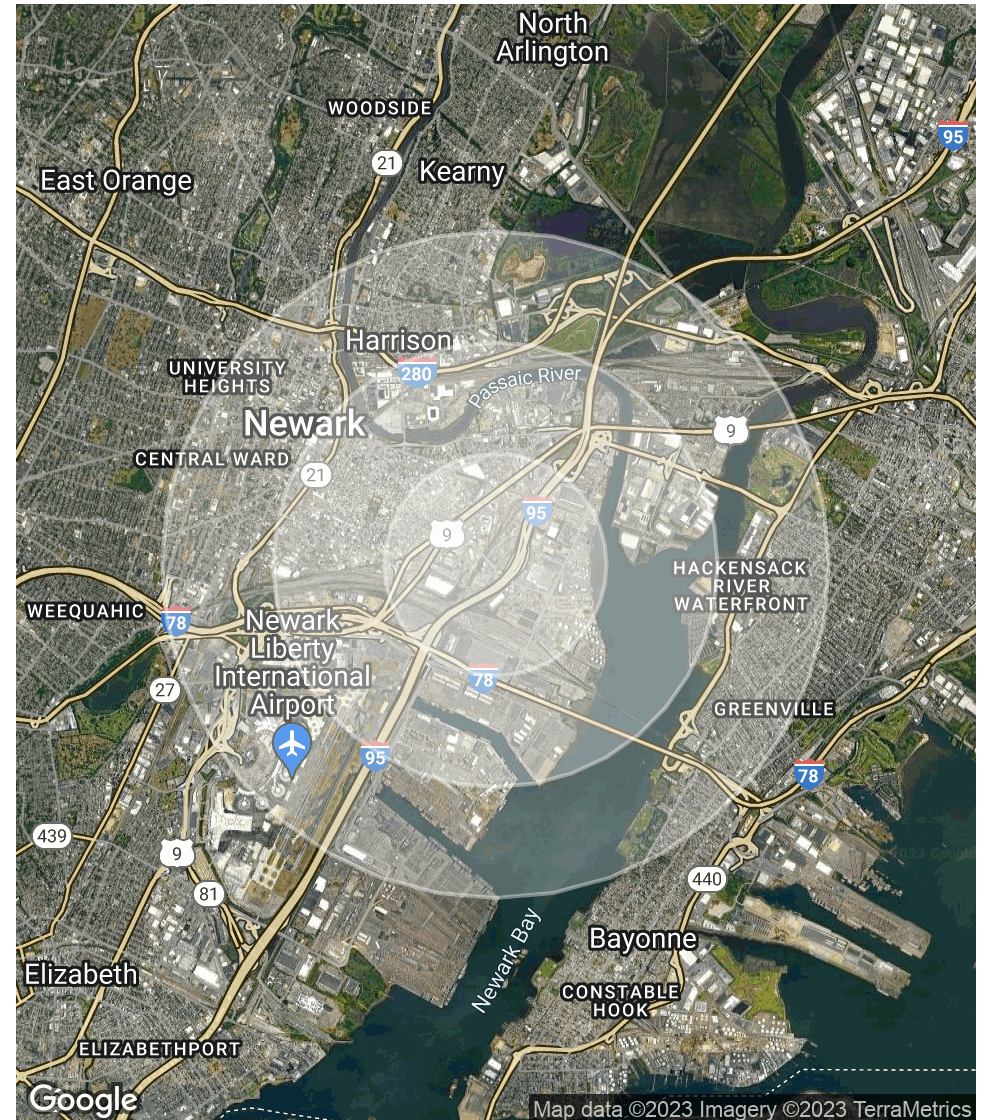
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,765	65,432	190,081
Average Age	36.1	35.3	35.9
Average Age (Male)	36.0	35.6	34.8
Average Age (Female)	37.4	34.7	36.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,845	23,734	72,540
# of Persons per HH	3.2	2.8	2.6
Average HH Income	\$58,077	\$68,608	\$66,706
Average House Value	\$326,716	\$332,219	\$276,351

* Demographic data derived from 2020 ACS - US Census



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