

431 HALEDON AVE.

HALEDON, NEW JERSEY

6,160 SF FOR LEASE

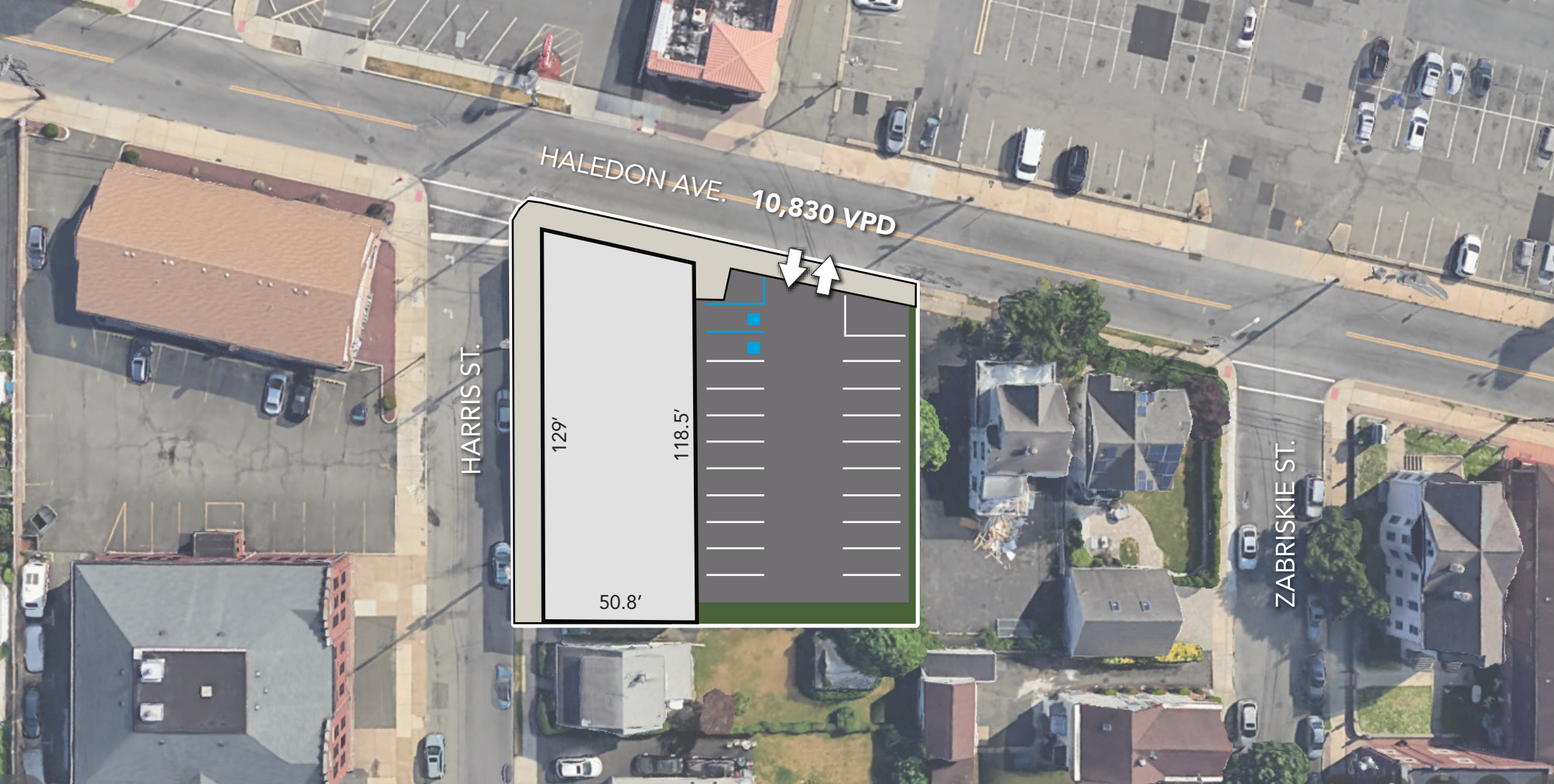
STEVE BATTISTA
sbattista@jefferyrealty.com
C: 908.963.4539
O: 908.668.9600 EXT. 240



JEFFERY REALTY
Retail Specialist

116 Route 22 • North Plainfield, NJ 07060 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





431 HALEDON AVE. HALEDON, NEW JERSEY

SITE INFORMATION

BUILDING: 6,160 SF (50'x129') **PARKING:** 19 SPACES + STREET

ACREAGE: .33 ACRE **TRAFFIC:** 10,830 VPD

RENT: CALL FOR QUOTE **CEILINGS:** +/- 17' TO DECKING

NNN: \$19.00 PSF EST. **TAXES:** \$51,930.00 (EST. 2023)

- NOTES:**
- Excellent Location For Community Commercial | Pharmacy, Dollar Store, Market, Auto Parts, Post Office
 - High Visibility on Haledon Ave. (+10,000 VPD)
 - Across from Grocery Anchored Center



JEFFERY REALTY
Retail Specialist

116 Route 22 • North Plainfield, NJ 07060 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

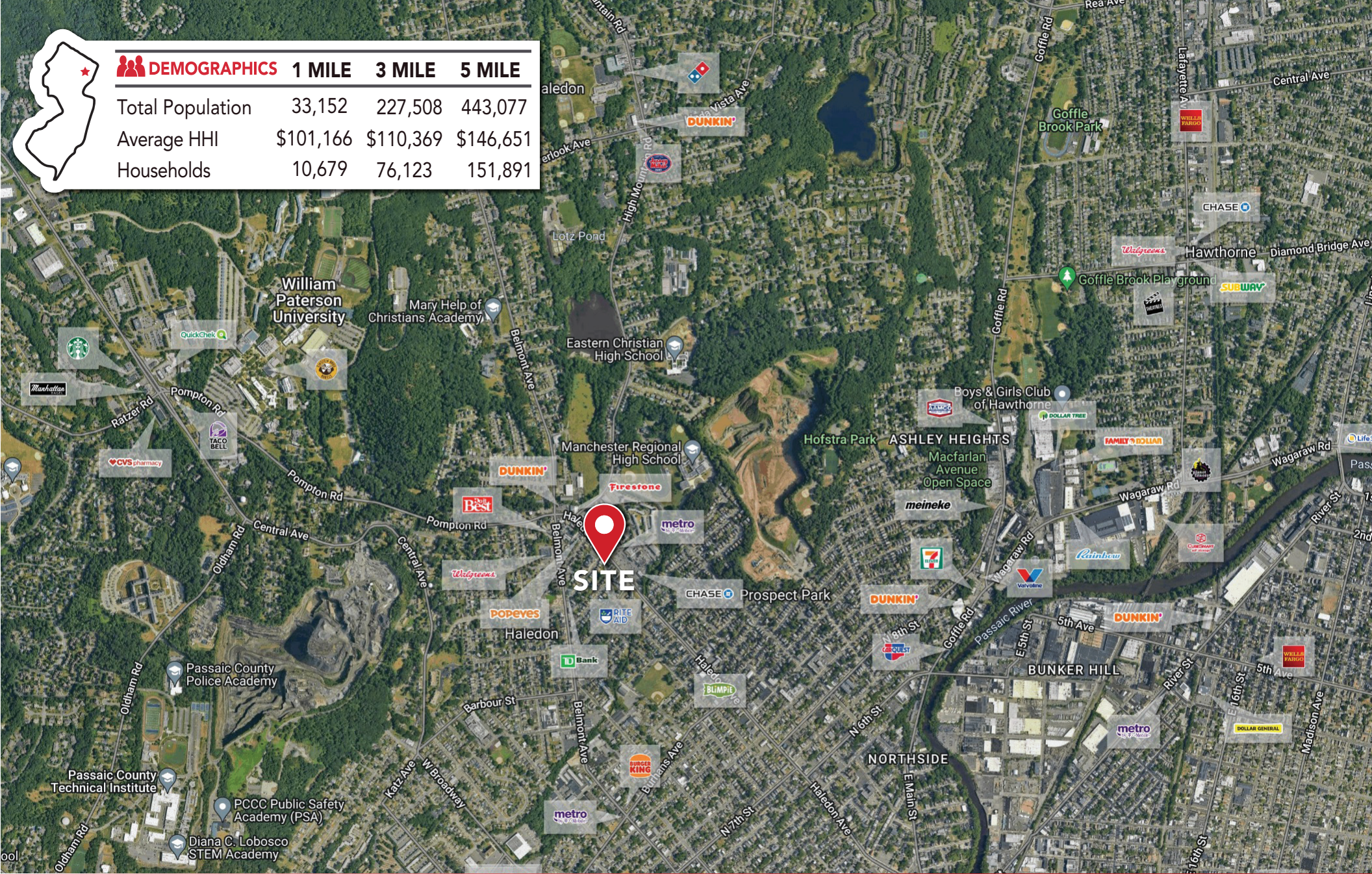
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

Total Population	33,152	227,508	443,077
Average HHI	\$101,166	\$110,369	\$146,651
Households	10,679	76,123	151,891



431 HALEDON AVE. HALEDON, NEW JERSEY



MARKET AERIAL