



RETAIL PROPERTY

FOR LEASE

±2,500 SF AUTOMOTIVE SERVICE CENTER

8 Fritz Place, North Plainfield, NJ 07060

For More Information, Contact the Exclusive Broker

CHRISTOPHER CHIUSOLO

Director

cchiusolo@blauberg.com
973.379.6644 x139



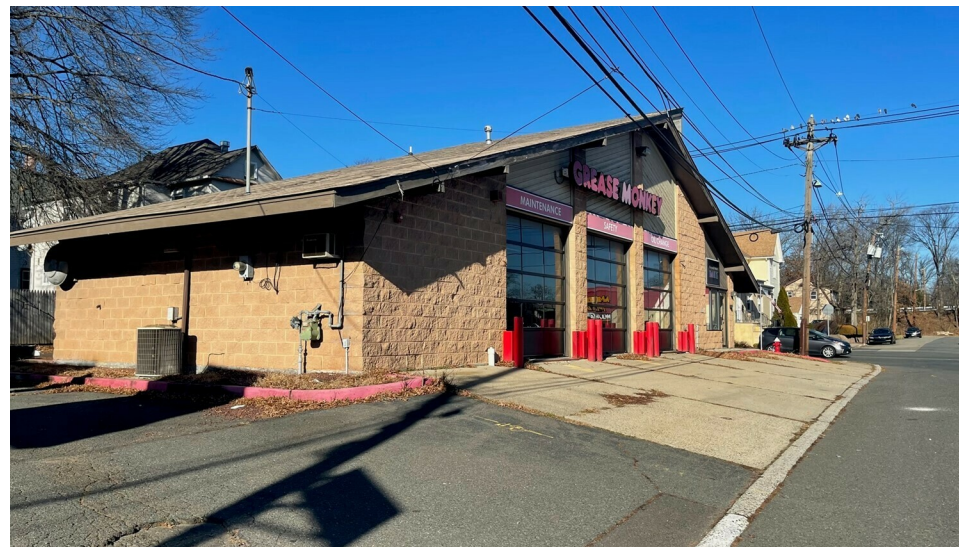
THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.1 Miles to I-78

Approx. 7.2 Miles to I-287, Exit 14

Approx. 13.1 Miles to I-95, Exit 10

OFFERING SUMMARY

Lease Rate:	\$5,750.00 per month (NNN)
Available SF:	2,500 SF
Lot Size:	0.21 Acres
Building Size:	2,500 SF

PROPERTY HIGHLIGHTS

- ±2,500 SF Automotive Service Center
- 3 Drive-Ins, 3 Mechanic Pits
- Lot Size at ±0.21 Acres (Block 110, Lot 22)
- 66' x 136' Lot Dimensions
- Taxes at \$20,399.45 (2023)
- Zoned Commercial

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	729	2,242	6,599
Total Population	1,989	6,420	19,108
Average HH Income	\$67,818	\$78,848	\$90,485

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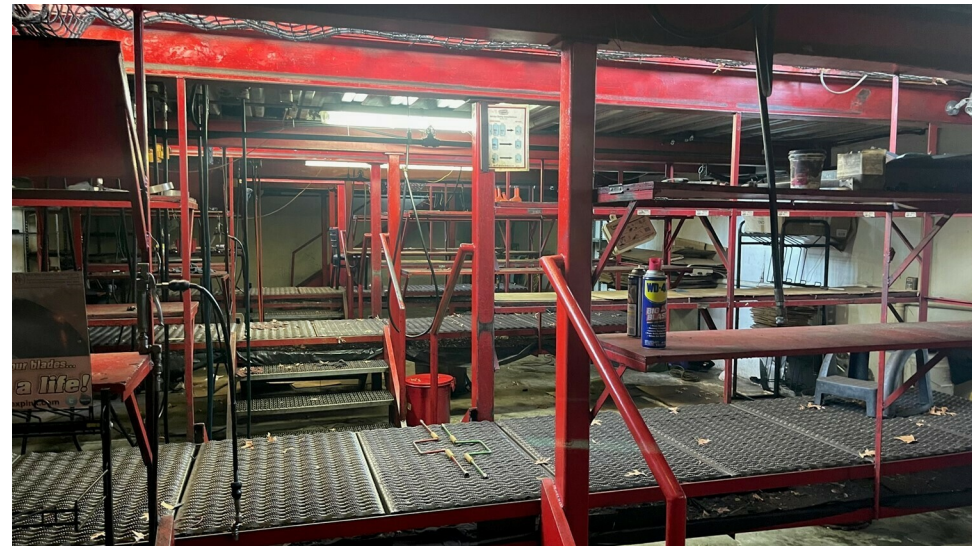
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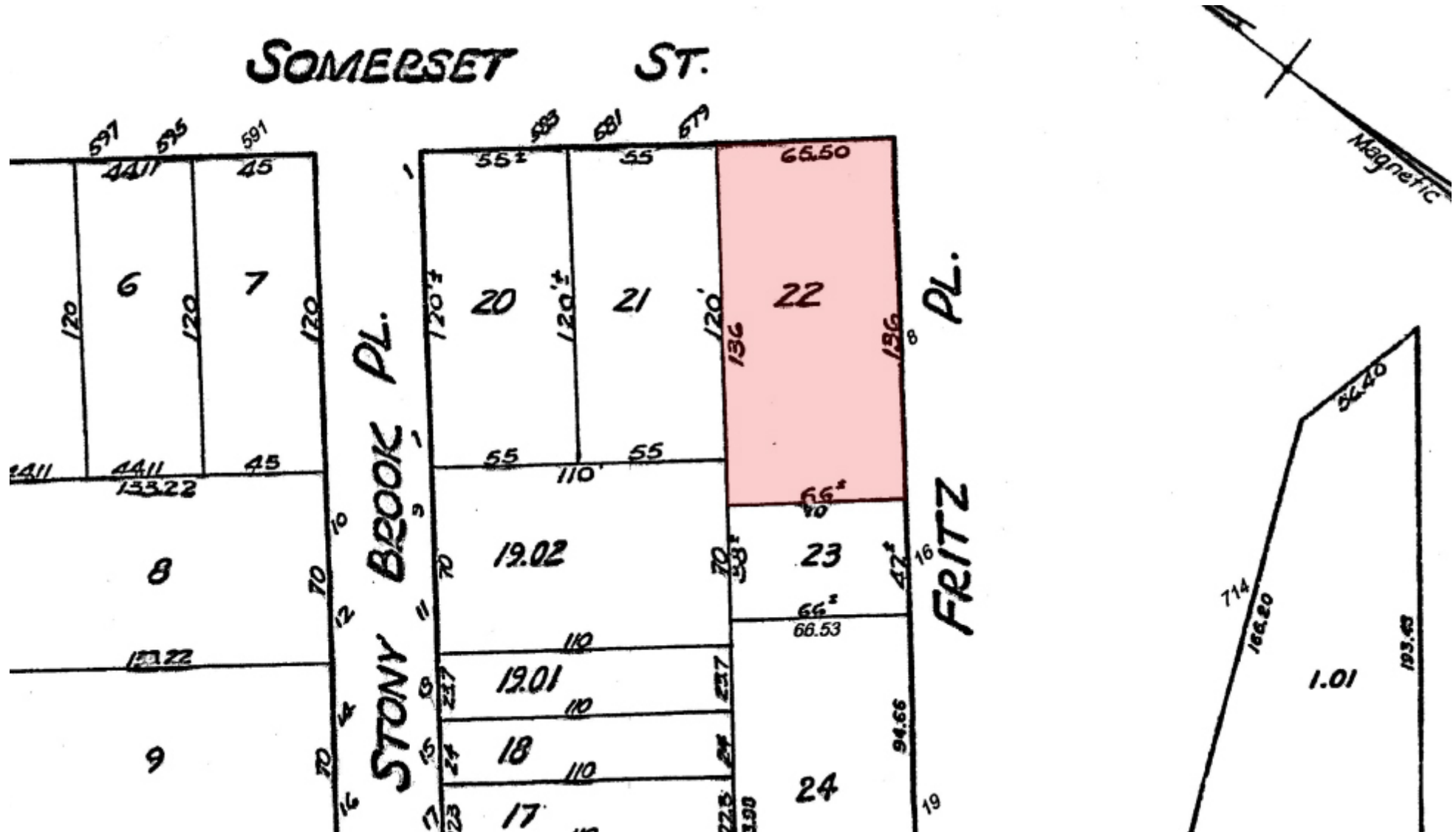
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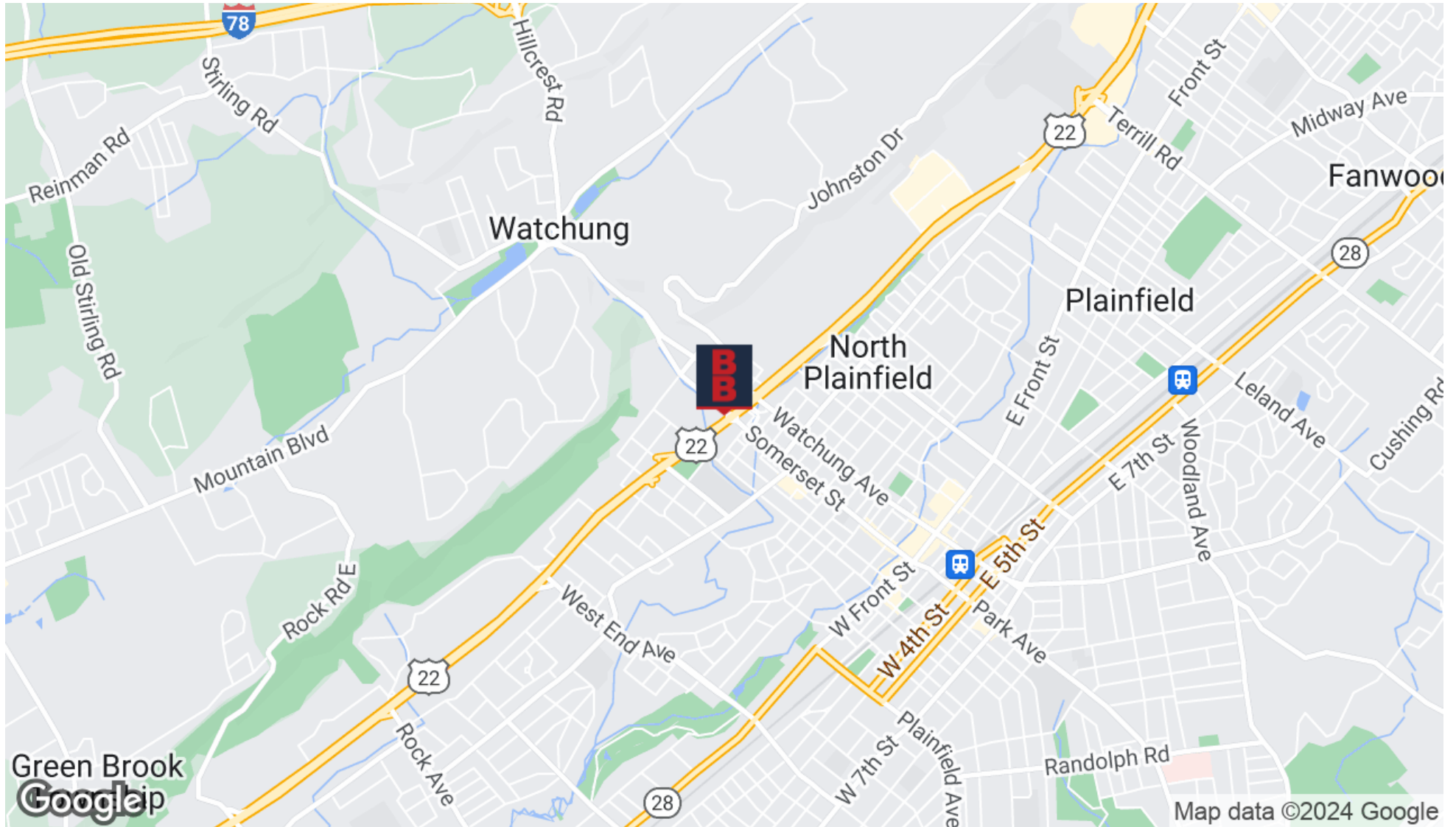
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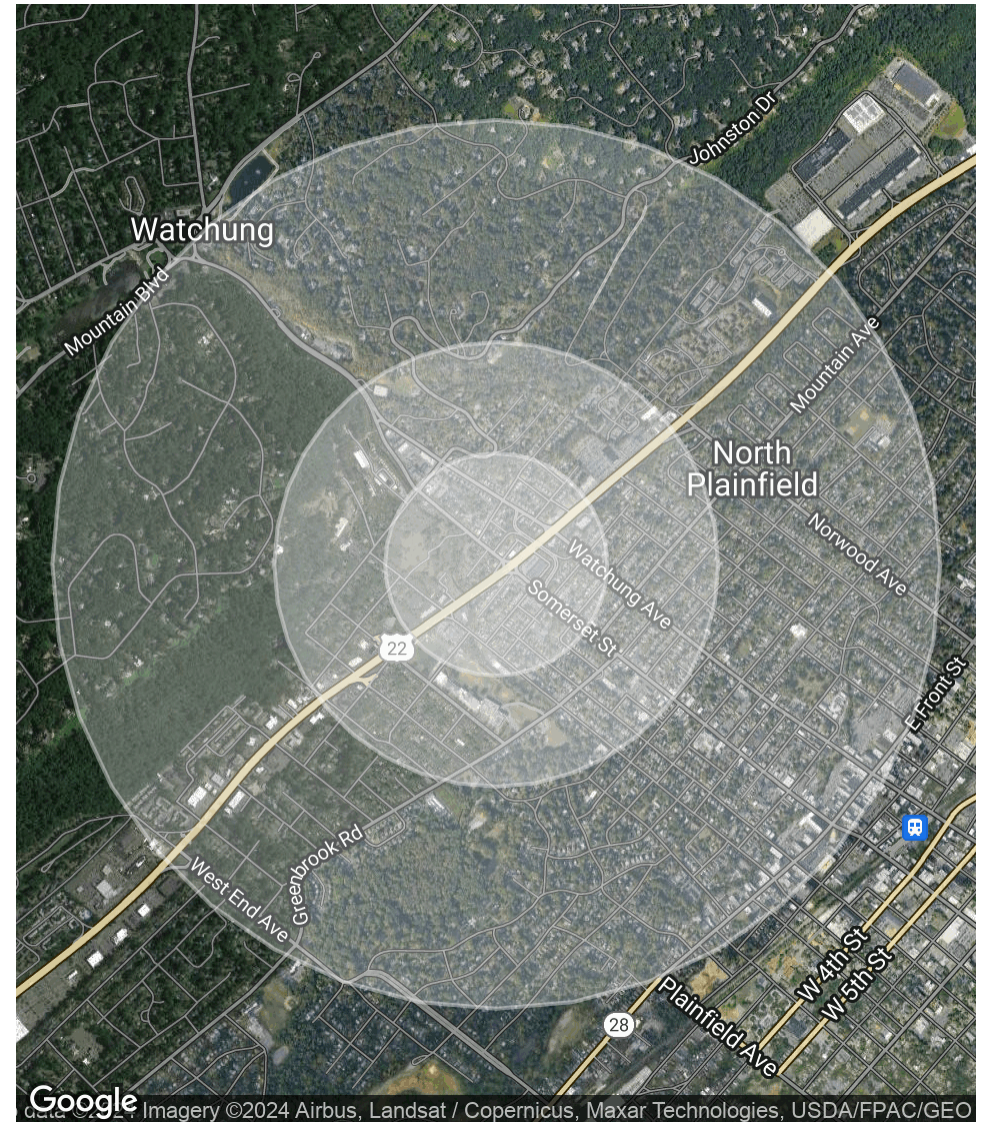
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,989	6,420	19,108
Average Age	32.5	34.8	36.7
Average Age (Male)	32.9	35.0	36.4
Average Age (Female)	31.8	33.9	37.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	729	2,242	6,599
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$67,818	\$78,848	\$90,485
Average House Value	\$271,439	\$279,536	\$267,851

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Christopher J. Chiusolo, Director for The Blau & Berg Company, is responsible for representing clients on all sides of real estate transactions and his integrity, enthusiasm and communication skills are great assets to his clients.

By age 23, Christopher was the general manager of a startup company, which grossed 10 million dollars in sales in the first 6 months before founding his own company. While pursuing his Bachelor of Science degree in Marketing, Christopher utilized his marketing and management skills, allowing him to achieve success in managing vast amounts of housing complexes and commercial properties in New Jersey. He is a licensed real estate broker in New Jersey.

EDUCATION

Ramapo College, NJ – Bachelor of Science, Marketing

MEMBERSHIPS

Elks Club Member

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