

59-61 ELMORA AVE

ELIZABETH, NJ 07202



OFFERING SUMMARY

Lease Rate: \$1,800.00 SF/yr (Gross)

Building Size: 5,000 SF

Available SF: 1,100 SF

Number Of Units: 6

Cap Rate: 5.09%

NOI: \$71,203

PROPERTY OVERVIEW

1100 SF For Lease
Great for Chiropractor - Massage Therapy -Acupuncture - Law Office - Accountant - Real Estate and many more
All Uses Welcome

PROPERTY HIGHLIGHTS

FOR INFORMATION CONTACT:

JOHN LUTZ

908.624.0474

john@lutzcommercialrealty.com

LUTZCOMMERCIALREALTY.COM



FOR LEASE

ADDITIONAL PHOTOS

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1075 ROUTE 34

732.207.6332

ABERDEEN, NJ 7747

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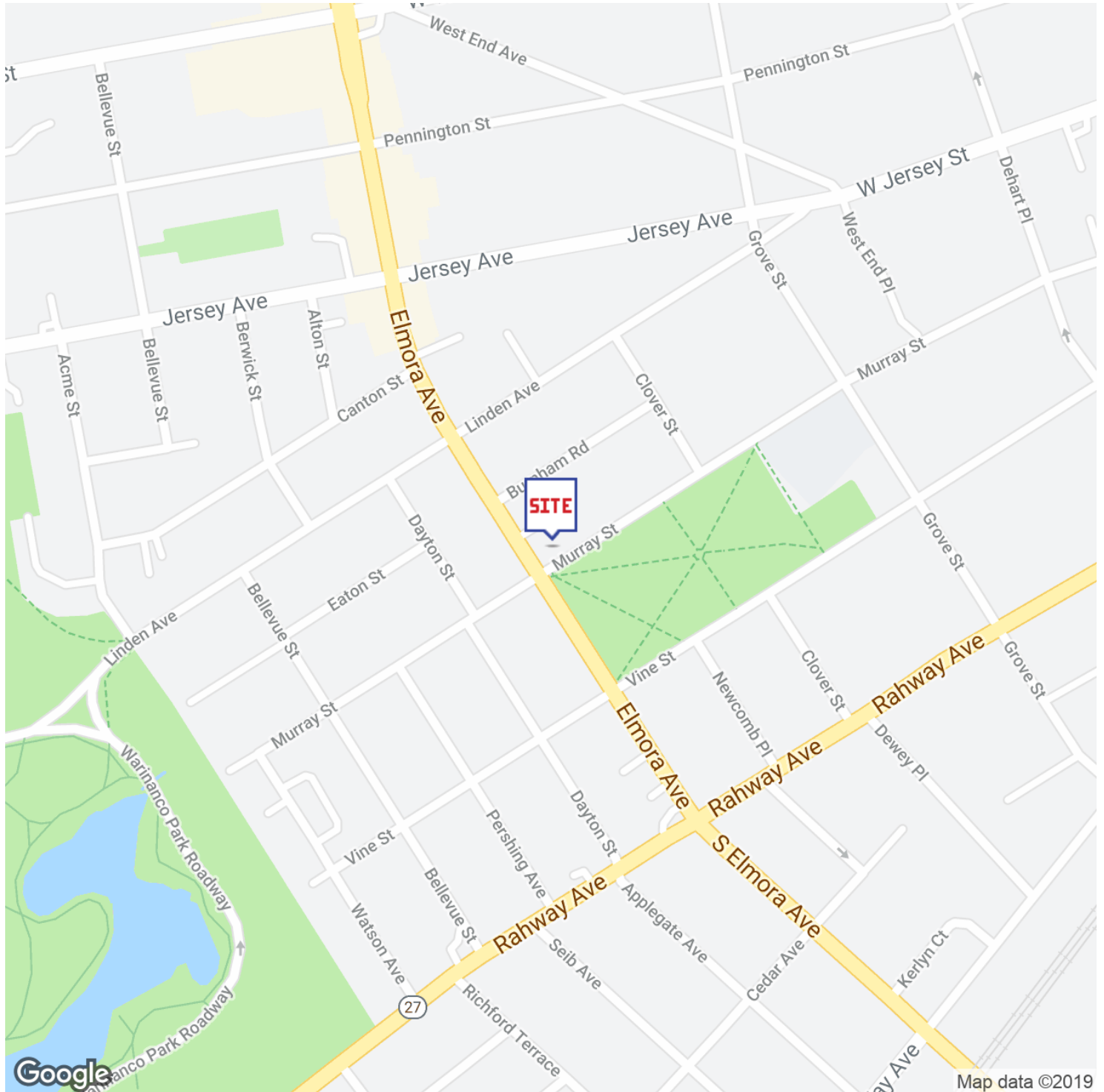
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LOCATION MAPS

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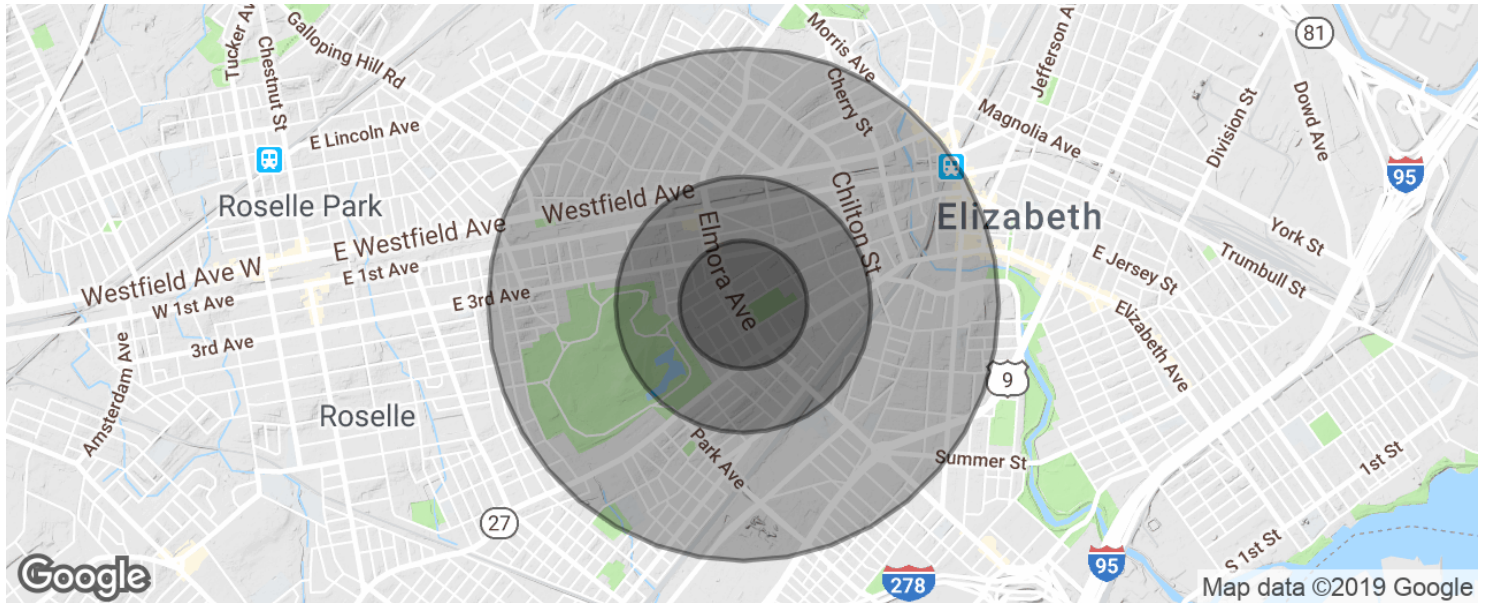
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	4,517	16,779	54,808
Median age	33.4	34.3	35.1
Median age (Male)	32.2	33.0	33.9
Median age (Female)	34.2	36.1	36.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,517	5,869	18,977
# of persons per HH	3.0	2.9	2.9
Average HH income	\$52,168	\$51,900	\$57,326
Average house value	\$398,389	\$408,497	\$407,551

* Demographic data derived from 2010 US Census

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