

**Specifications**

*Property Highlights*

- ±3,000 SF Total Building Size
- Ability to Build 4 Stories
- 60% Building Coverage
- 81% Lot Coverage
- Footprint at ±18,254 SF
- Lot Size at ±0.18 AC
- Ample Parking Space Available
- Taxes at \$30,027.81 (2024)
- Nearby Amenities Include Restaurants, Pharmacy, Banks, Grocery, Short Hills Mall
- Walking Distance to Bus Stop NJ Transit 114 to New York City

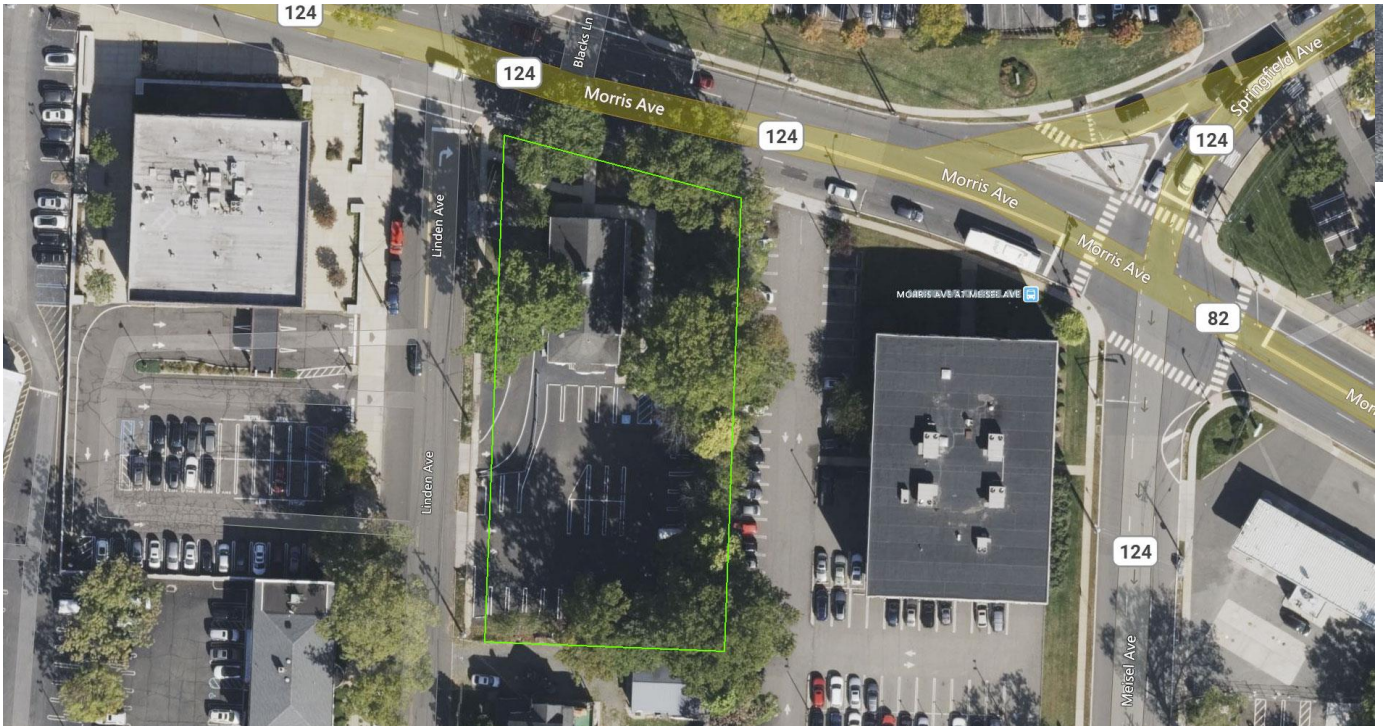
*Accessibility*

- 1.6 Miles to I-78
- 8.7 Miles to US 1 & 9
- 13.3 Miles to Newark Airport

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Tamara J. Blau  
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973.379.6644 x 148  
TBlau@blauberg.com

Brad Jacobs  
Senior Director  
973.379.6644 x 143  
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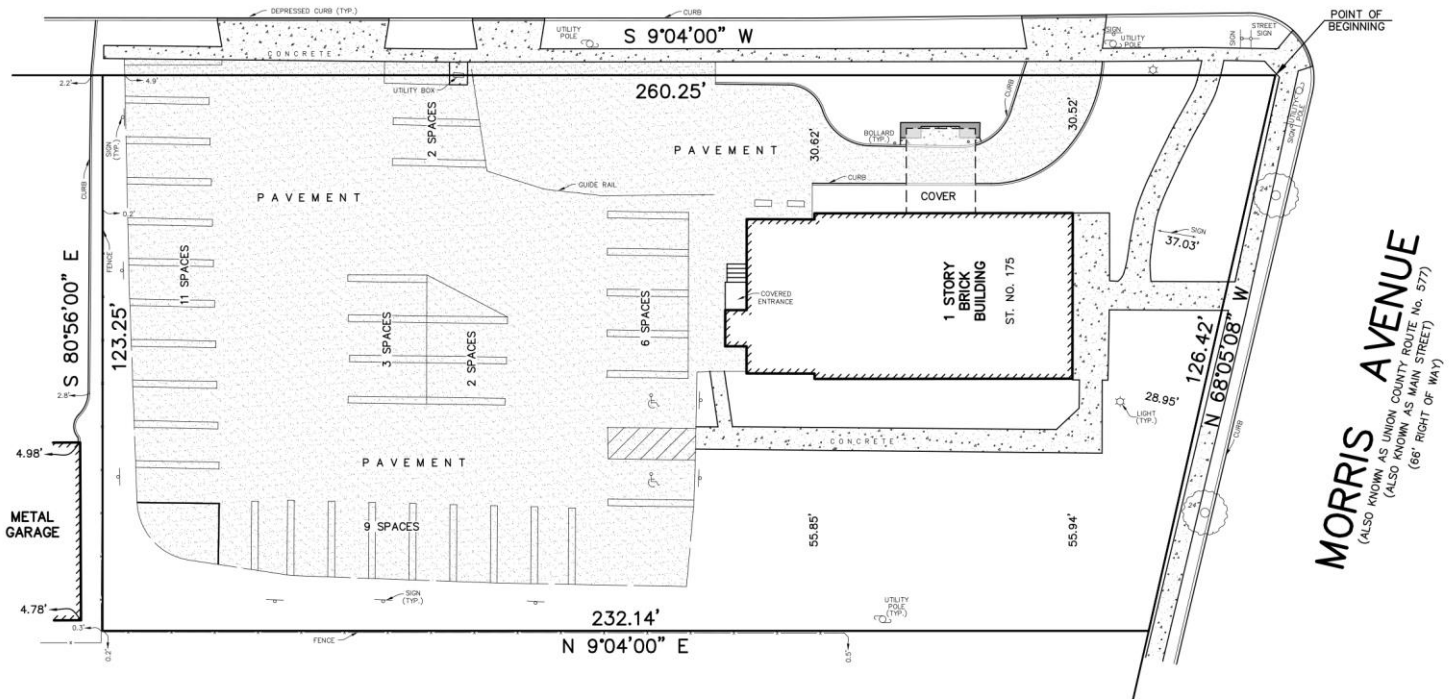


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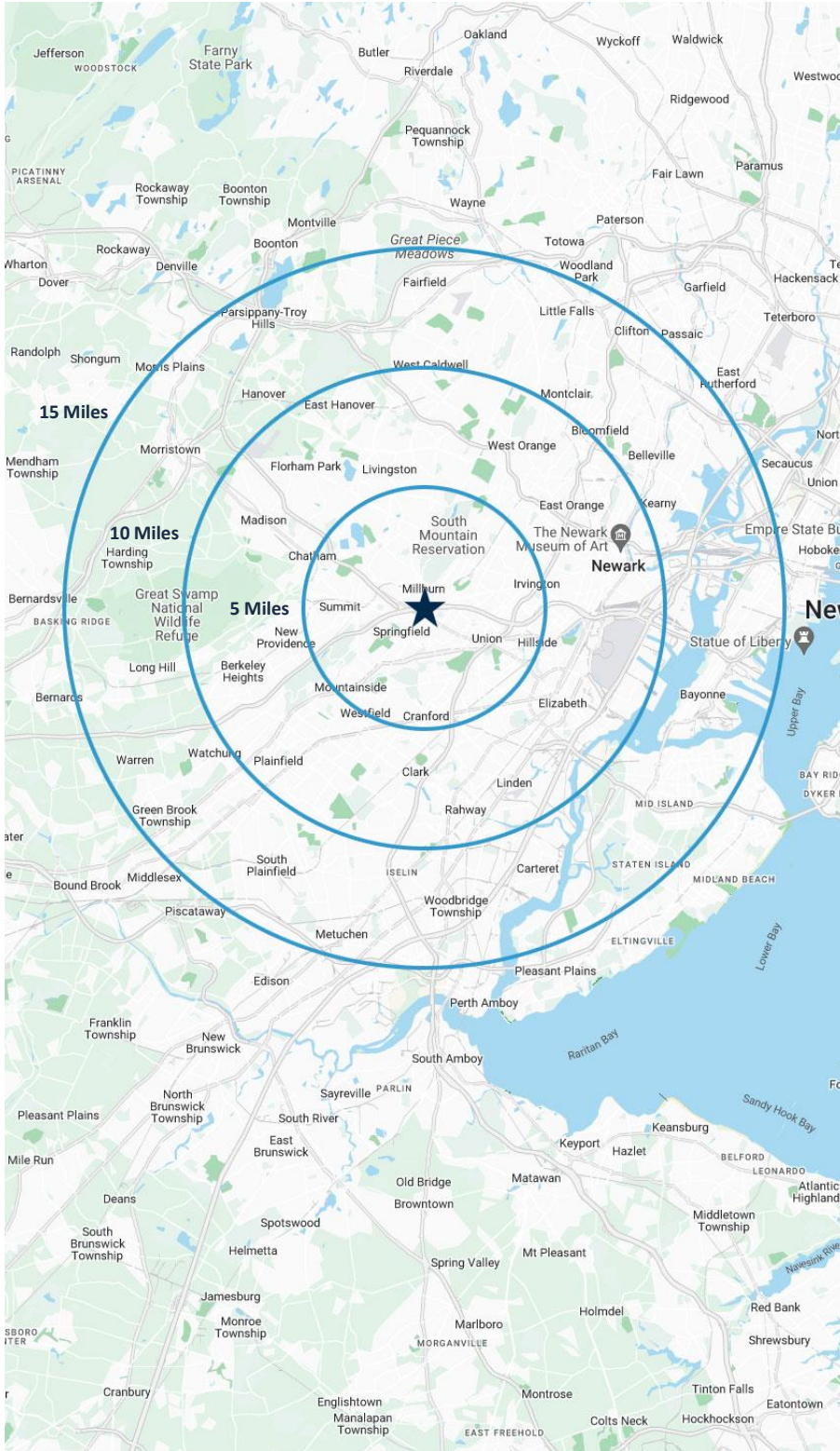
LINDEN AVENUE  
(66' RIGHT OF WAY)



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### 5 MILES

- Total Population: 430,104
- Households: 156,625
- Median Household Income: \$131,598
- Average Household Size: 2.7
- Transportation to Work: 222,899
- Labor Force: 342,651

### 10 MILES

- Total Population: 1.63M
- Households: 596,993
- Median Household Income: \$105,674
- Average Household Size: 2.7
- Transportation to Work: 812,694
- Labor Force: 1.3M

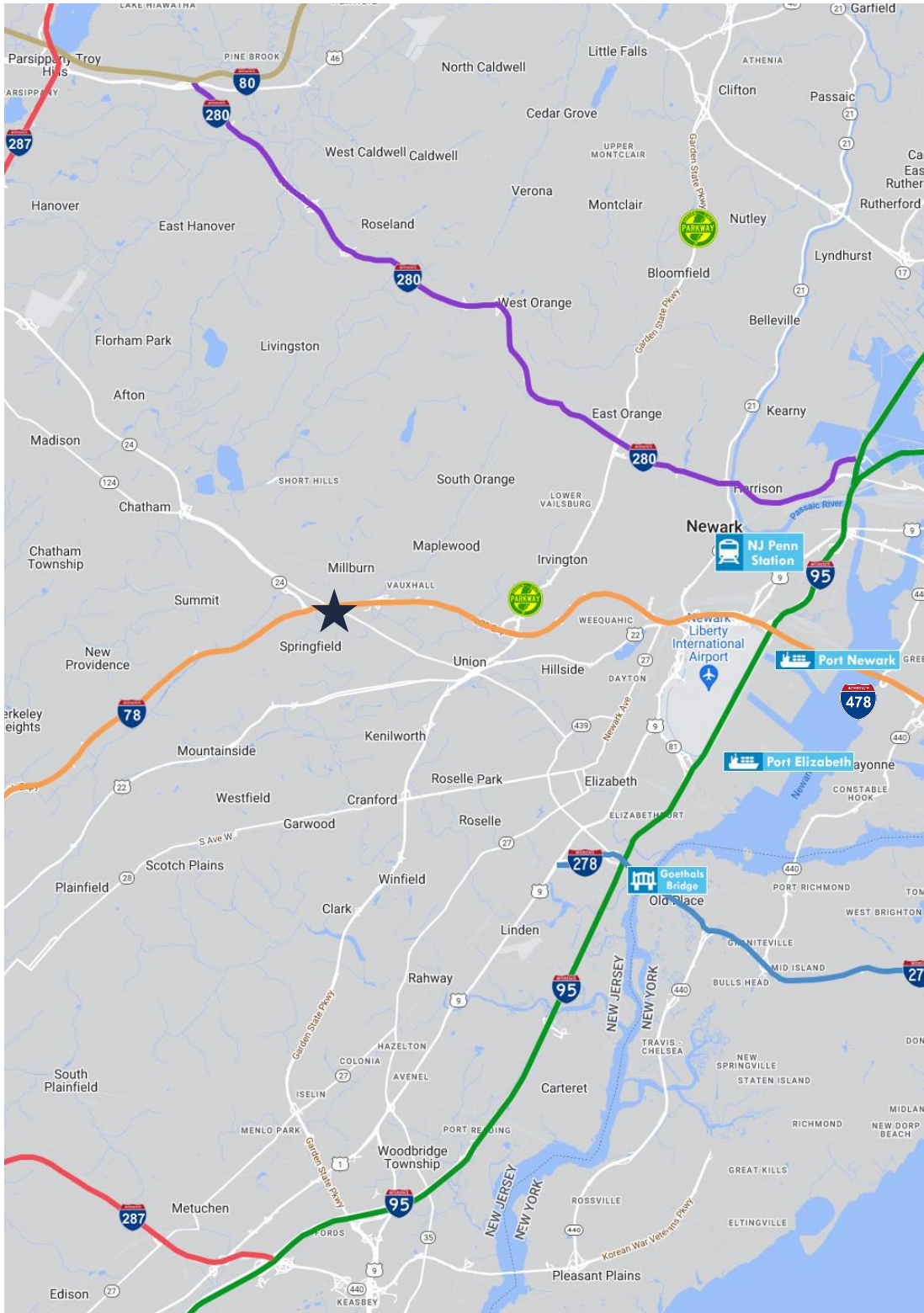
### 15 MILES

- Total Population: 3.46M
- Households: 1.28M
- Median Household Income: \$110,098
- Average Household Size: 2.6
- Transportation to Work: 1.75M
- Labor Force: 2.79M

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**ACCESSIBILITY**

-  1.6 MI  
I-78
-  8.7 MI  
US Hwy 1 & 9
-  9.9 MI  
Penn Station
-  10.4 MI  
I-95 Exit 14
-  11.3 MI  
Ports Newark and Elizabeth
-  13.3 MI  
Newark Airport
-  17.8 MI  
Holland Tunnel
-  19.4 MI  
Lincoln Tunnel

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