

Approved 86 Unit Multi-Family In Little Ferry | 31,842 Sq Ft Lot

220-230 US 46 WEST, LITTLE FERRY



OFFERING MEMORANDUM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



APPROVED 86 UNIT MULTI-FAMILY IN LITTLE FERRY ON A 31,842 SQ FT LOT

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

DRONE PHOTO

DRONE PHOTOS

RENDERINGS

RENDERINGS

PARKING FLOOR PLANS

FLOOR PLANS

RESIDENTIAL TYPICAL FLOOR

Property Summary



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Northern New Jersey: 220-230 US Highway 46, Little Ferry, NJ, 07643. This impressive property features a approved 149,943 SF building with 86 units 59,931 SF of residential, offering ample space and approvals for multifamily/mid-rise development. Constructed in 2027, it boasts modern infrastructure and amenities to meet the needs of today's discerning tenants. Zoned BH, this property offers flexibility and potential for various development options. Don't miss the chance to acquire this prime asset in a sought-after location.

PROPERTY HIGHLIGHTS

- Unappealable 86 Unit multi-family
- 59,931 SF of Residential not including corridors
- 149,943 Total SF
- 73 Market Rate Units
- 13 COAH Units

OFFERING SUMMARY

Sale Price:	\$3,900,000
Number of Units:	86
Lot Size:	31,842 SF
Building Size:	149,943 SF
Garage Floors:	2
Residential Floors:	4
Amenities Floors:	Ground Floor and Roof Top
Zoning:	BH
Taxes:	\$35,660/Year
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,021	3,211	8,310
Total Population	2,002	7,386	21,086
Average HH Income	\$90,776	\$104,178	\$108,801



Property Description



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LOCATION DESCRIPTION

High-visibility commercial location along Route 46 West in Little Ferry, Bergen County, with convenient access to Route 17, Interstate 80, and the greater Meadowlands trade area. The property sits within the New York-Jersey City-White Plains metro area and benefits from strong regional connectivity for retail, office, automotive, and service users.

SITE DESCRIPTION

Unappealable 86-unit multifamily development site in Little Ferry, positioned on a 31,842 square foot lot along the highly visible Route 46 West corridor. With approvals already in place, this property presents a rare opportunity to deliver new housing in Bergen County, one of Northern New Jersey's most supply-constrained markets.

EXTERIOR DESCRIPTION

Modern six-story multifamily building with a clean contemporary facade, neutral-toned paneling, strong window lines, and integrated structured parking. The property offers a polished street presence with a covered main entrance and efficient modern design. 59931 SF Residential.

PARKING DESCRIPTION

Upper Parking: 26,834 SF
Lower Parking: 21,412 SF
140 Parking Spots in Garage

UTILITIES DESCRIPTION

Public water, public sewer, electric, natural gas, stormwater infrastructure, and telecommunications are available or to be extended to support the approved 86-unit multifamily development.



Property Details

Sale Price

\$3,900,000

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	BH
Lot Size	31,842 SF
APN #	0230_13_19
Corner Property	No
Traffic Count	40000
Amenities	Gas, Water, Electric
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	140

UTILITIES & AMENITIES

Number of Elevators	2
Gas / Propane	Yes

LOCATION INFORMATION

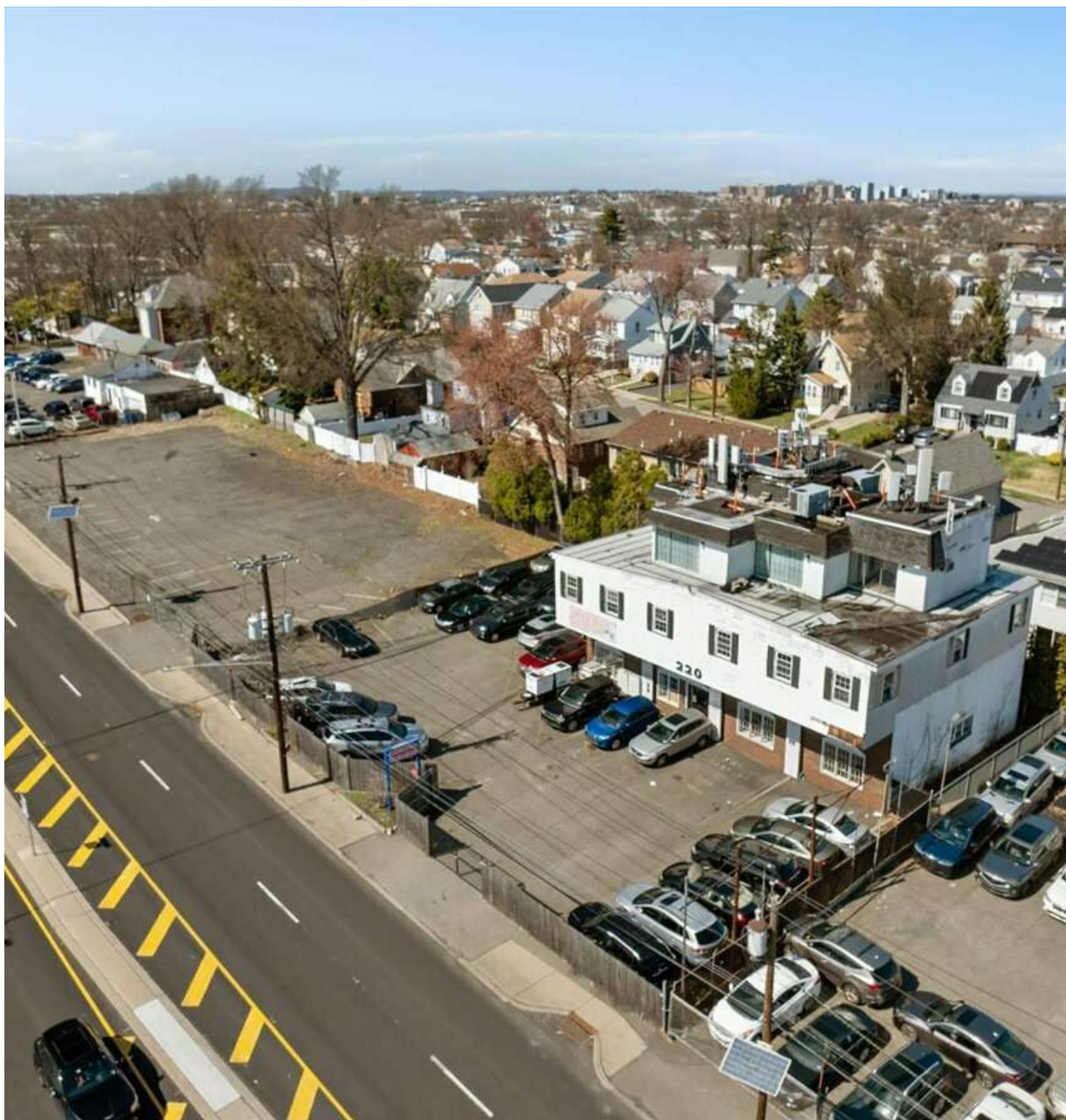
Building Name	Approved 86 Unit Multi-Family in Little Ferry on a 31,842 Sq Ft Lot
Street Address	220-230 US Highway 46
City, State, Zip	Little Ferry, NJ 07643
County	Bergen
Market	Northern New Jersey
Sub-market	Meadowlands / Bergen County
Cross-Streets	46 West and Bergen Turnpike
Township	Little Ferry
Side of the Street	West
Road Type	Highway
Market Type	Large
Nearest Highway	Route 17 / I-80
Nearest Airport	Newark, La Guardia, & JFK within 60 minute drive

BUILDING INFORMATION

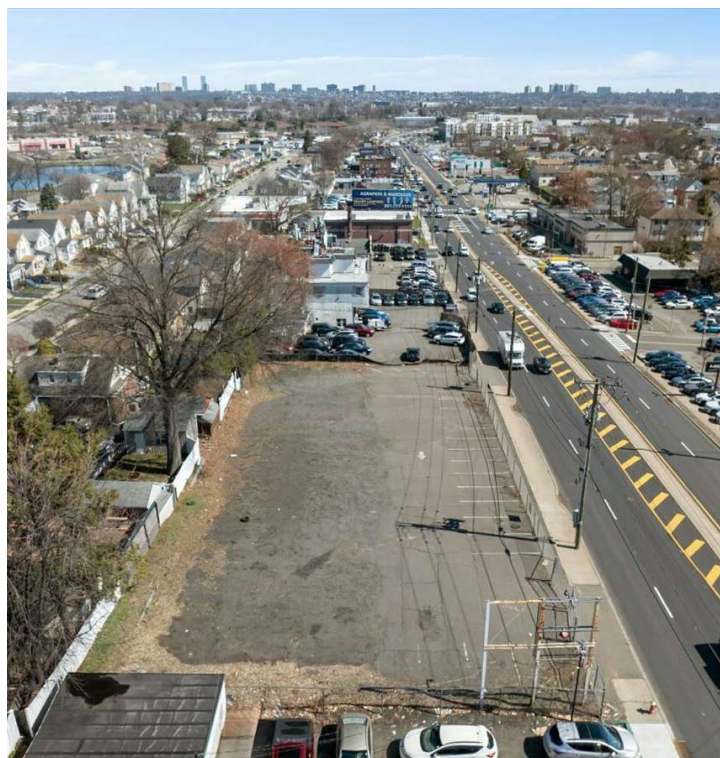
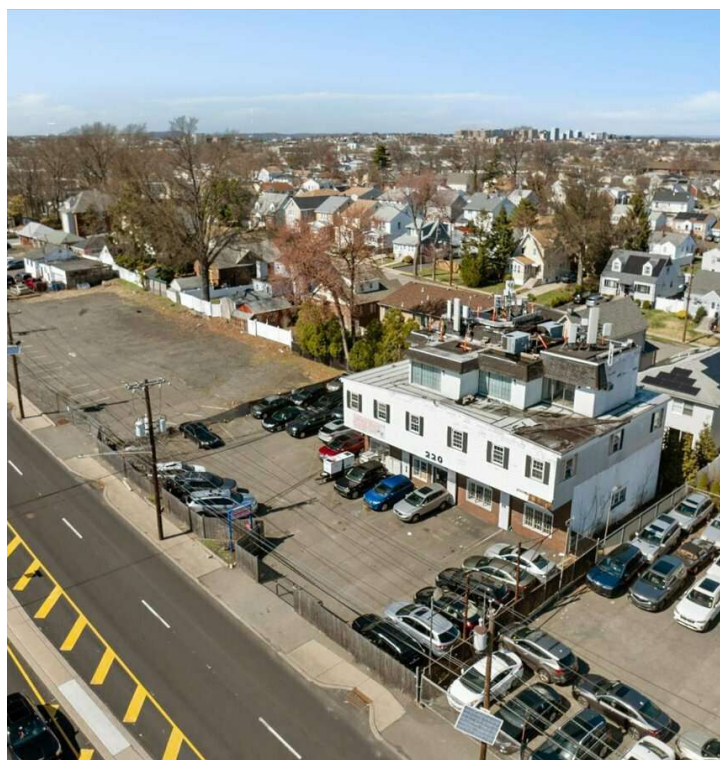
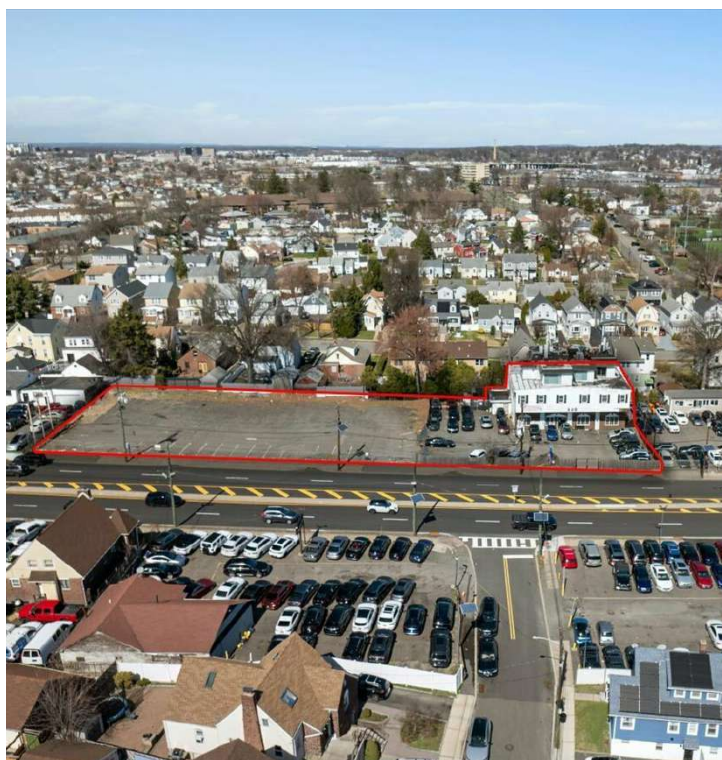
Building Size	149,943 SF
NOI	\$0.00
Cap Rate	0.0
Number of Floors	5
Year Built	2027
Gross Leasable Area	59,931 SF
Framing	4 Floors of stick steel, 1 Floors of light gauge steel.
Number of Buildings	1



Drone Photo



Drone Photos



Renderings



Renderings



VIEW FROM WEST



VIEW FROM EAST



VIEW FROM SOUTHWEST

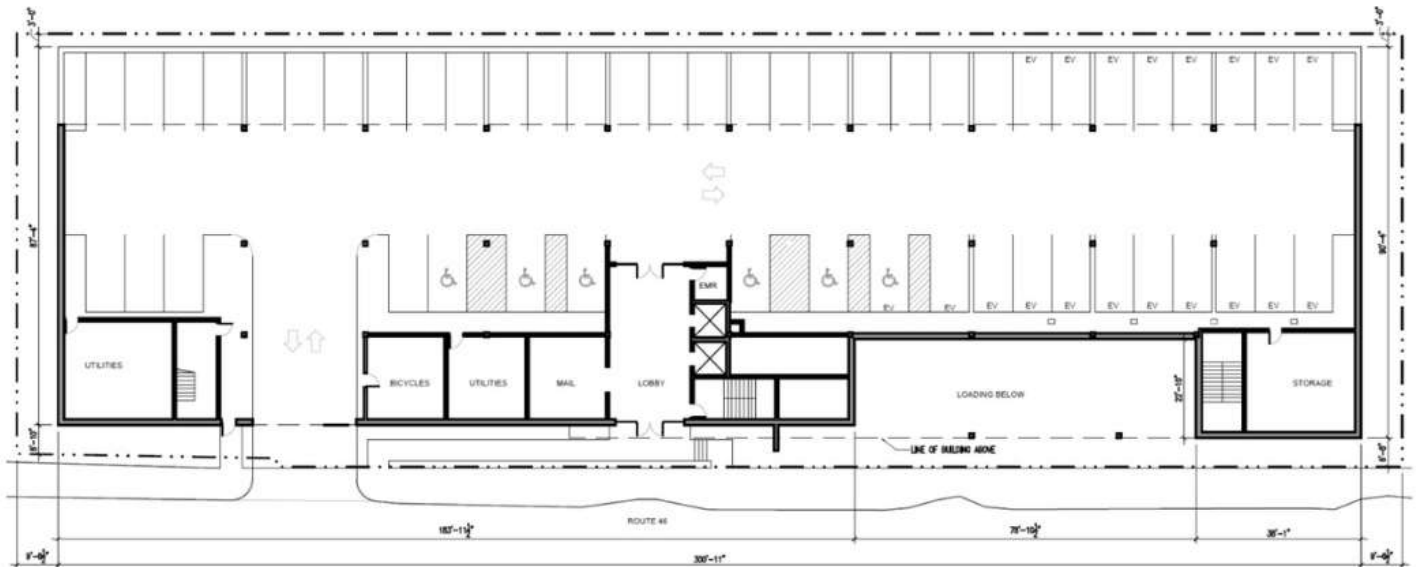


VIEW FROM SOUTHEAST

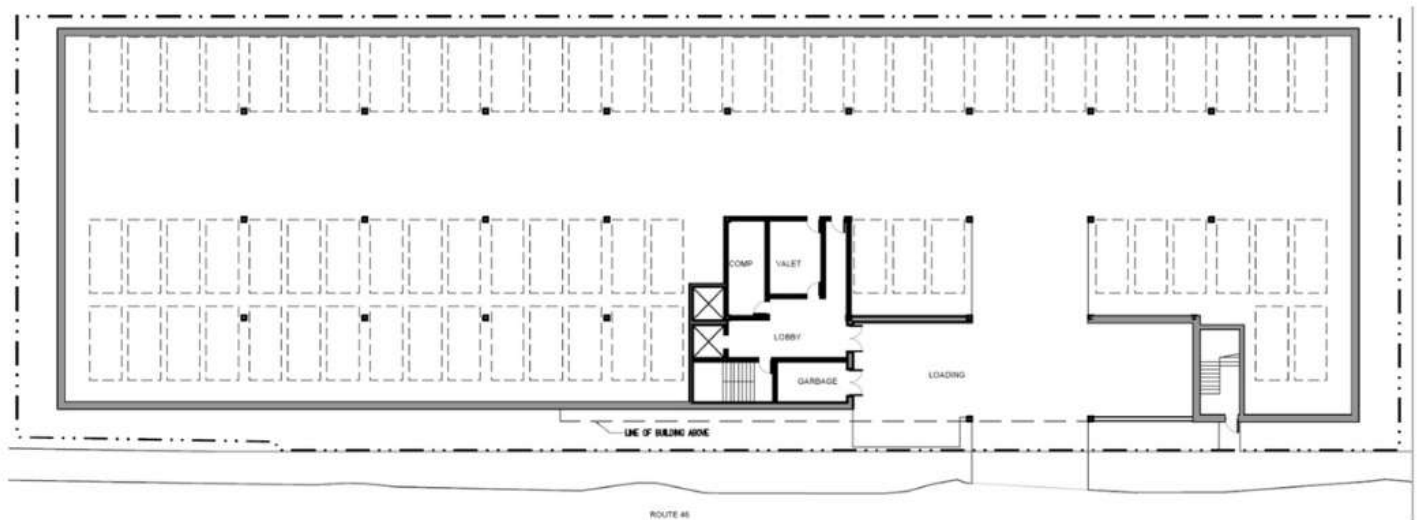


Parking Floor Plans

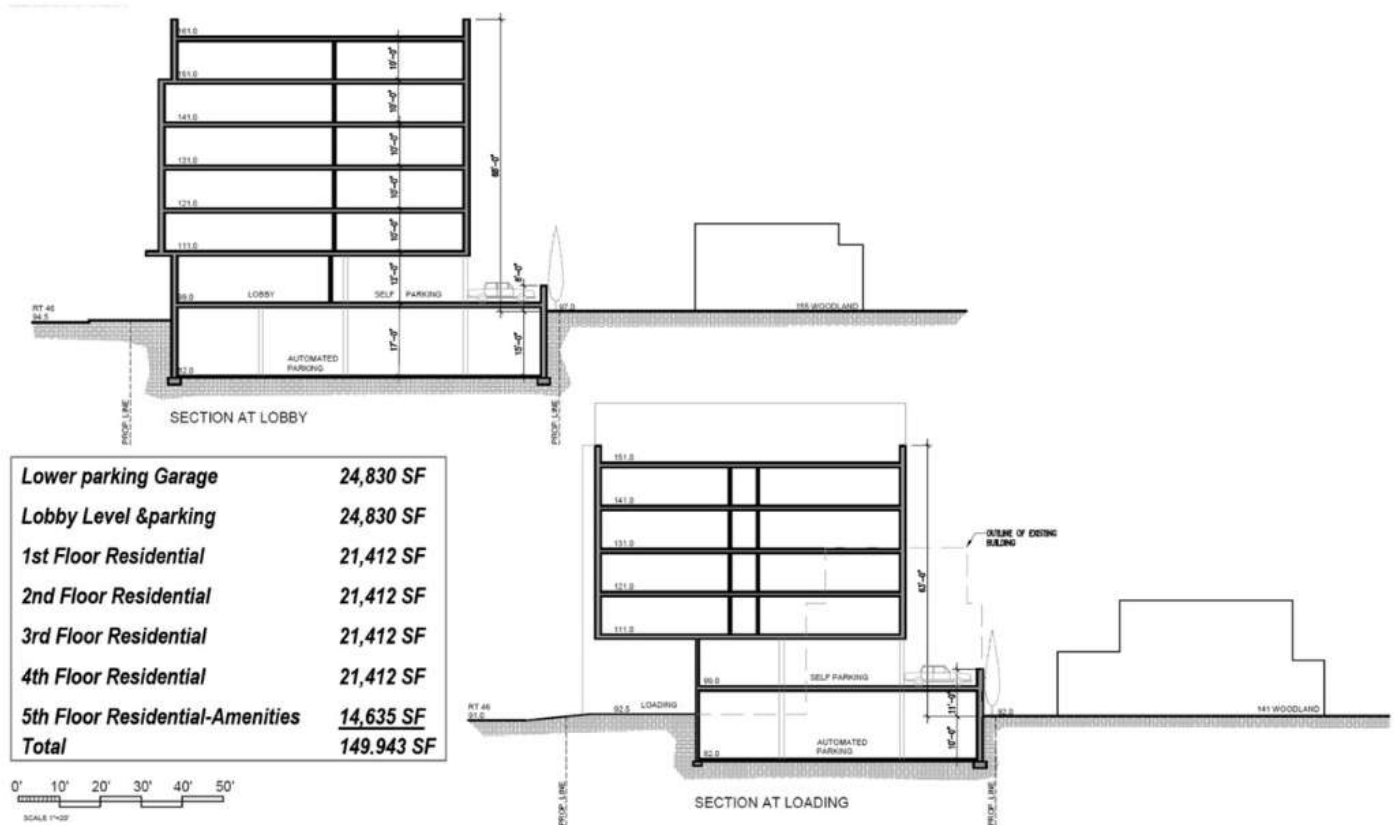
Lower Level Parking



Upper Level Parking



Floor Plans



Residential Typical Floor

TYPICAL FLOOR



APPROVED 86 UNIT MULTI-FAMILY IN LITTLE FERRY ON A 31,842 SQ FT LOT

LOCATION INFORMATION

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PROPERTY SURVEY

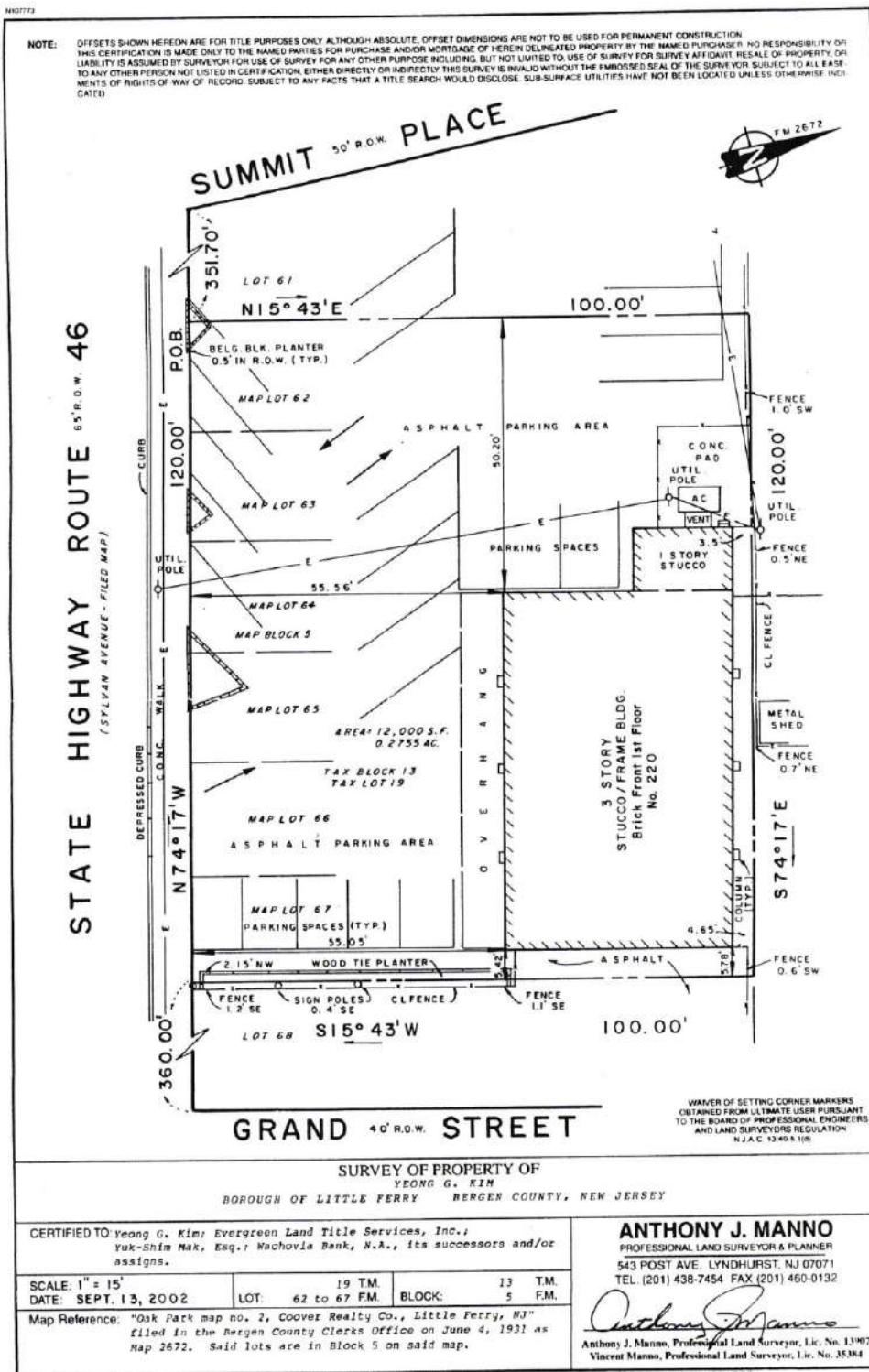
FEMA FLOOD MAP

ZONING MAP

REGIONAL MAP

AERIAL MAP

Property Survey



FEMA Flood Map

Property Detail Report

For property located at

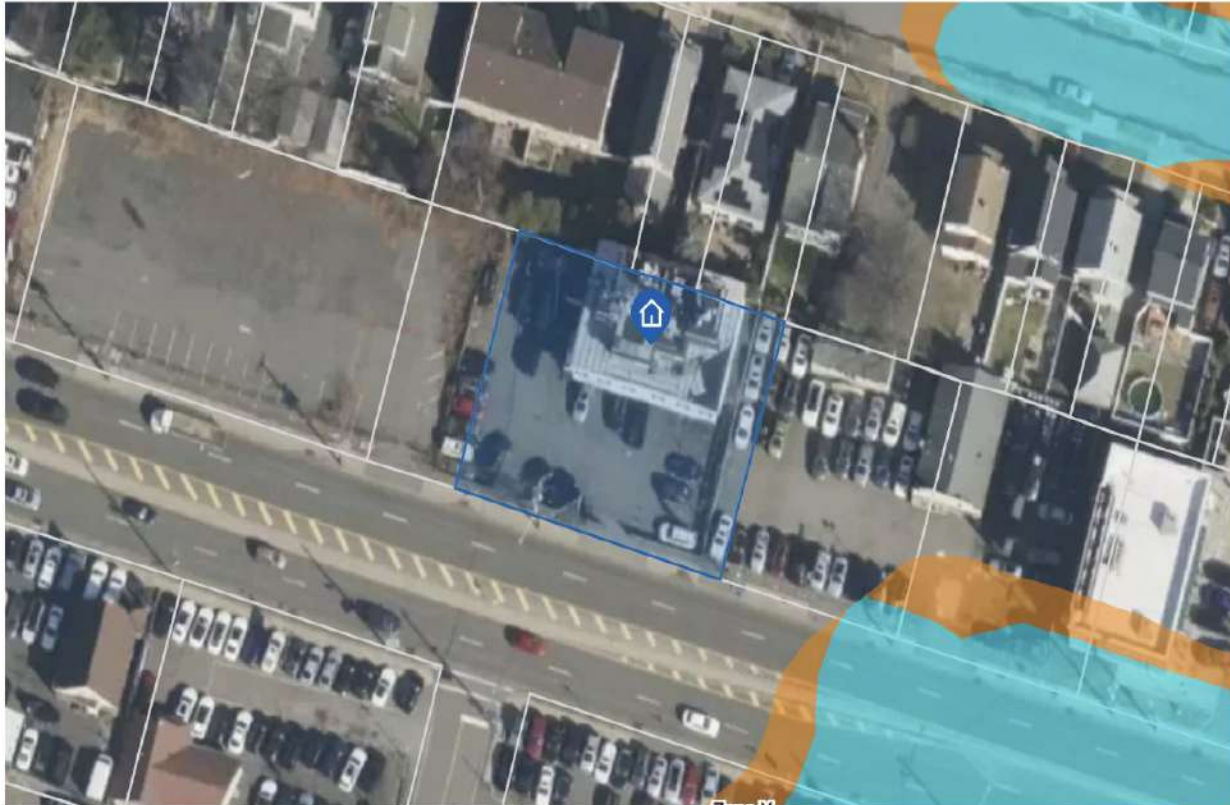
220 Rt 46 West, Little Ferry, NJ 07643

 **Property Records**

APN: 30-00013-0000-00019-0000

Generation date: 03/25/2026

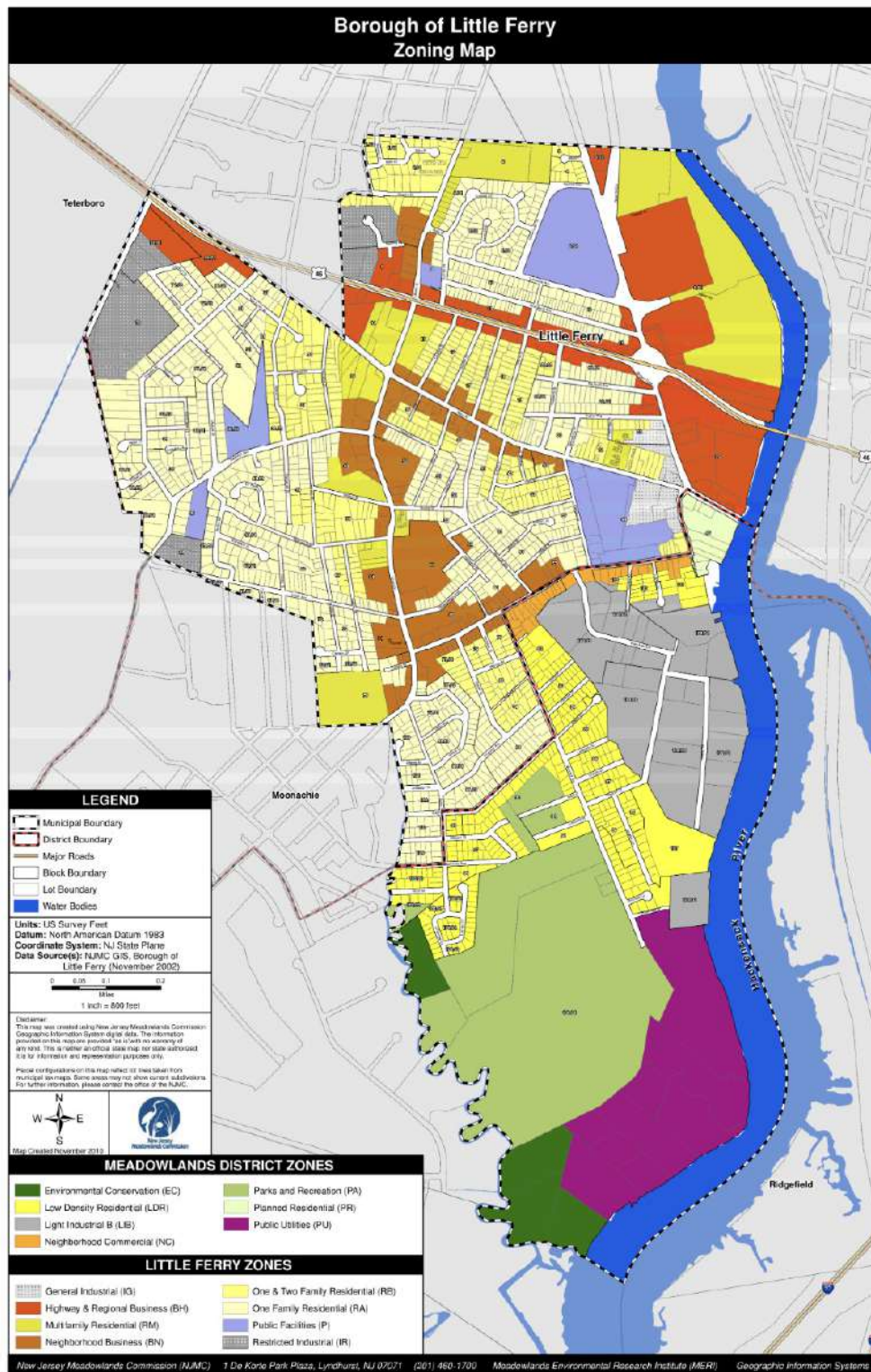
FEMA Flood



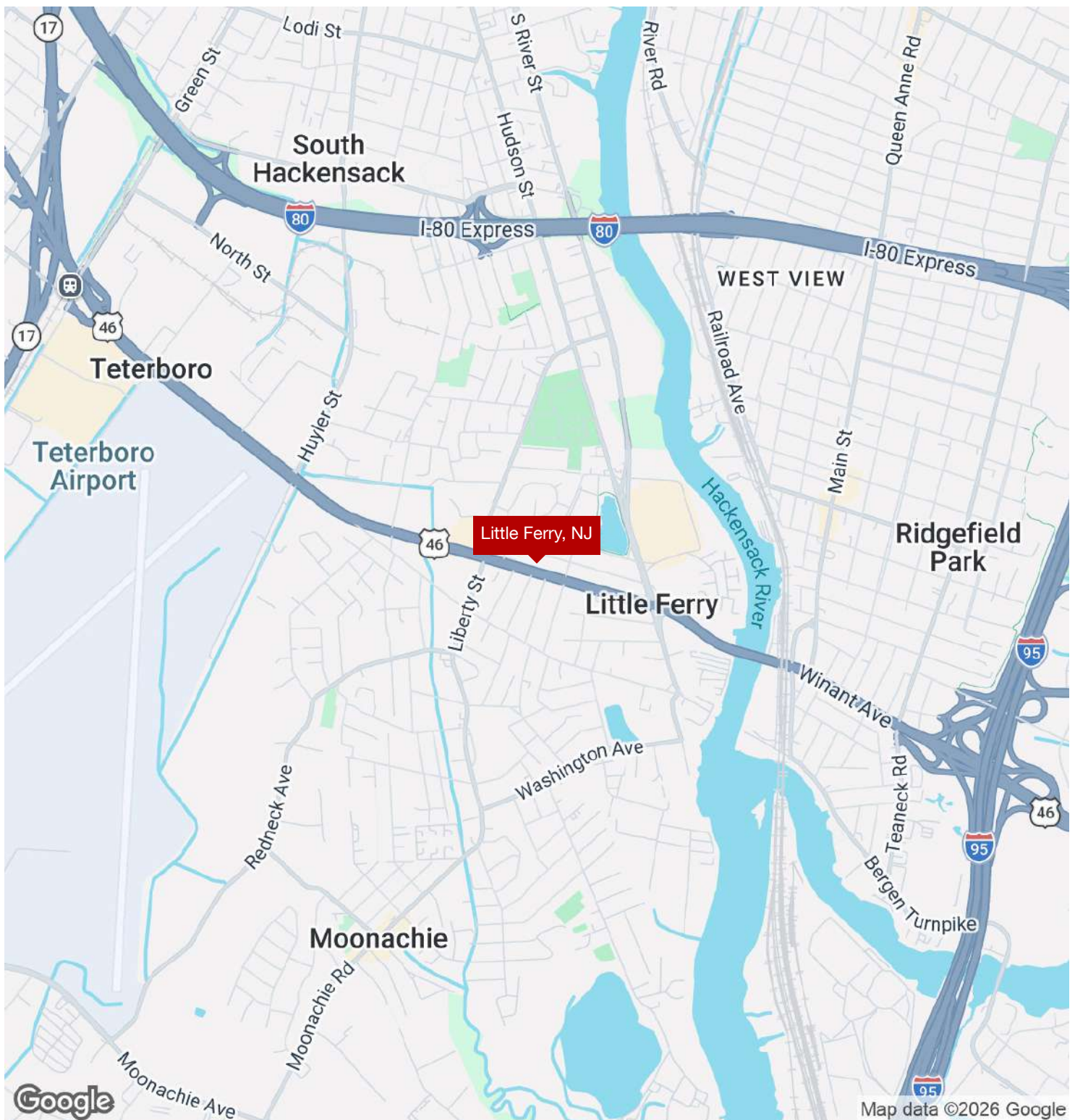
Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.28 (100%)	34003C0256H	No	- Floodway 1% Annual Chance Flood Hazard 0.2% Annual Chance Flood Hazard - Undetermined



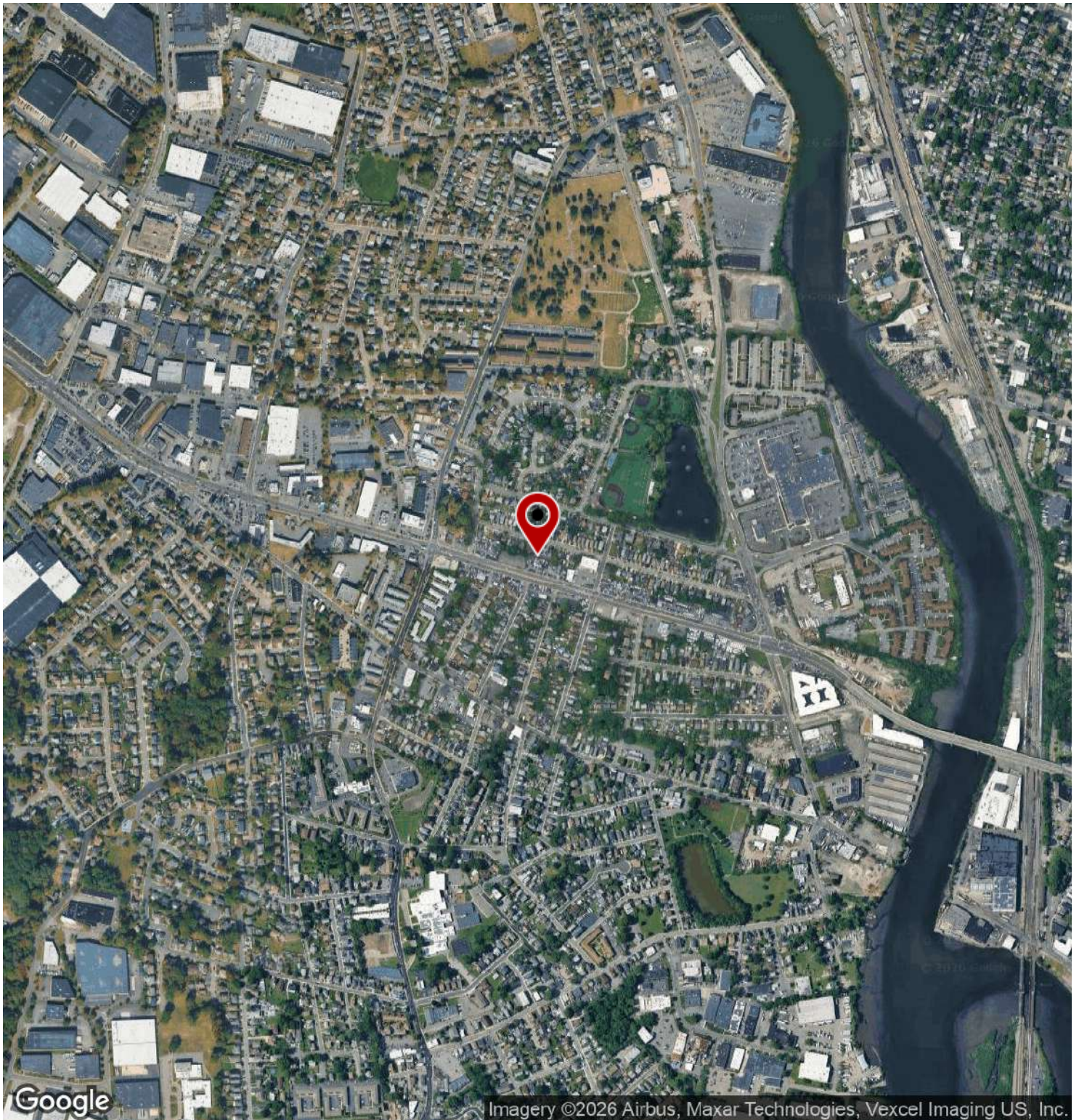
Zoning Map



Regional Map



Aerial Map



APPROVED 86 UNIT MULTI-FAMILY IN LITTLE FERRY ON A 31,842 SQ FT LOT

FINANCIAL ANALYSIS

3

PRO-FORMA 86 UNIT

PRO-FORMA 86 UNIT

TAX REPORT 220 RT 46

TAX REPORT 230 RT 46

Pro-Forma 86 Unit

AREA ANALYSIS/UNIT BREAKDOWN										
24-Apr-24										
Floor	Common Area (sq. ft.) see notes	Apartment #	Market Rate Unit	Affordabl e Unit	Bedroom Count	Bathroom Count	Floor Area (sq. ft.) per unit			Floor Area (sq. ft.)
Lower Parking Garage	21,412									21,412
Lobby Level & Parking	26,834									26,834
1st Floor Residential							SF	PPSF	Monthly Rent	Annual Rent
		1	Yes	3 BR	1BTH		1,383	\$2.65	\$ 1,832.5	\$ 21,990
		2	Yes	2 BR	1BTH		945	\$2.65	\$ 1,252.1	\$ 15,026
		3		2 BR	1BTH		970	\$2.65	\$ 2,570.5	\$ 30,846
		4		2 BR	1BTH		1,040	\$2.65	\$ 2,756.0	\$ 33,072
		5	Yes	1 BR	1BTH		600	\$2.65	\$ 795.0	\$ 9,540
		6		1 BR	1BTH		600	\$2.75	\$ 1,650.0	\$ 19,800
		7		1 BR	1BTH		600	\$2.75	\$ 1,650.0	\$ 19,800
		8		1 BR	1BTH		625	\$2.75	\$ 1,718.8	\$ 20,625
		9	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		10	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		11	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		12	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		13	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		14	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		15	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		16	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		17	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		18	Yes	1 BR	1BTH		625	\$2.65	\$ 828.1	\$ 9,938
		19		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		20		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		21		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		22		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		23		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		24	Yes	Studio	1BTH		512	\$3.55	\$ 908.8	\$ 10,905.60
Total									\$ 32,764.9	\$ 393,179
2nd Floor Residential							SF	PPSF	Monthly Rent	Annual Rent
		25		3 BR	1BTH		1,383	\$2.55	\$ 3,526.7	\$ 42,320
		26		2 BR	1BTH		945	\$2.75	\$ 2,598.8	\$ 31,185
		27		2 BR	1BTH		970	\$2.75	\$ 2,667.5	\$ 32,010
		28		2 BR	1BTH		1,040	\$2.75	\$ 2,860.0	\$ 34,320
		29		1 BR	1BTH		600	\$2.85	\$ 1,710.0	\$ 20,520
		30		1 BR	1BTH		600	\$2.85	\$ 1,710.0	\$ 20,520
		31		1 BR	1BTH		600	\$2.85	\$ 1,710.0	\$ 20,520
		32		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		33		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		34		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		35		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		36		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		37		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		38		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		39		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		40		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		41		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		42		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		43		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		44		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		45		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		46		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		47		1 BR	1BTH		680	\$2.75	\$ 1,870.0	\$ 22,440
		48		Studio	1BTH		512	\$3.60	\$ 1,843.2	\$ 22,118
Total									\$ 47,569.9	\$ 570,838
3th Floor Residential							SF	PPSF	Monthly Rent	Annual Rent
		49		3 BR	1BTH		1,383	\$2.55	\$ 3,526.7	\$ 42,320
		50		2 BR	1BTH		945	\$2.85	\$ 2,693.3	\$ 32,319
		51		2 BR	1BTH		970	\$2.85	\$ 2,764.5	\$ 33,174
		52		2 BR	1BTH		1,040	\$2.85	\$ 2,964.0	\$ 35,568
		53		1 BR	1BTH		600	\$2.95	\$ 1,770.0	\$ 21,240
		54		1 BR	1BTH		600	\$2.95	\$ 1,770.0	\$ 21,240
		55		1 BR	1BTH		600	\$2.95	\$ 1,770.0	\$ 21,240
		56		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		57		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		58		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		59		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		60		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		61		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		62		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		63		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		64		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		65		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		66		1 BR	1BTH		625	\$2.85	\$ 1,781.3	\$ 21,375
		67		1 BR	1BTH		680	\$2.80	\$ 1,904.0	\$ 22,848
		68		1 BR	1BTH		680	\$2.80	\$ 1,904.0	\$ 22,848



Pro-Forma 86 Unit

		69	1 BR	1BTH	680	\$2.80	\$ 1,904.0	\$ 22,848		
		70	1 BR	1BTH	680	\$2.80	\$ 1,904.0	\$ 22,848		
		71	1 BR	1BTH	680	\$2.80	\$ 1,904.0	\$ 22,848		
		72	Studio	1BTH	512	\$3.80	\$ 1,945.6	\$ 23,347		
Total							\$ 48,317.8	\$ 579,813	16,925	
4th Floor Residential					SF	PPSF		Annual Rent		
		73	2 BR	1BTH	945	\$2.95	\$ 2,787.8	\$ 33,453		
		74	2 BR	1BTH	970	\$2.95	\$ 2,861.5	\$ 34,338		
		75	1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240		
		76	1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240		
		77	1 BR	1BTH	600	\$2.95	\$ 1,770.0	\$ 21,240		
		78	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125		
		79	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125		
		80	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125		
		81	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125		
		82	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125		
		83	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125		
		84	1 BR	1BTH	625	\$2.95	\$ 1,843.8	\$ 22,125		
		85	Studio	1BTH	554	\$3.65	\$ 2,022.1	\$ 24,265.20		
		86	Studio	1BTH	512	\$3.85	\$ 1,971.2	\$ 23,654.40		
Total							\$ 27,858.8	\$ 334,306	9156	
Gross Floor Areas							\$156,511.3	\$1,878,135.60	59,931	
Total Common Area										
Total Residential Area		86			59931	\$3.19	\$156,511.3	\$1,878,135.6	59,931	
Total Floor Area							w/ Parking Fees	\$1,878,135.60	59,931	
Notes:										
1. Common Area is calculated based upon:				Projected Value:						
	Outside face of Exterior Wall		5.5% Cap		\$ 24,586,502.40		Projected Expense Ratio @ 25%			
	Common Area side of interior walls/partitions		5.75% Cap		\$ 23,517,524.03					
2. Apartment Area is based upon:			6.00 Cap		\$ 22,537,627.20		Projected Income	\$ 1,878,136		
	Outside face of Exterior Wall						Vacancy Factor 3%	\$ 56,344		
	Common Area side of interior walls/partitions						Projected Expenses	\$ 469,534		
3. Outdoor Amenity area at Fifth floor with Amenity Space and is EXCLUDED from the GFA's, of the Total and Common Area							Net-Operating Income	\$ 1,352,257.63		

Caption



Tax Report 220 Rt 46

Property Detail Report

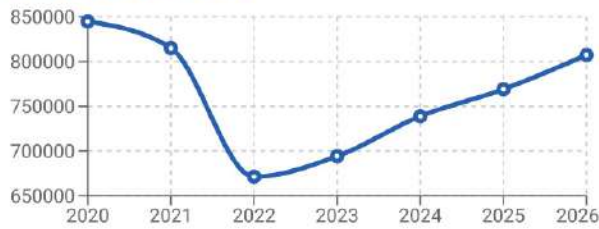
For property located at
220 Rt 46 West, Little Ferry, NJ 07643

Property Records

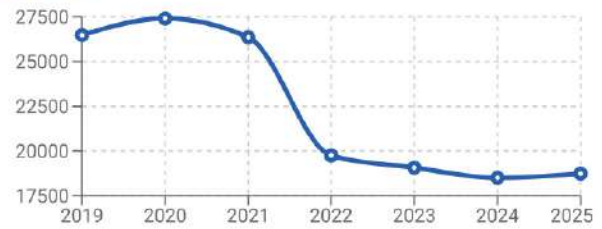
APN: 30-00013-0000-00019-0000
Generation date: 03/25/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$18,735.28	\$228.34	1.23%	\$420,000	\$349,100	\$769,100
2024	\$18,506.94	-\$562.73	-2.95%	\$420,000	\$318,800	\$738,800
2023	\$19,069.67	-\$686.69	-3.48%	\$420,000	\$274,200	\$694,200
2022	\$19,756.36	-\$6,597.51	-25.03%	\$420,000	\$251,300	\$671,300
2021	\$26,353.87	-\$1,054.69	-3.85%	\$420,000	\$394,900	\$814,900
2020	\$27,408.56	\$930.84	3.52%	\$420,000	\$424,900	\$844,900
2019	\$26,477.72	\$462.54	1.78%	\$420,000	\$392,200	\$812,200
2018	\$26,015.18	-\$315.24	-1.2%	\$420,000	\$368,100	\$788,100
2017	\$26,330.42	-\$22,079.16	-45.61%	\$420,000	\$368,100	\$788,100
2016	\$48,409.58	\$599.26	1.25%	\$420,000	\$1,024,200	\$1,444,200
2015	\$47,810.32	\$1,866.46	4.06%	\$420,000	\$1,007,600	\$1,427,600
2014	\$45,943.86	\$5,900.06	14.73%	\$387,500	\$1,176,100	\$1,563,600
2013	\$40,043.80	\$1,422.88	3.68%	\$387,500	\$1,176,100	\$1,563,600
2012	\$38,620.92	\$859.98	2.28%	\$387,500	\$1,176,100	\$1,563,600
2011	\$37,760.94	\$5,384.7	16.63%	\$387,500	\$996,100	\$1,383,600
2010	\$32,376.24	\$1,577.3	5.12%	\$387,500	\$996,100	\$1,383,600
2009	\$30,798.94	\$940.85	3.15%	\$387,500	\$996,100	\$1,383,600
2008	\$29,858.09	\$1,355.93	4.76%	\$387,500	\$996,100	\$1,383,600
2007	\$28,502.16	\$1,798.68	6.74%	\$387,500	\$996,100	\$1,383,600
2006	\$26,703.48	\$2,075.4	8.43%	\$387,500	\$996,100	\$1,383,600
2005	\$24,628.08	\$244.56	1%	\$387,500	\$996,100	\$1,383,600
2004	\$24,383.52	\$1,453.76	6.34%	\$288,000	\$372,800	\$660,800
2003	\$22,929.76	\$2,863.04	14.27%	\$288,000	\$312,800	\$600,800
2002	\$20,066.72	\$1,021.36	5.36%	\$288,000	\$312,800	\$600,800



Tax Report 230 Rt 46

Property Detail Report

For property located at
230 Rt 46 West, Little Ferry, NJ 07643

Property Records

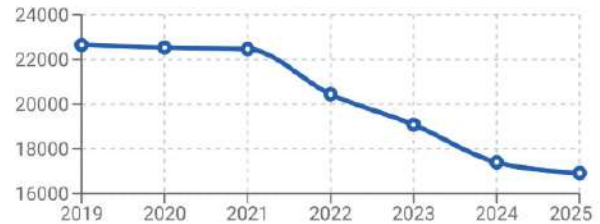
APN: 30-00013-0000-00025-0000
Generation date: 03/25/2026

Assessment History

Tax Assessment Value



Total Tax



Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$16,925.33	-\$479.41	-2.75%	\$694,800	—	\$694,800
2024	\$17,404.74	-\$1,681.42	-8.81%	\$694,800	—	\$694,800
2023	\$19,086.16	-\$1,361.8	-6.66%	\$694,800	—	\$694,800
2022	\$20,447.96	-\$2,021.87	-9%	\$694,800	—	\$694,800
2021	\$22,469.83	-\$69.48	-0.31%	\$694,800	—	\$694,800
2020	\$22,539.31	-\$111.17	-0.49%	\$694,800	—	\$694,800
2019	\$22,650.48	-\$284.87	-1.24%	\$694,800	—	\$694,800
2018	\$22,935.35	-\$277.92	-1.2%	\$694,800	—	\$694,800
2017	\$23,213.27	-\$76.43	-0.33%	\$694,800	—	\$694,800
2016	\$23,289.70	\$20.85	0.09%	\$694,800	—	\$694,800
2015	\$23,268.85	\$10,634.02	84.16%	\$694,800	—	\$694,800
2014	\$12,634.83	\$354.83	2.89%	\$479,500	—	\$479,500
2013	\$12,280.00	\$436.35	3.68%	\$479,500	—	\$479,500
2012	\$11,843.65	\$263.72	2.28%	\$479,500	—	\$479,500
2011	\$11,579.93	-\$24,456.07	-67.87%	\$479,500	—	\$479,500
2010	\$36,036.00	\$31,027.5	619.5%	—	\$225,000	\$225,000
2009	\$5,008.50	-\$33,080.2	-86.85%	—	\$225,000	\$225,000
2008	\$38,088.70	\$1,729.7	4.76%	\$479,500	\$1,285,500	\$1,765,000
2007	\$36,359.00	\$6,637	22.33%	\$479,500	\$1,060,500	\$1,540,000
2006	\$29,722.00	\$2,310	8.43%	\$479,500	\$1,060,500	\$1,540,000
2005	\$27,412.00	-\$2,358.92	-7.92%	\$479,500	\$1,060,500	\$1,540,000
2004	\$29,770.92	\$1,774.96	6.34%	\$480,000	\$326,800	\$806,800
2003	\$27,995.96	\$2,384.84	9.31%	\$480,000	\$286,800	\$766,800
2002	\$25,611.12	\$1,303.56	5.36%	\$480,000	\$286,800	\$766,800



APPROVED 86 UNIT MULTI-FAMILY IN LITTLE FERRY ON A 31,842 SQ FT LOT

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

VISOR BIO | MANAGING DIRECTOR | KW COMMERCIAL | FORT LEE

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,002	7,386	21,086
Average Age	46.3	42.8	40.8
Average Age (Male)	47.1	43.1	40.1
Average Age (Female)	46.4	44.0	41.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,021	3,211	8,310
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$90,776	\$104,178	\$108,801
Average House Value	\$333,642	\$386,452	\$440,797

2023 American Community Survey (ACS)



Advisor Bio | Managing Director | KW Commercial | Fort Lee

BRUCE ELIA JR.

Managing Director | Fort Lee



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Fort Lee, NJ 07024
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C 201.315.1223
operations@ergteam.com
NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

EDUCATION

Sales-Associate License - April 2008'
Bachelor Degree - University of New Hampshire - June 2008'
Broker-Associate License - May 2011'
Certified Negotiation Expert (C.N.E.)
Financial Analysis for Commercial Real Estate (C.C.I.M)
Feasibility Analysis for Commercial Real Estate (C.C.I.M)
Financial Modeling for Real Estate Development (C.C.I.M)
RE Development: Acquisitions (C.C.I.M)
Industrial Designation - Financial Analysis (C.C.I.M)
Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS & AFFILIATIONS

KW Commercial Advertised on 300+ Websites
Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
NJMLS, HCMLS, GSMLS
Eastern Bergen County Board of Realtors
Platinum Circle of Excellence Award Recipient

