

INDUSTRIAL /LAB SPACE FOR LEASE
OFFERED AT A PREMIUM



Nema Associates

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Linden NJ 07036

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BUILDING HIGHLIGHTS

- 3,900 SF Available
- Formerly used as a chem lab, but can be converted into commercial kitchen, warehouse, or other office uses.
- Industrial Hoods
- 3 Phase Power
- Assigned Parking

Locator Map



Regional Map

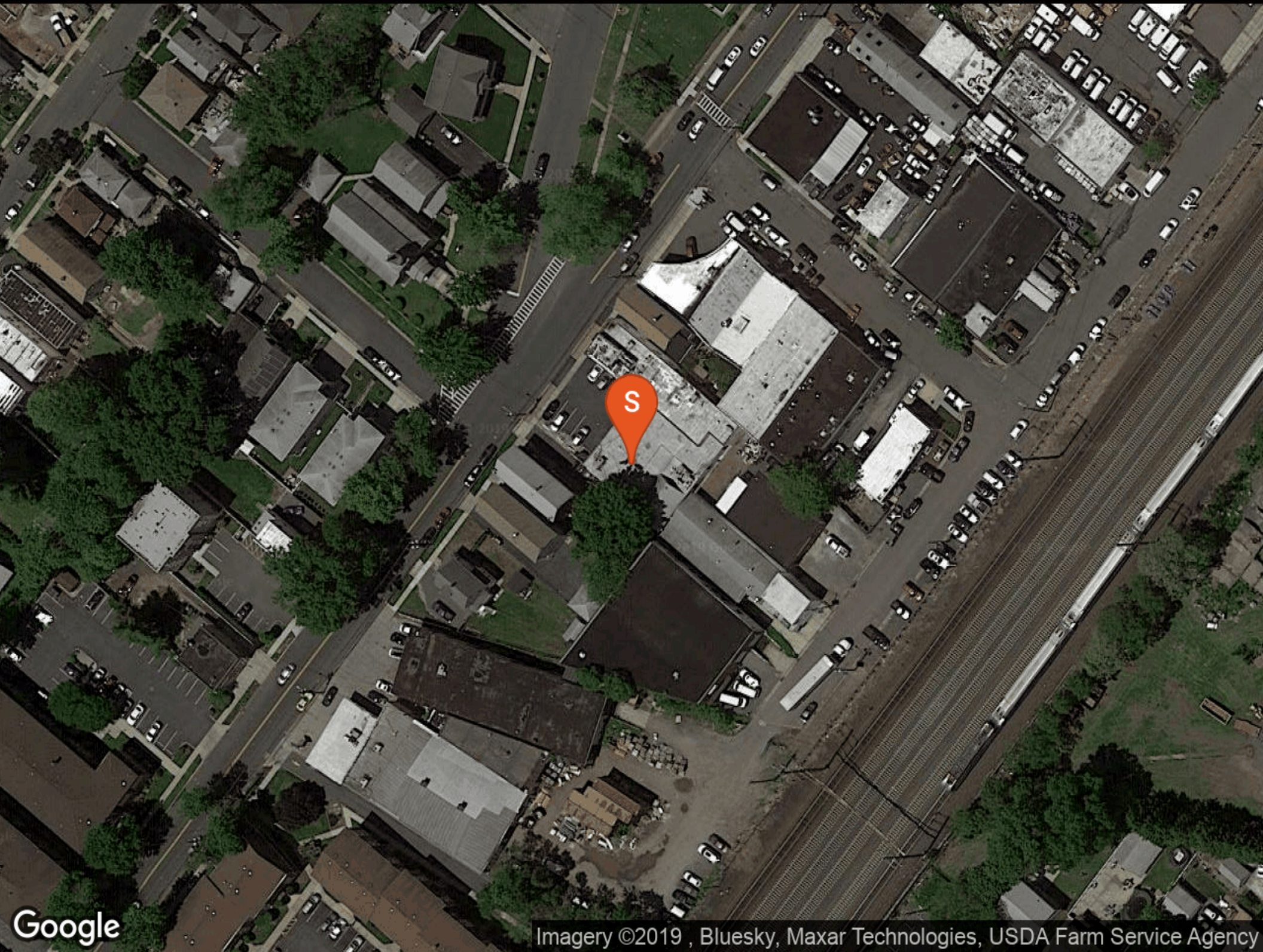


PROPERTY DESCRIPTION

NUMBER OF UNITS	2
BUILDING SF	9,004
NET RENTABLE AREA (SF)	3,900
LAND ACRES	0.30
YEAR BUILT	1950
NUMBER OF PARKING SPACES	7

MECHANICAL

ELECTRICAL / POWER	3 Phase
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,124	178,686	431,284
2010 Population	24,712	183,240	445,019
2019 Population	26,516	194,292	468,945
2024 Population	27,767	201,061	481,956
2019 African American	9,936	44,573	99,959
2019 American Indian	102	1,016	2,088
2019 Asian	689	8,221	33,950
2019 Hispanic	8,070	87,447	175,217
2019 Other Race	2,662	25,433	52,785
2019 White	11,990	106,867	261,563
2019 Multiracial	1,131	8,116	18,391
2019-2024: Population: Growth Rate	4.65 %	3.45 %	2.75 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	574	5,509	13,298
\$15,000-\$24,999	889	6,942	13,664
\$25,000-\$34,999	829	6,170	13,139
\$35,000-\$49,999	1,066	9,371	18,719
\$50,000-\$74,999	1,877	11,619	25,410
\$75,000-\$99,999	1,356	9,418	21,984
\$100,000-\$149,999	1,922	12,373	29,569
\$150,000-\$199,999	585	4,605	13,065
\$200,000 or greater	301	3,471	12,975
Median HH Income	\$65,737	\$62,242	\$70,636
Average HH Income	\$80,073	\$82,121	\$93,697

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,381	67,935	158,208
2010 Total Households	8,883	66,319	155,210
2019 Total Households	9,398	69,484	161,831
2024 Total Households	9,806	71,697	165,774
2019 Average Household Size	2.80	2.76	2.85
2000 Owner Occupied Housing	4,714	34,633	88,441
2000 Renter Occupied Housing	4,266	30,970	63,828
2019 Owner Occupied Housing	4,389	32,848	85,874
2019 Renter Occupied Housing	5,010	36,636	75,957
2019 Vacant Housing	647	4,291	10,372
2019 Total Housing	10,045	73,775	172,203
2024 Owner Occupied Housing	4,617	34,294	89,158
2024 Renter Occupied Housing	5,188	37,403	76,616
2024 Vacant Housing	605	4,194	10,219
2024 Total Housing	10,411	75,891	175,993
2019-2024: Households: Growth Rate	4.25 %	3.15 %	2.40 %

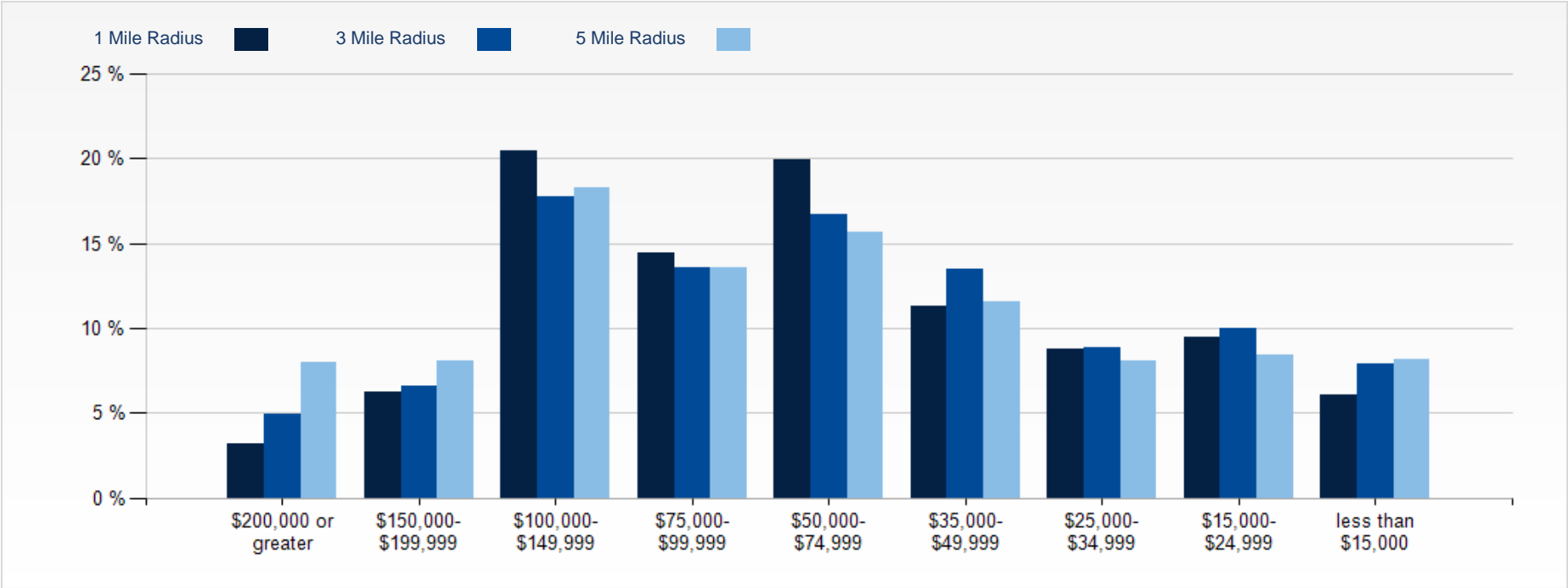
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	1,898	14,266	33,469
2019 Population Age 35-39	1,856	13,961	32,960
2019 Population Age 40-44	1,706	12,759	30,478
2019 Population Age 45-49	1,778	12,856	31,161
2019 Population Age 50-54	1,801	12,766	31,497
2019 Population Age 55-59	1,783	13,001	31,887
2019 Population Age 60-64	1,565	11,654	28,243
2019 Population Age 65-69	1,383	9,559	22,654
2019 Population Age 70-74	1,035	7,477	17,506
2019 Population Age 75-79	643	5,080	11,822
2019 Population Age 80-84	459	3,420	7,952
2019 Population Age 85+	555	4,203	9,736
2019 Population Age 18+	21,093	152,820	364,965
2019 Median Age	39	38	38

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,662	\$63,564	\$67,446
Average Household Income 25-34	\$85,639	\$80,609	\$85,155
Median Household Income 35-44	\$78,640	\$77,245	\$84,290
Average Household Income 35-44	\$88,894	\$93,189	\$104,317
Median Household Income 45-54	\$79,998	\$79,960	\$91,395
Average Household Income 45-54	\$92,699	\$97,701	\$115,225
Median Household Income 55-64	\$70,228	\$70,736	\$80,230
Average Household Income 55-64	\$82,550	\$88,187	\$103,496
Median Household Income 65-74	\$53,256	\$51,922	\$58,606
Average Household Income 65-74	\$67,727	\$71,139	\$81,712
Average Household Income 75+	\$48,400	\$48,682	\$54,261

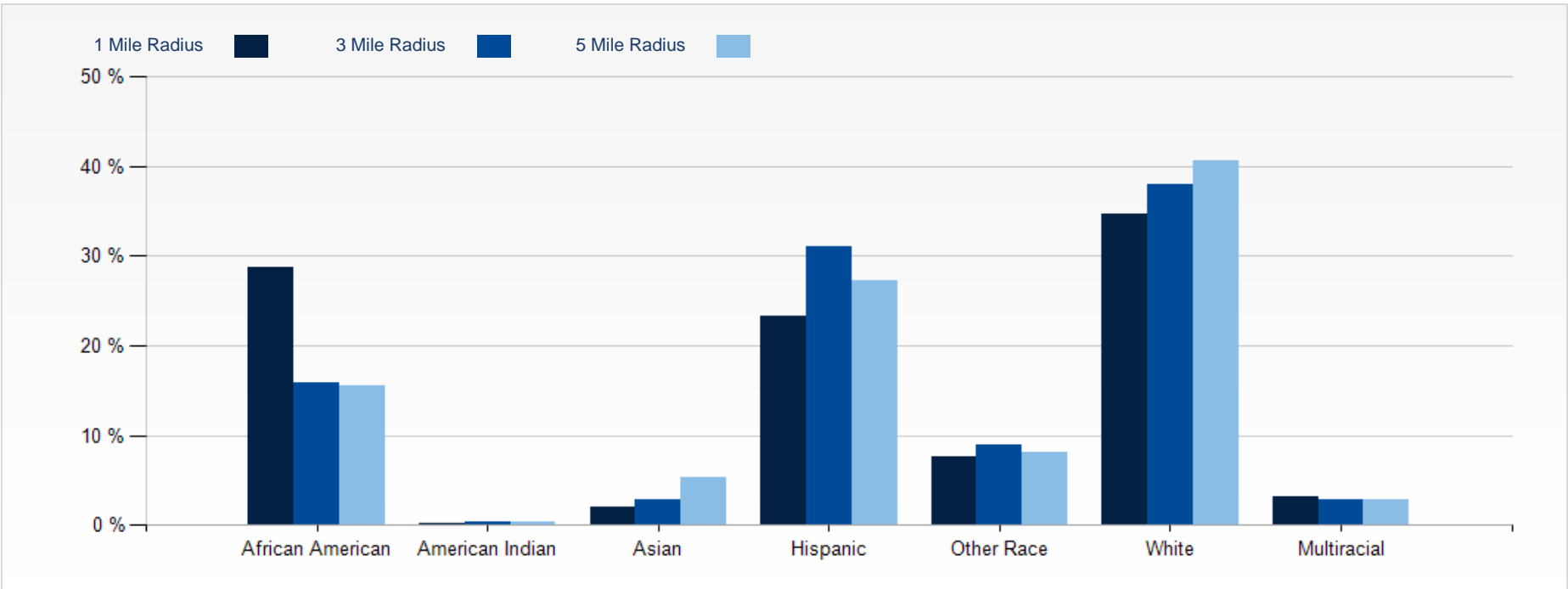
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,338	15,966	37,194
2024 Population Age 35-39	1,990	14,774	34,818
2024 Population Age 40-44	1,863	14,082	33,392
2024 Population Age 45-49	1,756	12,603	30,360
2024 Population Age 50-54	1,829	12,938	31,124
2024 Population Age 55-59	1,773	12,430	30,244
2024 Population Age 60-64	1,676	12,341	29,709
2024 Population Age 65-69	1,481	10,684	25,505
2024 Population Age 70-74	1,217	8,628	20,138
2024 Population Age 75-79	884	6,479	14,982
2024 Population Age 80-84	580	4,123	9,489
2024 Population Age 85+	558	4,237	9,786
2024 Population Age 18+	22,399	160,128	380,010
2024 Median Age	39	39	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,026	\$72,642	\$76,927
Average Household Income 25-34	\$96,031	\$91,869	\$97,516
Median Household Income 35-44	\$88,497	\$87,314	\$96,389
Average Household Income 35-44	\$101,883	\$108,146	\$120,664
Median Household Income 45-54	\$90,358	\$90,808	\$102,617
Average Household Income 45-54	\$107,502	\$113,525	\$131,425
Median Household Income 55-64	\$78,754	\$80,014	\$90,362
Average Household Income 55-64	\$95,734	\$102,550	\$120,279
Median Household Income 65-74	\$58,513	\$58,975	\$67,156
Average Household Income 65-74	\$79,295	\$84,233	\$96,599
Average Household Income 75+	\$56,337	\$56,890	\$63,568

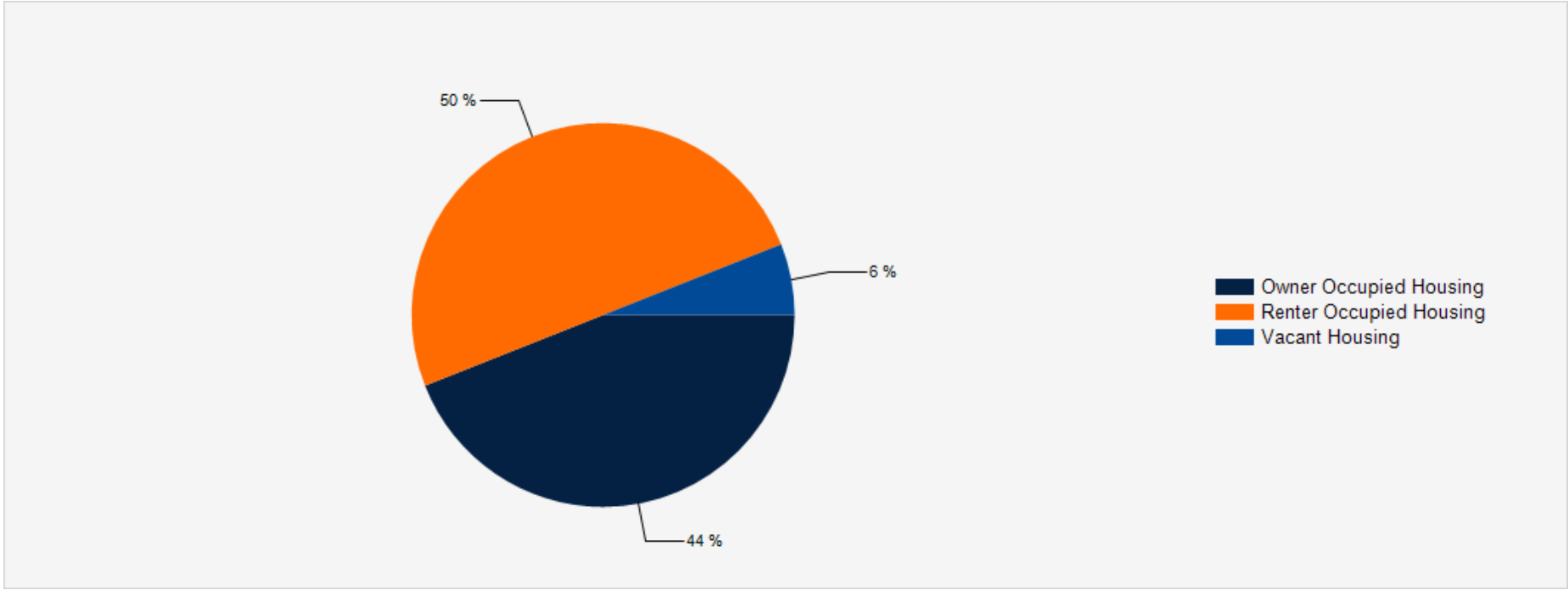
2019 Household Income



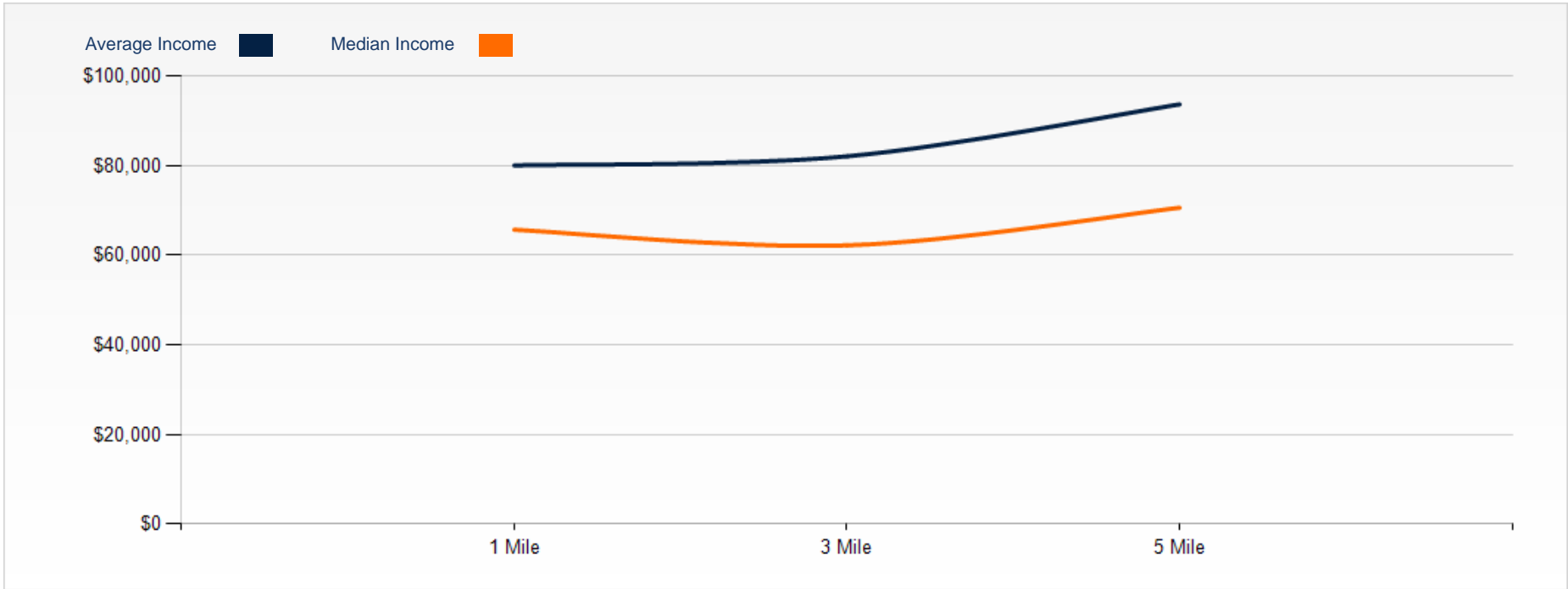
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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