



LAND

FOR LEASE

±0.43-ACRE COMMERCIAL RETAIL LAND

40 Eagle Rock Avenue, East Hanover, NJ 07936

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets
sgsavastano@blauberg.com
973.379.6644 x147



THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±0.43-Acre Commercial Retail Land

LOCATION DESCRIPTION

Approx. 1.8 Miles to I-280
 Approx. 3.7 Miles to Route 46 and I-80
 Approx. 10.1 Miles to Garden State Parkway
 Approx. 13.9 Miles to I-78
 Approx. 15 Miles to I-95
 Approx. 18.9 Miles to Newark Airport & Ports

SITE DESCRIPTION

±0.43-Acre Corner Parcel (Block 3, Lot 2)
 126+ Feet Fronting Eagle Rock Avenue and Tuttle Road
 Long Term Ground Lease Available for Fast Food, Convenience Store or Retail
 Owner Willing to Lease Building for Office Use (±18,730 SF Available)
 Zoned B2
 15,154 AADT (Ridgedale Ave & Dara Dr - 0.20 Miles Distance)
 Taxes at \$9,952.98 (2019)
 Negotiable Lease Rate

COMMENT

±616 SF Office Suite Available For Lease
 Suitable for Dental / Medical / Professional Use
 2 Dental Rooms
 1 Waiting Room
 1 Reception Area
 \$1,400 Per Month Gross Lease

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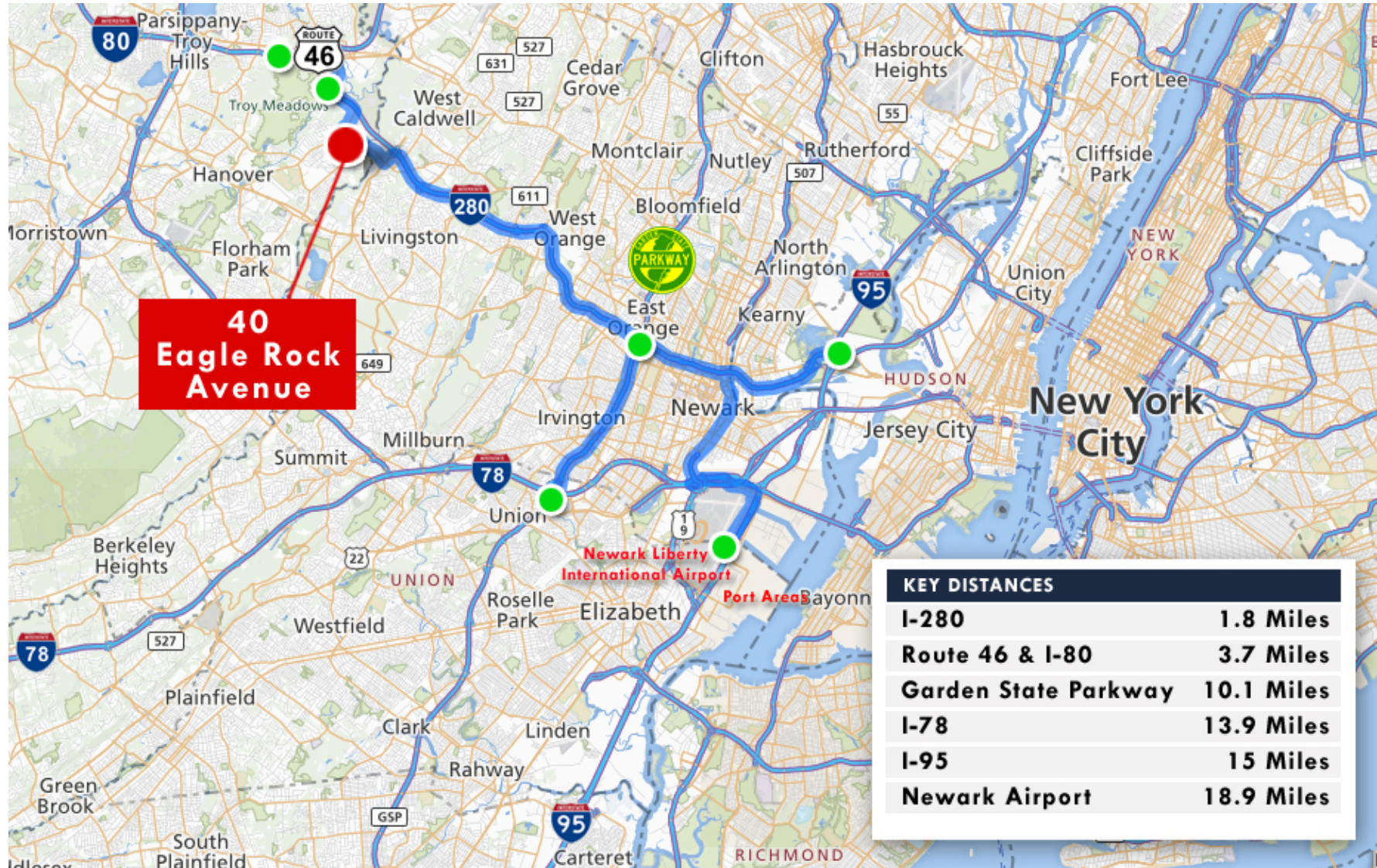
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	4,772	55,030	165,338
2019 Estimate	4,626	53,025	161,550
2010 Census	3,887	44,728	148,555
Growth 2019-2024	3.16%	3.78%	2.34%
Growth 2010-2019	19.01%	18.55%	8.75%
2019 Population Hispanic Origin	366	3,613	12,208
2019 Population by Race:			
White	3,966	40,983	122,627
Black	64	1,331	6,906
Am. Indian & Alaskan	8	93	313
Asian	537	9,876	29,021
Hawaiian & Pacific Island	0	18	48
Other	51	723	2,634
U.S. Armed Forces:	0	0	29
Households:			
2024 Projection	1,585	19,887	60,498
2019 Estimate	1,538	19,162	59,149
2010 Census	1,297	16,140	54,532
Growth 2019 - 2024	3.06%	3.78%	2.28%
Growth 2010 - 2019	18.58%	18.72%	8.47%
Owner Occupied	1,453	15,306	45,351
Renter Occupied	85	3,856	13,797
2019 Avg Household Income	\$147,261	\$141,502	\$144,685
2019 Med Household Income	\$133,035	\$114,814	\$116,967
2019 Households by Household Inc:			
<\$25,000	141	1,908	5,517
\$25,000 - \$50,000	239	2,217	6,138
\$50,000 - \$75,000	65	2,126	6,649
\$75,000 - \$100,000	175	2,031	6,532
\$100,000 - \$125,000	117	2,193	6,980
\$125,000 - \$150,000	98	1,552	5,163
\$150,000 - \$200,000	360	2,814	8,134
\$200,000+	342	4,322	14,034

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Direct: 973.379.6644 x147 | Cell: 973.464.3800

PROFESSIONAL BACKGROUND

Scott Savastano, Director of Capital Markets at The Blau & Berg Company, is responsible for representing clients in all positions of real estate transactions, as well as managing investments between investors, businesses, government and individual clients. He has more than 25 years of real estate experience as a transaction specialist. He is highly experienced in the successful acquisition, financing, development and disposition of more than \$1 billion in commercial real estate nationwide. Scott is a true problem solver. He brings an entrepreneurial approach to clients.

EDUCATION

Montclair State University – B.A. in Accounting (Minor in Paralegal Studies)

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