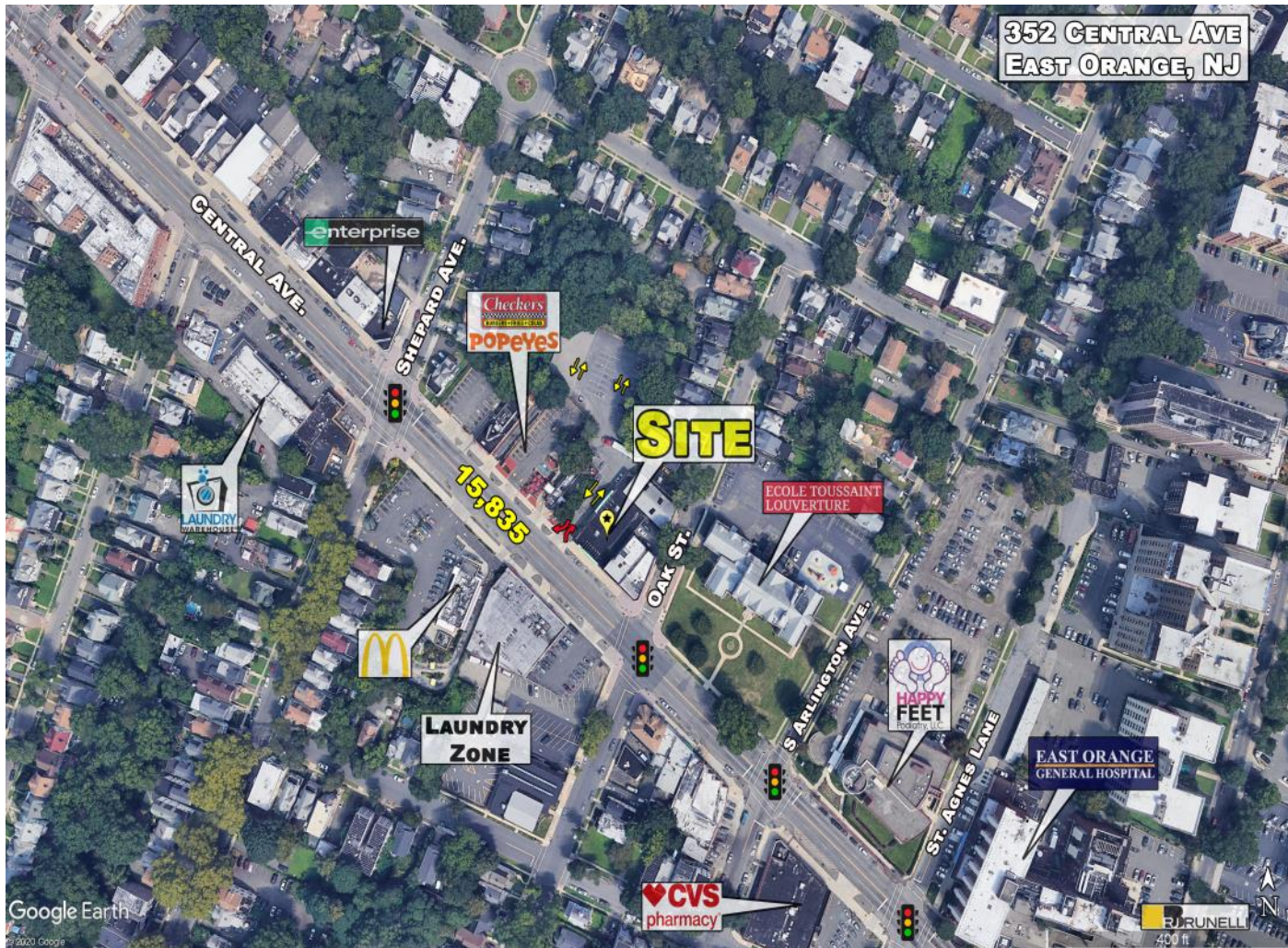


Dollar Tree
352-358 Central Ave.
East Orange, New Jersey



Dollar Tree
352-358 Central Ave.
East Orange, NJ

FOR SALE
12,682 SF



R.J. Brunelli & Co. LLC, Exclusive Listing Agent

Total GLA = 12,682 SF
 Parking - 39 Spaces Available
 Traffic Count on Central Ave = 15,835 cars per day
 Traffic Count on GSP = 209,205 cars per day

For more information please contact:

EXCLUSIVE BROKER
 MARIO BRUNELLI
 VP OF INVESTMENT SALES & SITE
 ACQUISITIONS
 R.J. Brunelli & Co., LLC
 400 Perrine Road, Suite 405
 Old Bridge, NJ 08857
 Office: 732-721-5800,
 Cell: 786-570-9723
 Email: mbrunelli@rjbrunelli.com
 Visit our website: www.rjbrunelli.com

DEMOGRAPHICS 2020

| | 1 mile | 3 miles | 5 miles |
|------------------------------|----------|----------|----------|
| POPULATION | 56,682 | 419,977 | 780,384 |
| AVG. HOUSEHOLD INCOME | \$56,483 | \$70,195 | \$87,026 |
| DAYTIME POPULATION | 48,747 | 401,093 | 737,650 |

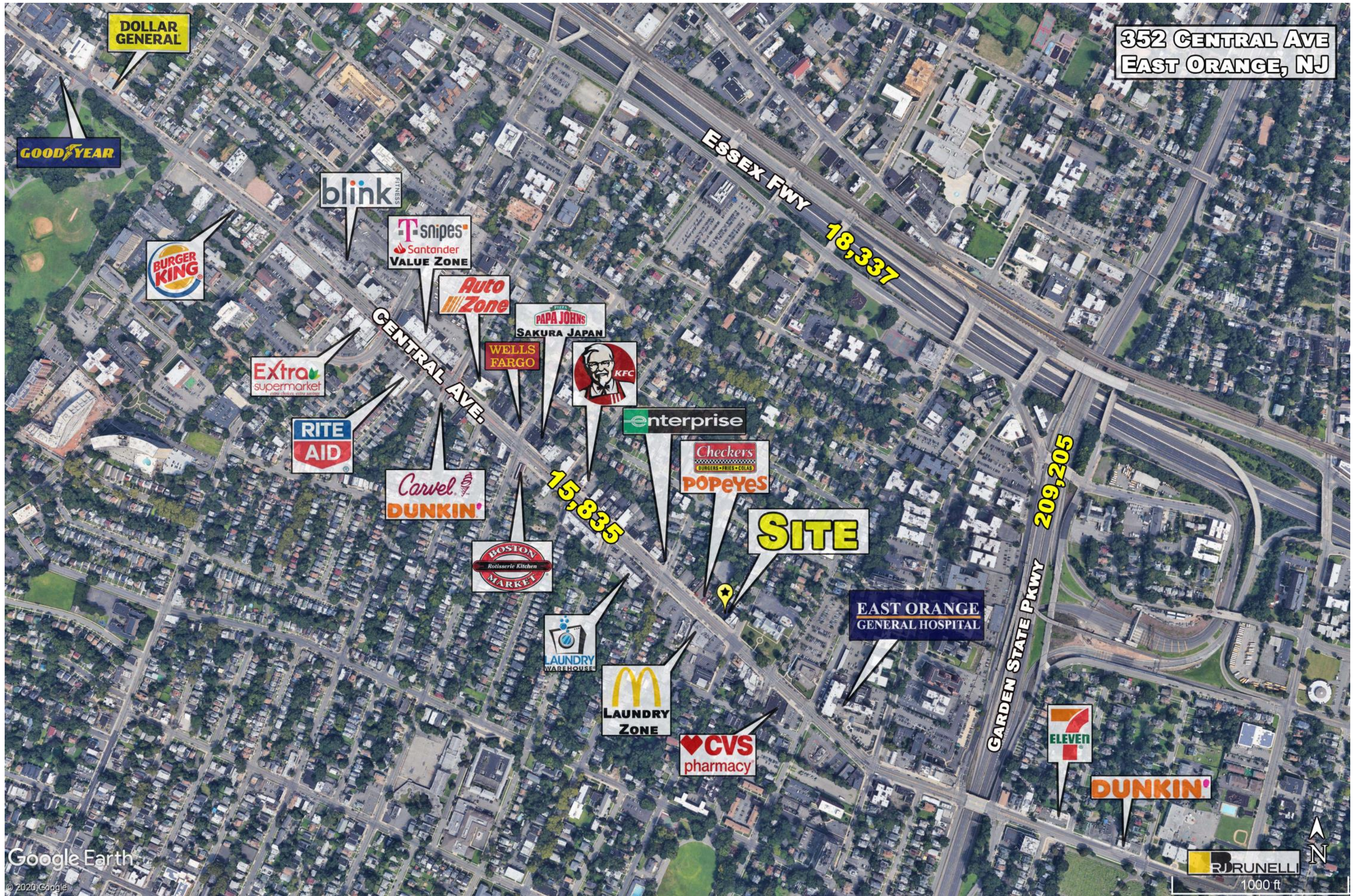
R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241

PROPERTY HIGHLIGHTS:

- 5 Plus Years Remaining on Original Term
- 419,977 People within 3 Mile Radius
- Average Household Income of \$70,195 in 3 Miles
- Traffic Count of 17,834 Cars Daily
- NN Lease
- 39 Parking Spaces
- Pylon Sign on Central Ave
- Lot size .92 AC
- Asking Price \$3,100,000
- Cap Rate 6.95%



R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241



Google Earth

© 2020 Google

