

AVAILABLE FOR SALE OR LEASE
ASKING PRICE \$350,000

345 BADGER AVENUE

Newark, NJ 07112



FIRST TIME OFFERED!
ISLAND RETAIL LOT OPPORTUNITY

RIPCO
INVESTMENT SALES

EXECUTIVE SUMMARY

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **345 BADGER AVENUE** — an island retail lot with three curb cuts facing four streets.

The property was a former used car dealership with month to month tenant towing company. It consists of an open lot that fits 25 cars plus street parking, and an office.

345 Badger sits in the middle of Hawthorne Ave, W Peddie Street, and Jellif Ave. It is very close to major transportation with easy access to Route 78. The property can be delivered vacant.

PROPERTY SUMMARY

THE OFFERING

Property Address	345 Badger Avenue Newark, NJ 07112
Block	2716
Lot	1
Lot Dimensions	22.7 FT x 206.3 FT (approx.)

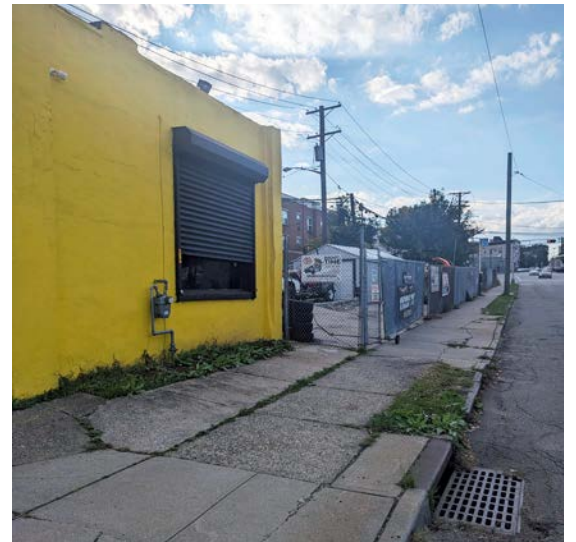
BUILDING INFORMATION

Stories	1
Lot Size	4,683 SF

TAX INFORMATION

Tax Rate	3.736%
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PHOTOS



345 BADGER AVENUE
PROPERTY INFORMATION

LOCATION AND TAX MAP

BLOCK: 2716

LOT: 1

The subject property is located between Hawthorne Ave & W Peddie Ave

Highway - Route 78



345 BADGER AVENUE
PROPERTY INFORMATION

REGIONAL MAP



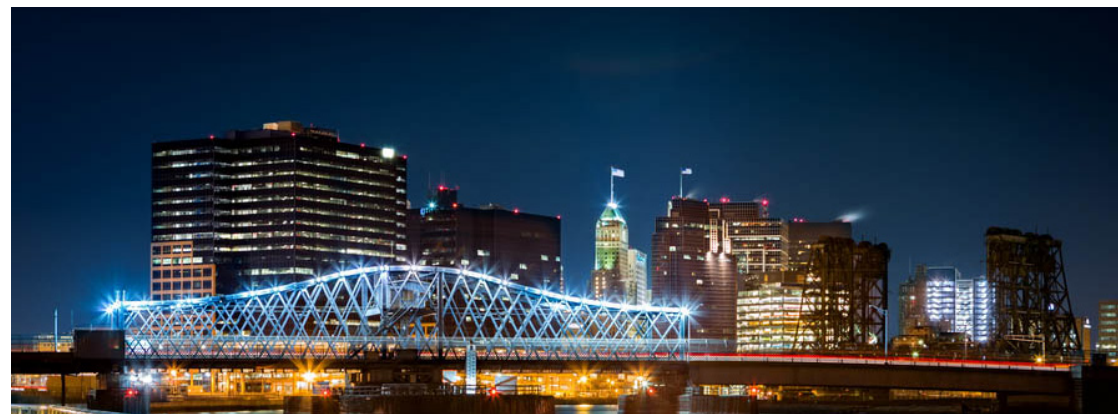
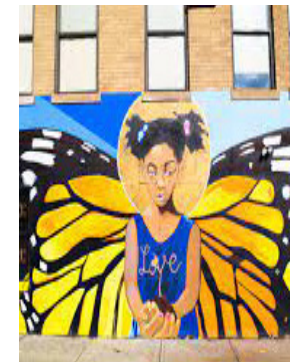
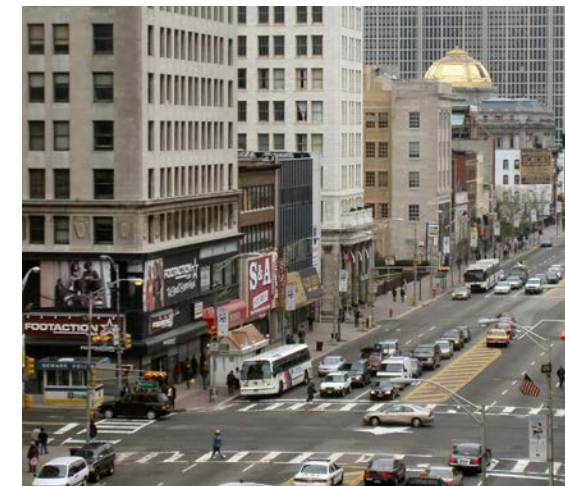
MARKET OVERVIEW

NEWARK | NEW JERSEY is the most populous city in the state of New Jersey. It is a major air, shipping, and rail hub and is part of the New York Metropolitan area.

Located at the mouth of the Passaic River, the city's waterfront is an integral part of the Port of New York and New Jersey. Port Newark-Elizabeth is the primary container shipping terminal of the busiest seaport on the U.S. East Coast. Newark Liberty International Airport was the first municipal commercial airport in the United States, and is one of its busiest.

Several leading companies have their headquarters in Newark, including Prudential, PSEG, Panasonic Corporation of North America, Audible.com, IDT Corporation, Manischewitz and AeroFarms. A number of important higher education institutions are also in the city, including the Newark campus of Rutgers University, University Hospital, the New Jersey Institute of Technology; and Seton Hall University's law school. The U.S. District Court for the District of New Jersey sits in the city as well. Local cultural venues include the New Jersey Performing Arts Center, Newark Symphony Hall, the Prudential Center and The Newark Museum of Art.

Newark contains neighborhoods ranging in character from bustling urban districts to quiet suburban enclaves. Newark's Branch Brook Park is the oldest county park in the United States and is home to the nation's largest collection of cherry blossom trees, numbering over 5,000.



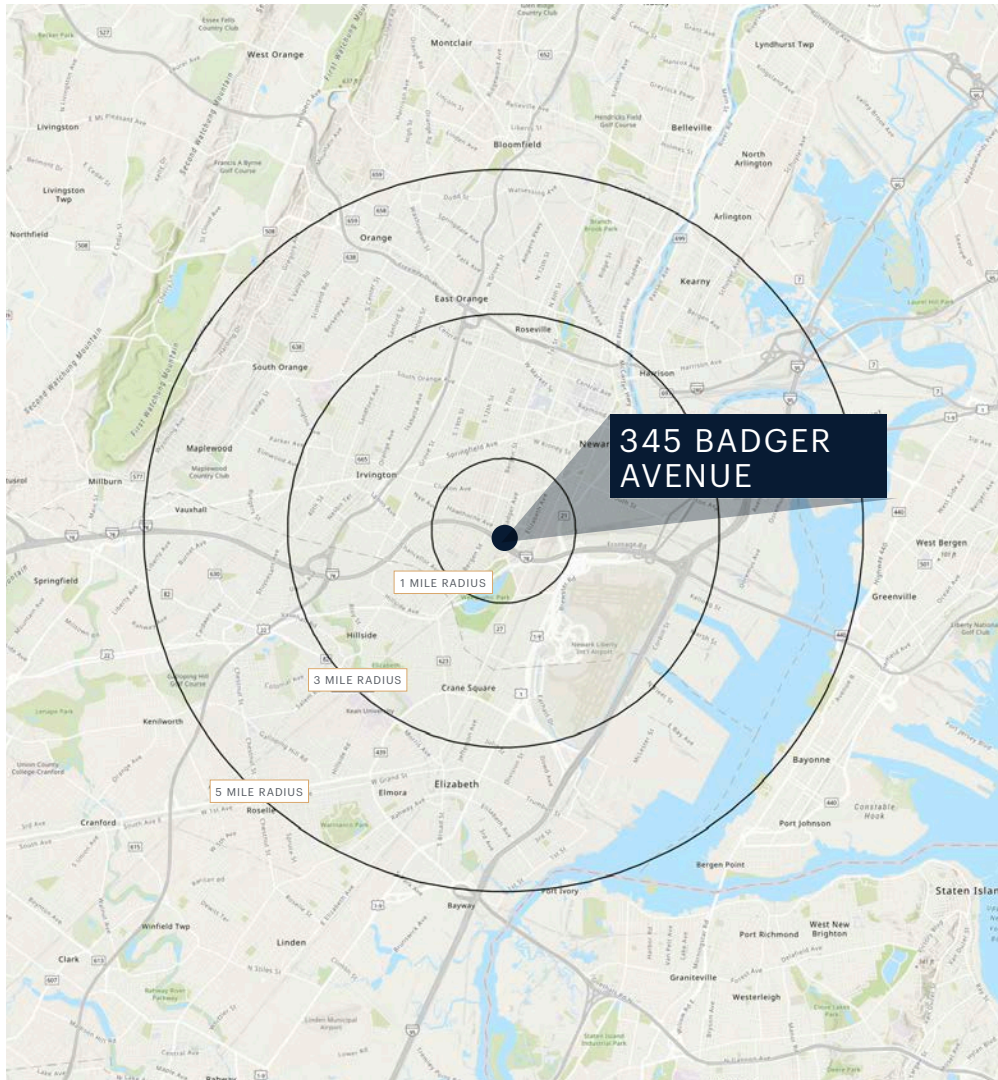
MARKET AERIAL



LOW-LEVEL AERIAL

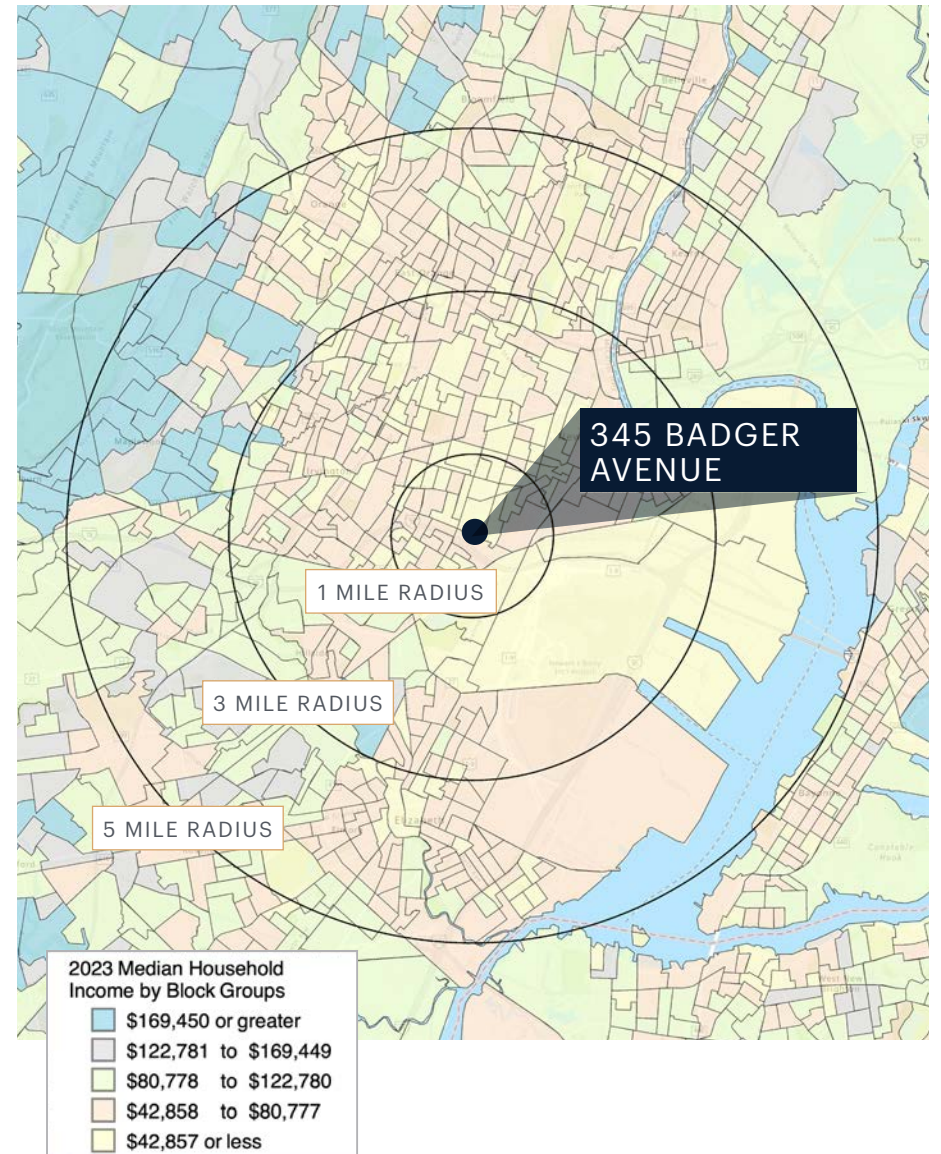
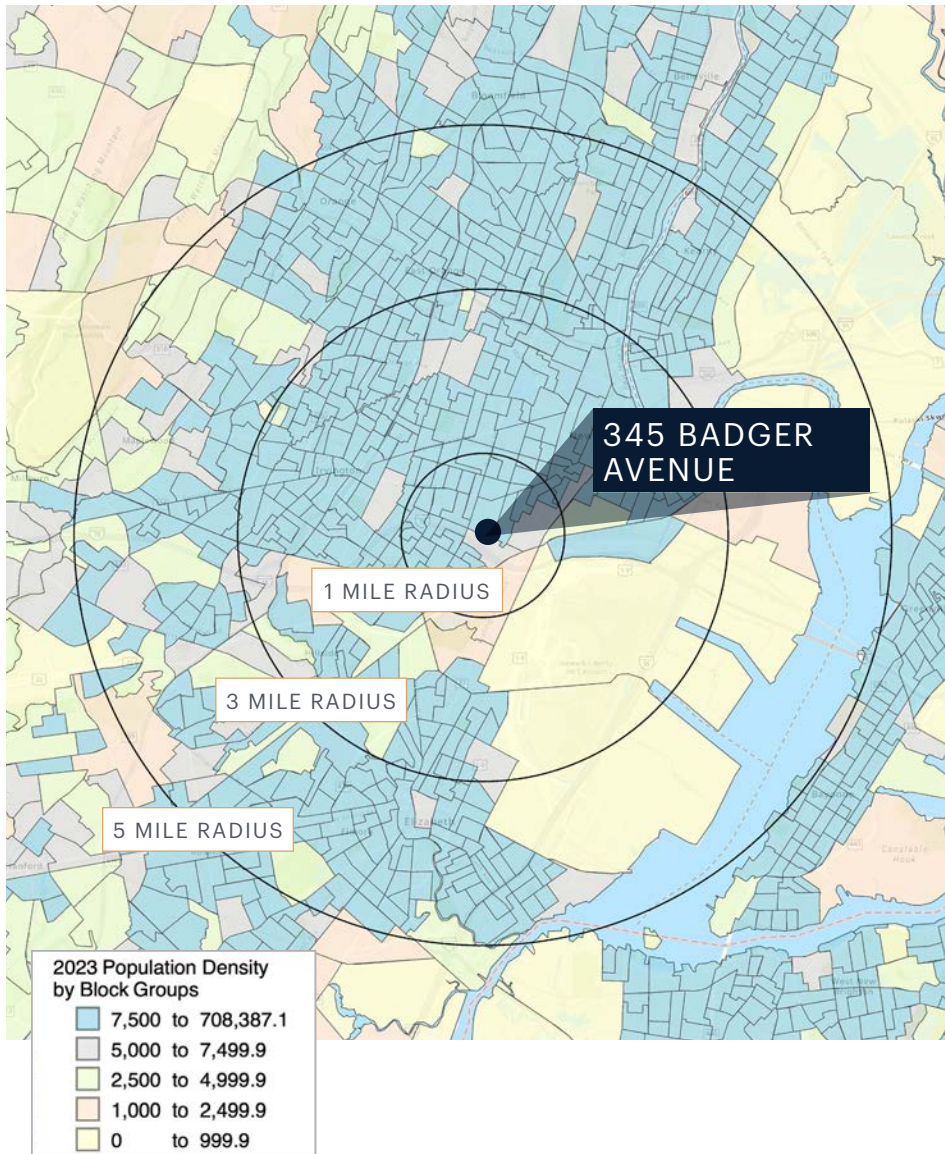


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	47,450	373,226	845,691
NUMBER OF HOUSEHOLDS	16,636	135,564	302,543
AVERAGE HOUSEHOLD INCOME	\$56,002	\$73,501	\$88,553
MEDIAN HOUSEHOLD INCOME	\$34,186	\$50,734	\$57,267
COLLEGE GRADUATES	5,027 16.8%	57,005 23.3%	149,269 26.7%
TOTAL BUSINESSES	734	9,160	21,148
TOTAL EMPLOYEES	14,409	184,490	345,302
DAYTIME POPULATION	43,356	389,881	795,905

AREA DEMOGRAPHICS



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