



**431 HALEDON AVE.**  
HALEDON, NEW JERSEY

**6,079 SF FOR LEASE**

**STEVE BATTISTA**  
sbattista@jefferyrealty.com  
C: 908.963.4539  
O: 908.668.9600 EXT. 203

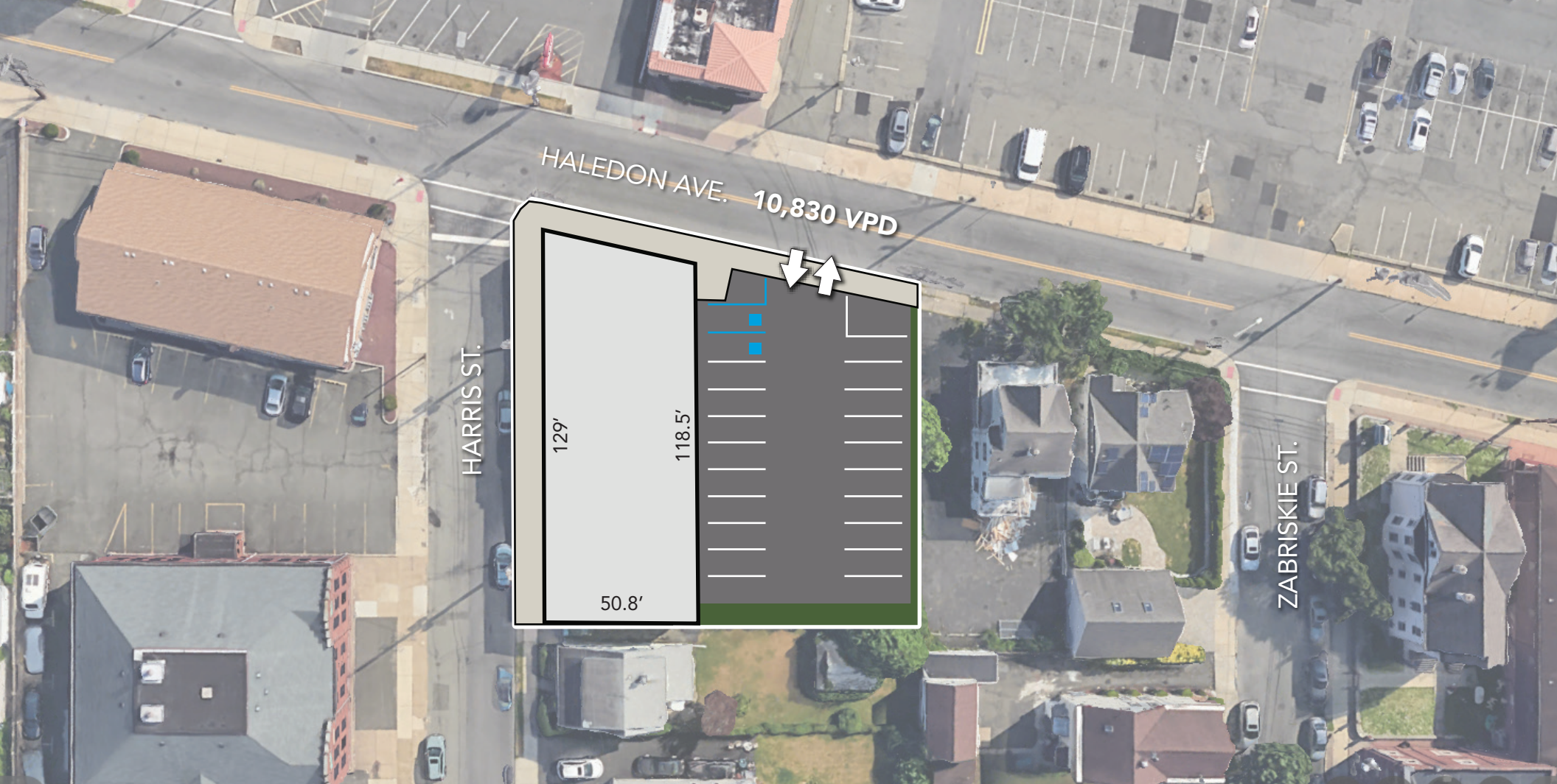


**JEFFERY REALTY**  
Retail Specialist

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## SITE INFORMATION

**BUILDING:** 6,079 SF (50'x129')    **PARKING:** 19 SPACES + STREET

**ACREAGE:** .33 ACRE    **TRAFFIC:** 10,830 VPD

**RENT:** CALL FOR QUOTE    **CEILINGS:** +/- 17' TO DECKING

**TAXES:** \$51,930.00 (EST. 2023)

**NOTES:** • Excellent Location For Community Commercial Pharmacy, Dollar Store, Market, Auto Parts, Post Office

- High Visibility on Haledon Ave. (+10,000 VPD)
- Across from Grocery Anchored Center



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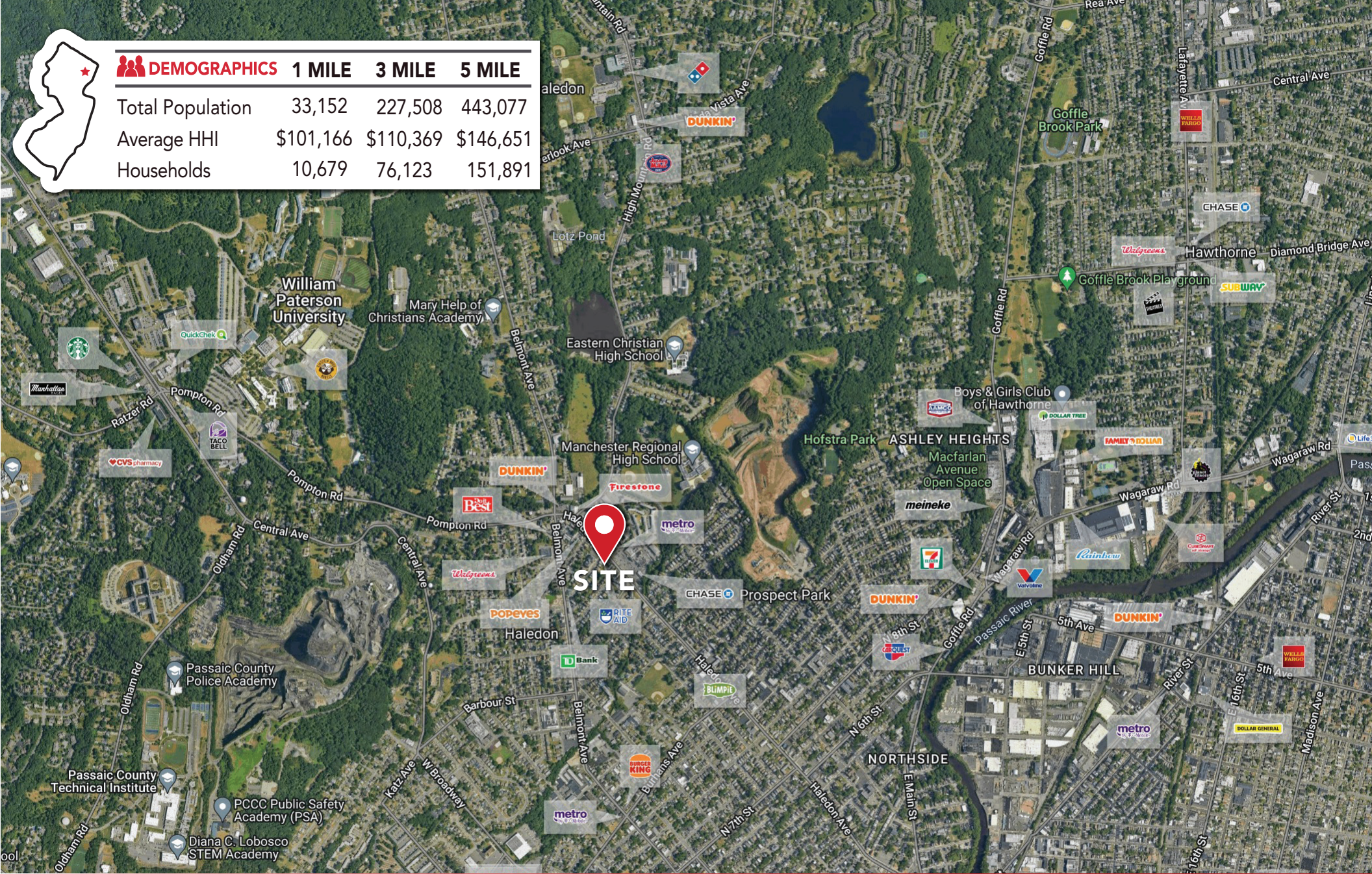
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	33,152	227,508	443,077
Average HHI	\$101,166	\$110,369	\$146,651
Households	10,679	76,123	151,891



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