



COMMERCIAL LAND

FOR SALE

# ±2.1 ACRES COMMERCIAL VACANT LAND

1213 Bloomfield Ave, West Caldwell, NJ 07006

*For More Information, Contact the Exclusive Brokers*

**SCOTT G. SAVASTANO**

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**NICHOLAS A. SAVASTANO**

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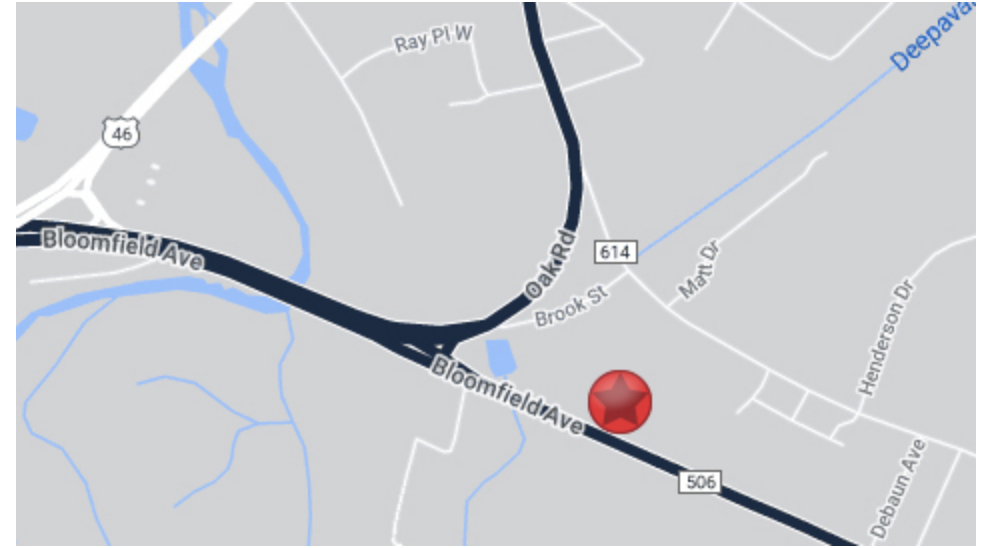
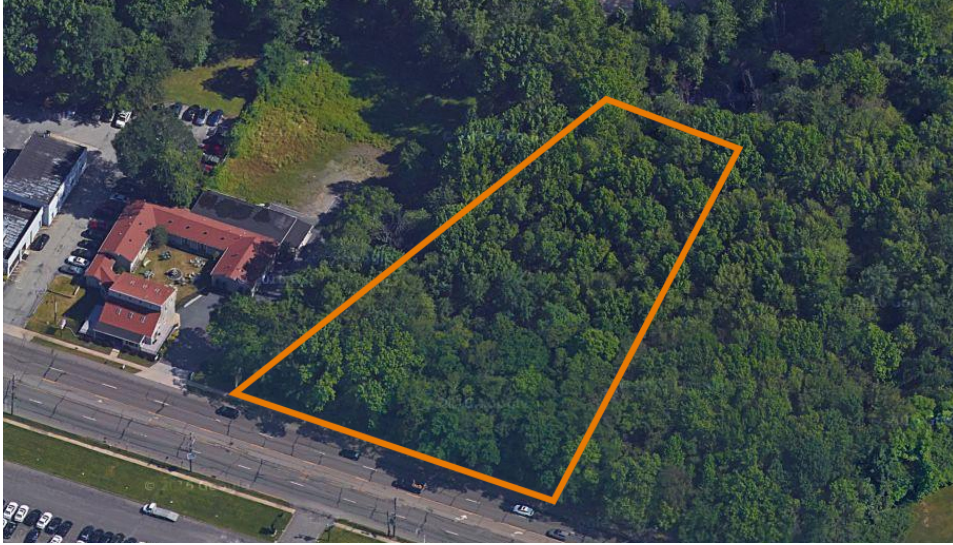
**THE BLAU & BERG COMPANY**

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

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Approx. 0.8 Miles to Route 46  
 Approx. 2.9 Miles to I-80 and I-280  
 Approx. 5.0 Miles to Willowbrook Mall  
 Approx. 5.2 Miles to Essex County Airport

## OFFERING SUMMARY

Sale Price:	\$3,600,000
Lot Size:	2.1 Acres

## PROPERTY HIGHLIGHTS

- ±2.1 Acres Vacant Land
- Block 1600, Lot 1
- Includes 13 Acres Land Bank Wetlands
- Taxes at \$9,552.85 (2022)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,181	62,818	477,290
Total Population	2,713	160,471	1,255,970
Average HH Income	\$149,039	\$152,451	\$113,532

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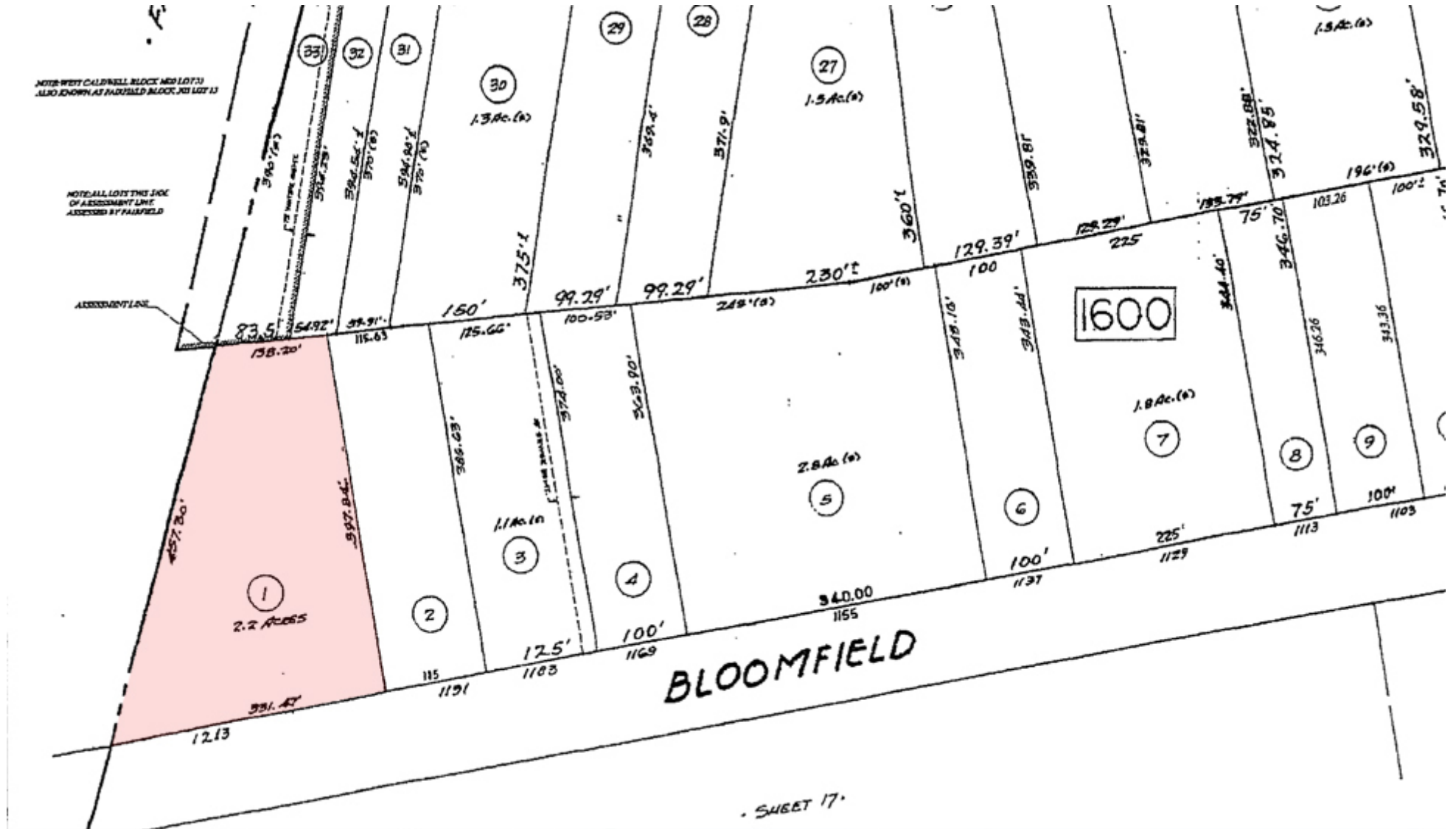
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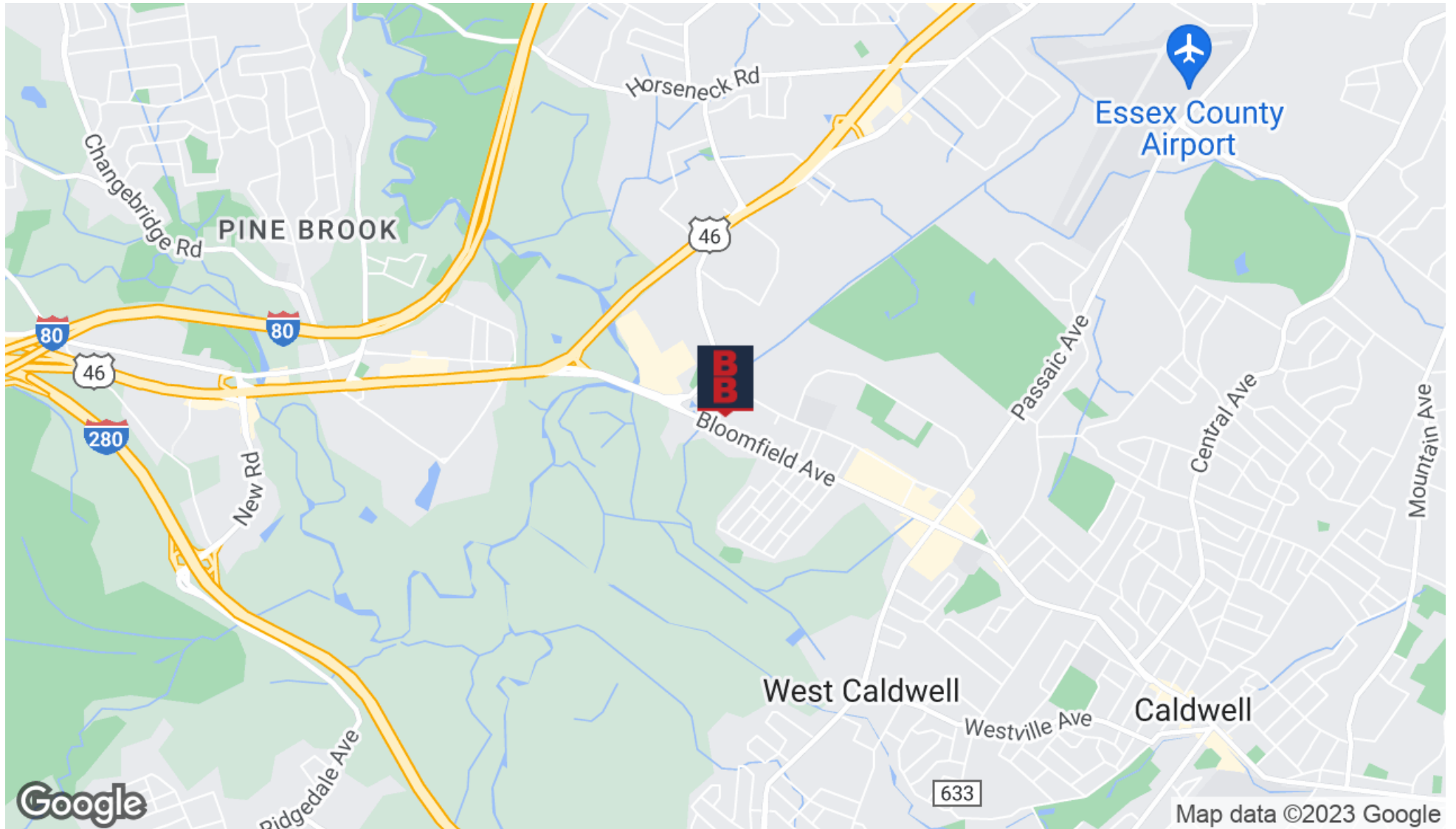
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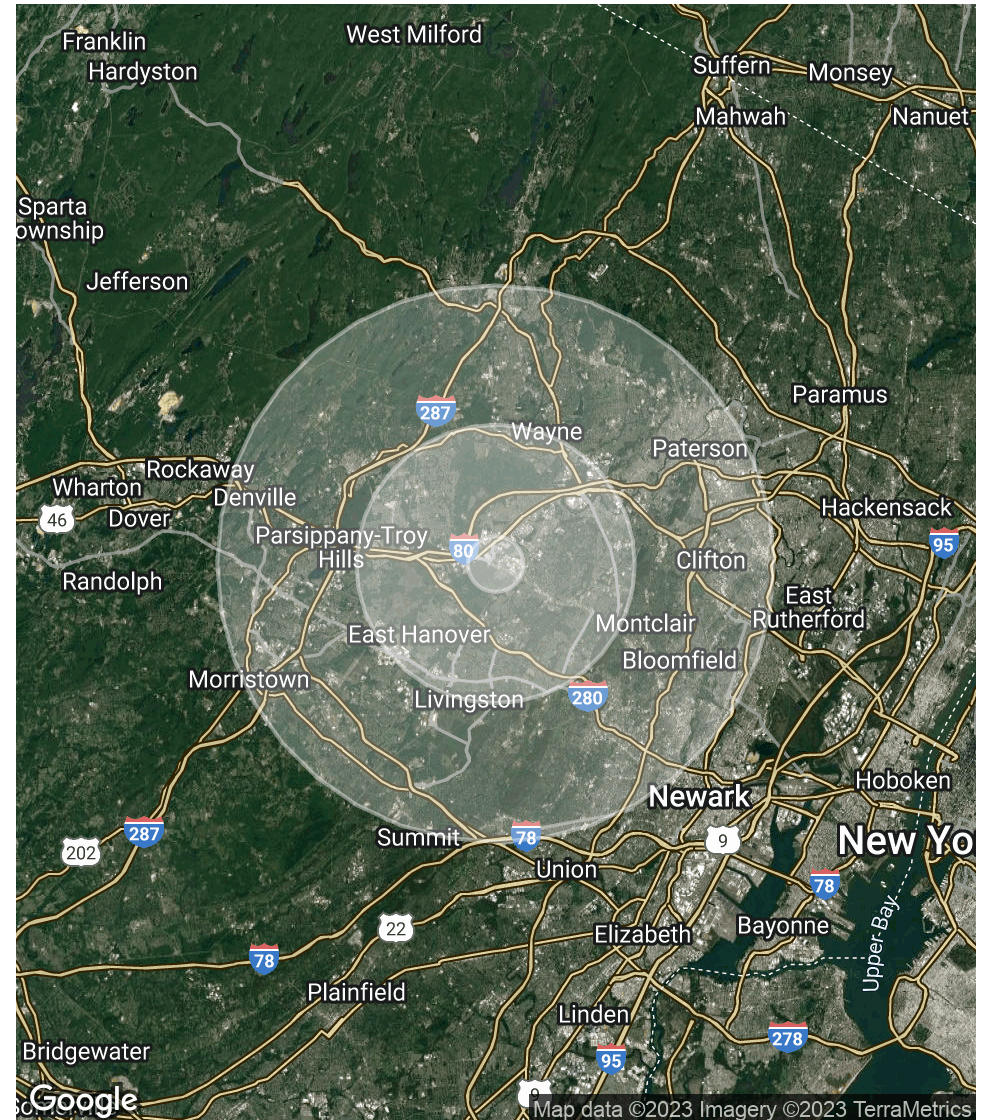
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,713	160,471	1,255,970
Average Age	50.2	45.8	39.6
Average Age (Male)	47.7	44.1	37.8
Average Age (Female)	49.5	46.7	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,181	62,818	477,290
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$149,039	\$152,451	\$113,532
Average House Value	\$438,697	\$505,343	\$385,665

\* Demographic data derived from 2020 ACS - US Census



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