



RETAIL PROPERTY

FOR SALE

±10,000 SF DOWNTOWN STRIP MALL

448-468 Rahway Avenue, Woodbridge, NJ 07095

For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Associate

jkuczaj@blauberg.com
973.379.6644 x121



THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

This prime downtown strip mall presents a compelling investment opportunity with its strategic location, stable tenant base, and potential for rental income growth. With its strong income potential, high demand, and convenient accessibility, this property is an ideal choice for investors seeking a valuable addition to their portfolio.

LOCATION DESCRIPTION

Highly sought-after, transit-oriented location in the heart of downtown Woodbridge
 Situated in a thriving commercial district located in a rapidly developing area with a growing population and increasing customer demand
 Consistent foot traffic
 Potential for future appreciation as the downtown area continues to attract investment and development
 Close proximity to public transportation, facilitating easy access for customers from various locations

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PROPERTY HIGHLIGHTS

- ±10,000 sf strip mall providing multiple income streams
- Well-maintained and visually appealing
- Ample windows and prominent signage for maximum visibility and tenant branding
- Established and diversified tenant mix of reputable local and national brands
- Long-term leases in place, ensuring stable and consistent rental income
- A proven track record of tenant retention and strong occupancy rates
- Excellent potential for a high return on investment
- Opportunity for rental rate growth with the potential for lease renewals and market adjustments
- Dedicated parking lot
- Lot size at 0.46 acres (Block 563.4, Lot 1 including Block 563-TT, Lots 1-8)
- Taxes at \$49,050.97 (2023)

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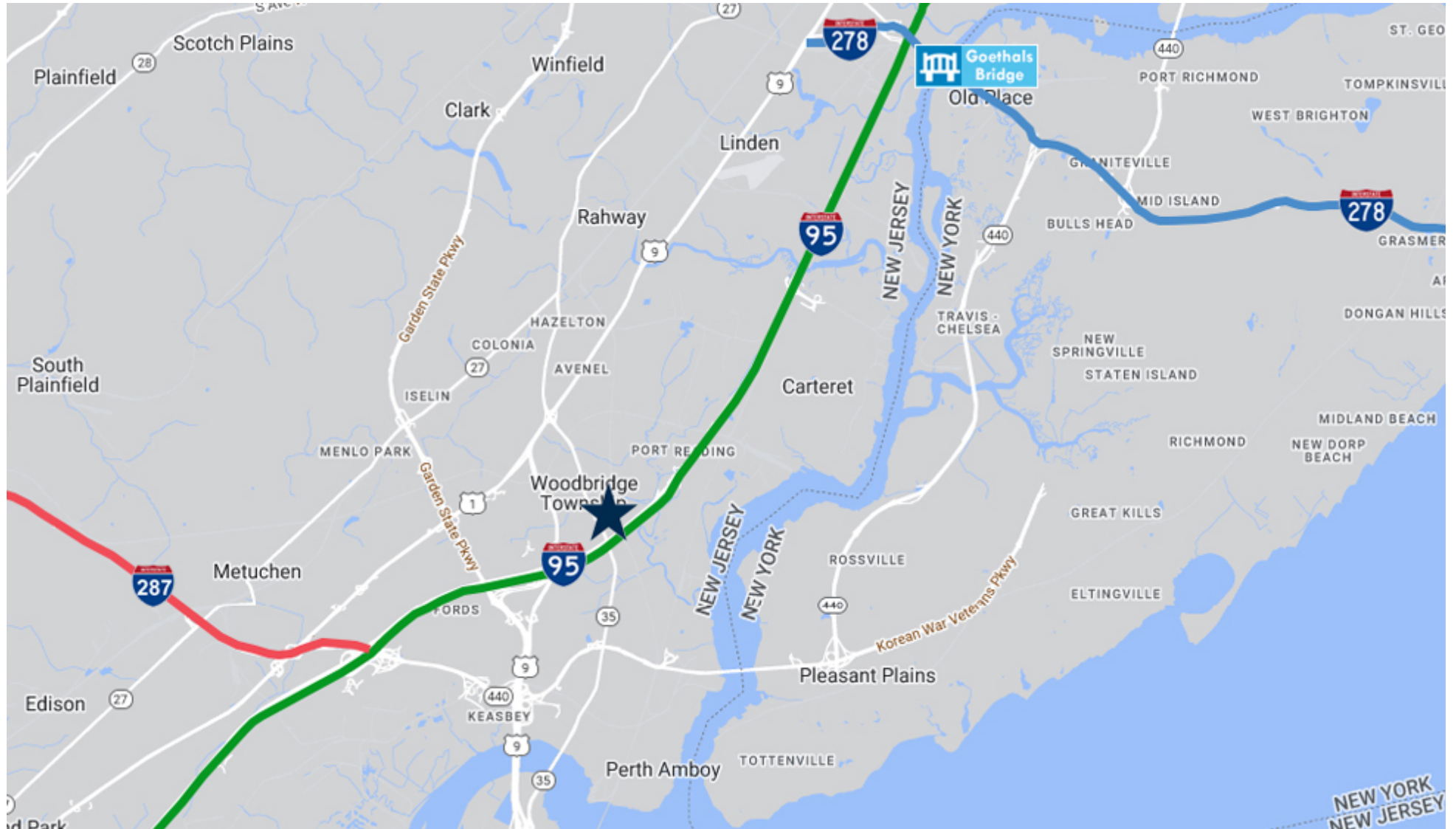
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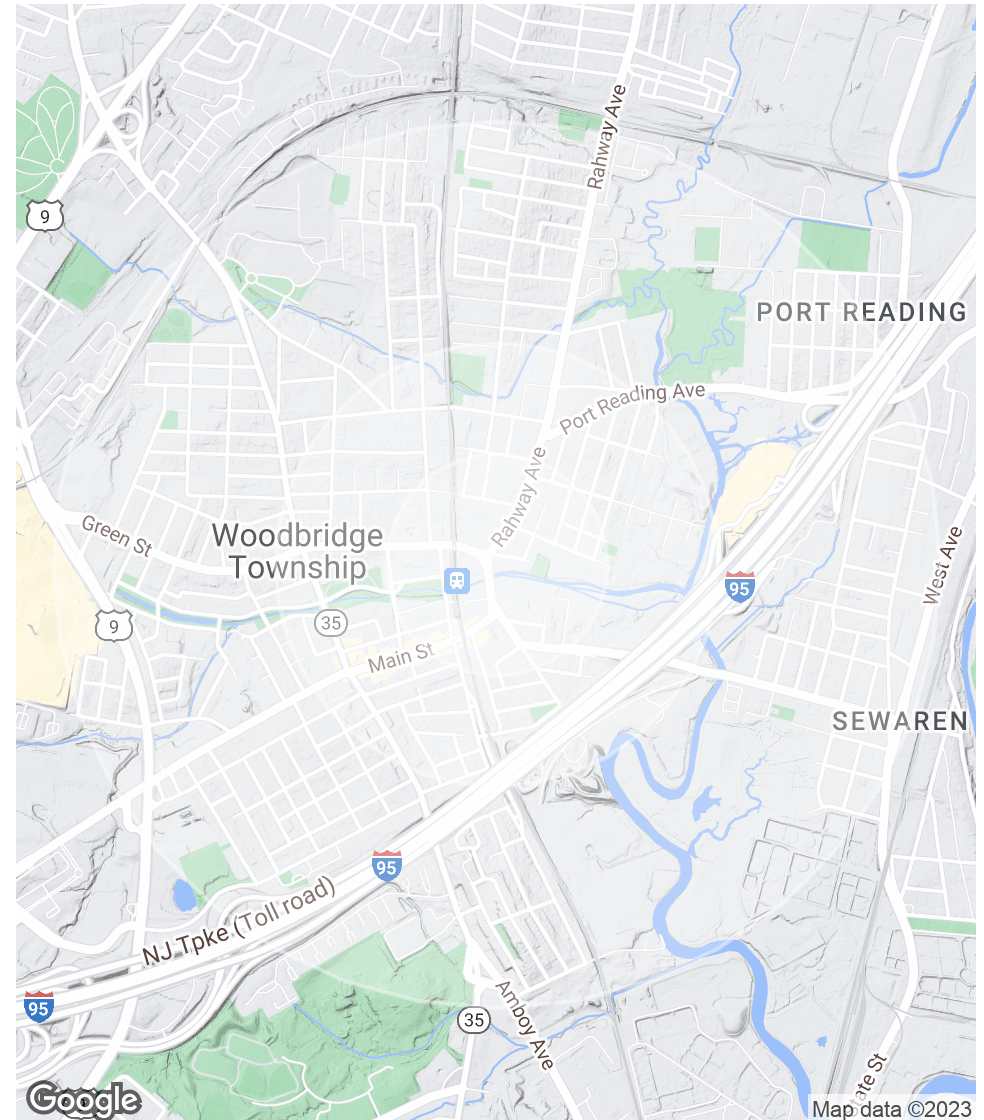
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 1,265 | 4,620 | 15,129 |
| Average Age | 41.8 | 39.1 | 39.8 |
| Average Age (Male) | 32.8 | 32.8 | 36.0 |
| Average Age (Female) | 48.1 | 44.2 | 42.7 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 493 | 1,654 | 5,598 |
| # of Persons per HH | 2.6 | 2.8 | 2.7 |
| Average HH Income | \$80,325 | \$86,203 | \$93,632 |
| Average House Value | \$284,796 | \$291,183 | \$291,071 |

* Demographic data derived from 2020 ACS - US Census



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