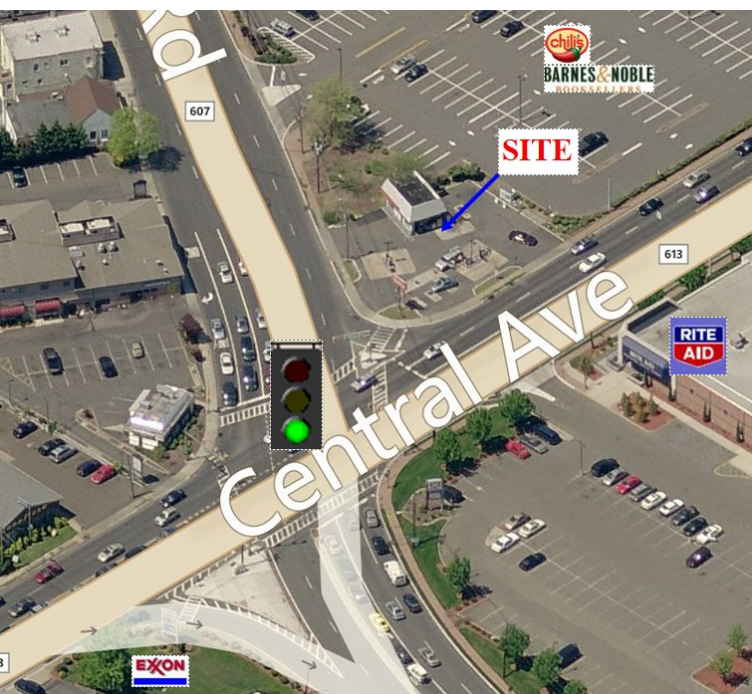




# FOR SALE

## EXCELLENT CORNER LOCATION

**1208 Central Ave  
Clark, Union County, NJ**



- Exceptional corner location at the intersection of Raritan Rd & Central Ave
- Superb Traffic Counts and Demographics
- Join numerous national retail companies.
- Asking Price: \$1,200,000.00
- Area Tenants Include:



- Traffic Counts:
- Central Ave: 24K ADT & Raritan Road: 24K ADT
- Property Size: +/- 0.20 Acres
- Building Size: +/- 700 sq ft (35X20)
- Zoning: CG

**Eagle Realty USA**  
**Licensed Real Estate Broker**  
410 Route 10 West  
Ledgewood, NJ 07852  
Tel: (973) 598-1500  
Fax: (973) 927-9974



**For More Information Please Contact:**

**Michael D. Clark**

Sales—Associate

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**Gary J. Drechsel, Sr.**

Member—Broker of Record

Ext 11

Gary@EagleAmericanRealty.com

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## 1208 Central Ave, Clark, NJ - Intersection View



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1208 Central Ave, Clark, NJ - Raritan Rd View



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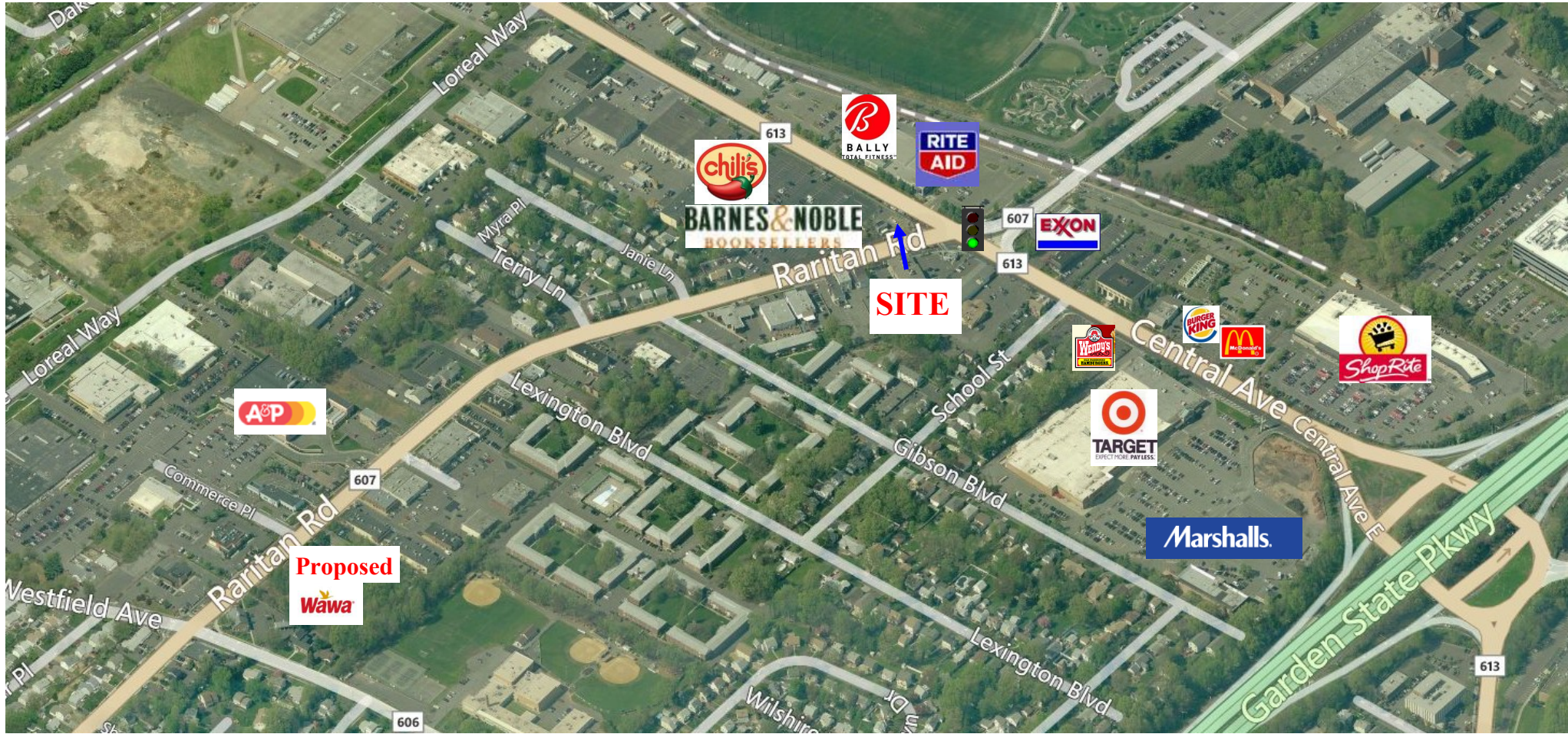
1208 Central Ave, Clark, NJ - Central Ave View



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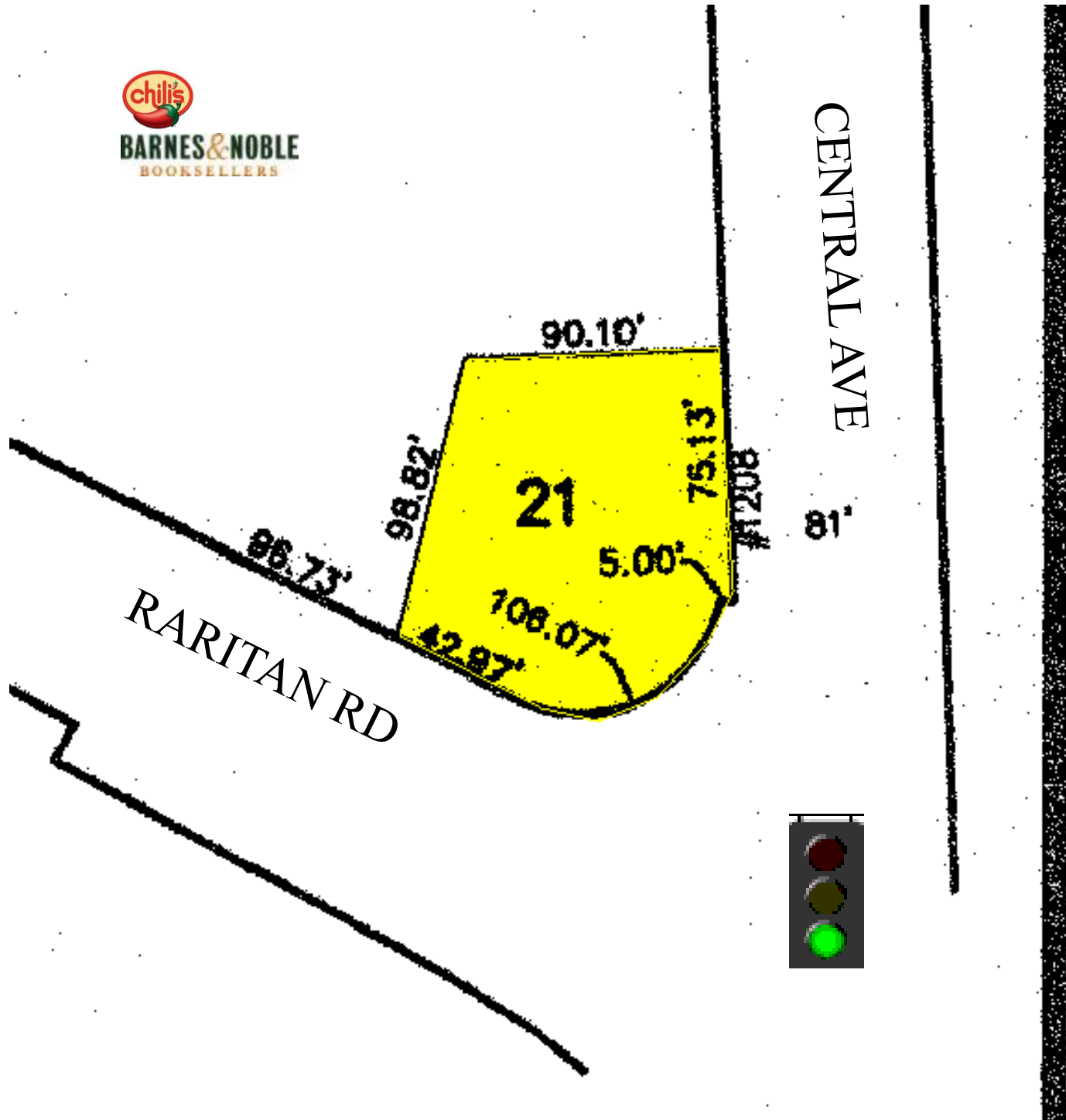
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# DEMOGRAPHICS



Ring: 1 Mile Radius

Summary	2000		2010		2015	
Population	11,554		11,525		11,443	
Households	4,353		4,331		4,295	
Families	3,261		3,213		3,165	
Average Household Size	2.62		2.63		2.63	
Owner Occupied Housing Units	3,578		3,400		3,319	
Renter Occupied Housing Units	775		930		975	
Median Age	41.9		44.2		45.4	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.14%		0.23%		0.76%	
Households	-0.17%		0.24%		0.78%	
Families	-0.30%		0.11%		0.64%	
Owner HHs	-0.48%		0.27%		0.82%	
Median Household Income	3.63%		2.78%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	<\$15,000	291 6.7%	190 4.4%	149 3.5%		
	\$15,000 - \$24,999	459 10.6%	346 8.0%	256 6.0%		
	\$25,000 - \$34,999	316 7.3%	214 4.9%	151 3.5%		
	\$35,000 - \$49,999	497 11.4%	391 9.0%	277 6.4%		
	\$50,000 - \$74,999	982 22.6%	895 20.7%	767 17.9%		
	\$75,000 - \$99,999	608 14.0%	786 18.1%	698 16.2%		
	\$100,000 - \$149,999	799 18.4%	945 21.8%	1,282 29.8%		
	\$150,000 - \$199,999	196 4.5%	285 6.6%	333 7.8%		
\$200,000+	193 4.4%	279 6.4%	383 8.9%			
Median Household Income	\$65,761		\$78,049		\$93,285	
Average Household Income	\$78,612		\$96,246		\$110,581	
Per Capita Income	\$30,133		\$36,937		\$42,419	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	688 6.0%	655 5.7%	624 5.5%		
	5 - 9	746 6.5%	675 5.9%	657 5.7%		
	10 - 14	692 6.0%	747 6.5%	693 6.1%		
	15 - 19	595 5.1%	730 6.3%	685 6.0%		
	20 - 24	418 3.6%	542 4.7%	611 5.3%		
	25 - 34	1,325 11.5%	1,036 9.0%	1,202 10.5%		
	35 - 44	1,921 16.6%	1,528 13.3%	1,180 10.3%		
	45 - 54	1,649 14.3%	1,942 16.8%	1,842 16.1%		
	55 - 64	1,101 9.5%	1,500 13.0%	1,686 14.7%		
	65 - 74	1,091 9.4%	895 7.8%	1,149 10.0%		
	75 - 84	999 8.6%	793 6.9%	648 5.7%		
85+	330 2.9%	487 4.2%	467 4.1%			
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	10,925 94.6%	10,614 92.1%	10,417 91.0%		
	Black Alone	79 0.7%	109 0.9%	115 1.0%		
	American Indian Alone	7 0.1%	9 0.1%	10 0.1%		
	Asian Alone	397 3.4%	536 4.7%	583 5.1%		
	Pacific Islander Alone	1 0.0%	3 0.0%	3 0.0%		
	Some Other Race Alone	68 0.6%	129 1.1%	166 1.5%		
	Two or More Races	76 0.7%	126 1.1%	149 1.3%		
	Hispanic Origin (Any Race)	406 3.5%	783 6.8%	994 8.7%		

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

October 11, 2012

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# DEMOGRAPHICS



Ring: 3 Mile Radius

Summary	2000		2010		2015	
Population	142,886		143,178		142,471	
Households	53,847		53,644		53,270	
Families	38,330		37,837		37,303	
Average Household Size	2.63		2.65		2.65	
Owner Occupied Housing Units	39,332		38,105		37,686	
Renter Occupied Housing Units	14,515		15,539		15,585	
Median Age	39.1		41.5		42.0	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.10%		0.23%		0.76%	
Households	-0.14%		0.24%		0.78%	
Families	-0.28%		0.11%		0.64%	
Owner HHs	-0.22%		0.27%		0.82%	
Median Household Income	3.17%		2.78%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,087	7.6%	2,522	4.7%	1,962	3.7%
\$15,000 - \$24,999	4,566	8.5%	3,140	5.9%	2,319	4.4%
\$25,000 - \$34,999	4,773	8.9%	2,667	5.0%	1,882	3.5%
\$35,000 - \$49,999	7,011	13.0%	5,081	9.5%	3,710	7.0%
\$50,000 - \$74,999	11,385	21.1%	11,490	21.4%	9,861	18.5%
\$75,000 - \$99,999	8,323	15.5%	10,356	19.3%	9,440	17.7%
\$100,000 - \$149,999	8,522	15.8%	10,659	19.9%	14,307	26.9%
\$150,000 - \$199,999	2,751	5.1%	3,867	7.2%	4,439	8.3%
\$200,000+	2,427	4.5%	3,863	7.2%	5,351	10.0%
Median Household Income	\$63,007		\$78,419		\$91,653	
Average Household Income	\$79,055		\$99,231		\$114,447	
Per Capita Income	\$30,119		\$37,394		\$43,044	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,956	6.3%	8,728	6.1%	8,464	5.9%
5 - 9	9,678	6.8%	8,881	6.2%	8,777	6.2%
10 - 14	9,532	6.7%	9,349	6.5%	8,954	6.3%
15 - 19	7,805	5.5%	9,083	6.3%	8,444	5.9%
20 - 24	6,347	4.4%	7,851	5.5%	8,013	5.6%
25 - 34	19,072	13.3%	15,337	10.7%	17,355	12.2%
35 - 44	24,618	17.2%	20,151	14.1%	16,619	11.7%
45 - 54	20,408	14.3%	23,662	16.5%	22,162	15.6%
55 - 64	13,107	9.2%	17,854	12.5%	19,674	13.8%
65 - 74	11,252	7.9%	10,209	7.1%	12,823	9.0%
75 - 84	9,238	6.5%	7,813	5.5%	7,080	5.0%
85+	2,871	2.0%	4,257	3.0%	4,104	2.9%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	114,703	80.3%	107,773	75.3%	104,663	73.5%
Black Alone	15,635	10.9%	17,470	12.2%	17,380	12.2%
American Indian Alone	159	0.1%	211	0.1%	228	0.2%
Asian Alone	6,306	4.4%	8,277	5.8%	9,100	6.4%
Pacific Islander Alone	45	0.0%	73	0.1%	77	0.1%
Some Other Race Alone	3,424	2.4%	5,665	4.0%	6,853	4.8%
Two or More Races	2,615	1.8%	3,709	2.6%	4,170	2.9%
Hispanic Origin (Any Race)	10,587	7.4%	18,049	12.6%	21,974	15.4%

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

October 11, 2012

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# DEMOGRAPHICS



Ring: 5 Mile Radius

Summary	2000		2010		2015	
Population	363,165		366,887		365,956	
Households	131,991		132,294		131,643	
Families	96,109		95,626		94,542	
Average Household Size	2.71		2.73		2.74	
Owner Occupied Housing Units	94,215		92,034		91,300	
Renter Occupied Housing Units	37,776		40,260		40,343	
Median Age	38.4		40.5		40.6	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.05%		0.23%		0.76%	
Households	-0.10%		0.24%		0.78%	
Families	-0.23%		0.11%		0.64%	
Owner HHs	-0.16%		0.27%		0.82%	
Median Household Income	3.14%		2.78%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	11,395	8.6%	6,977	5.3%	5,470	4.2%
\$15,000 - \$24,999	10,939	8.3%	7,309	5.5%	5,451	4.1%
\$25,000 - \$34,999	11,954	9.1%	6,719	5.1%	4,795	3.6%
\$35,000 - \$49,999	17,330	13.1%	12,278	9.3%	8,938	6.8%
\$50,000 - \$74,999	27,422	20.8%	27,790	21.0%	23,888	18.1%
\$75,000 - \$99,999	20,010	15.2%	25,639	19.4%	23,457	17.8%
\$100,000 - \$149,999	20,169	15.3%	25,878	19.6%	34,791	26.4%
\$150,000 - \$199,999	6,725	5.1%	9,815	7.4%	11,295	8.6%
\$200,000+	5,991	4.5%	9,884	7.5%	13,555	10.3%
Median Household Income	\$62,198		\$78,658		\$91,805	
Average Household Income	\$78,532		\$100,185		\$115,478	
Per Capita Income	\$28,802		\$36,390		\$41,842	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	23,146	6.4%	22,984	6.3%	22,409	6.1%
5 - 9	24,409	6.7%	23,091	6.3%	23,053	6.3%
10 - 14	24,227	6.7%	23,950	6.5%	23,197	6.3%
15 - 19	20,547	5.7%	23,118	6.3%	21,801	6.0%
20 - 24	17,866	4.9%	20,681	5.6%	20,868	5.7%
25 - 34	50,016	13.8%	42,840	11.7%	46,881	12.8%
35 - 44	62,676	17.3%	52,265	14.2%	45,091	12.3%
45 - 54	52,186	14.4%	59,428	16.2%	55,898	15.3%
55 - 64	33,668	9.3%	44,998	12.3%	48,684	13.3%
65 - 74	26,995	7.4%	25,674	7.0%	31,850	8.7%
75 - 84	20,911	5.8%	18,325	5.0%	17,055	4.7%
85+	6,518	1.8%	9,534	2.6%	9,169	2.5%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	264,191	72.7%	243,002	66.2%	233,279	63.7%
Black Alone	46,124	12.7%	50,292	13.7%	49,854	13.6%
American Indian Alone	575	0.2%	788	0.2%	854	0.2%
Asian Alone	31,216	8.6%	42,082	11.5%	46,811	12.8%
Pacific Islander Alone	98	0.0%	157	0.0%	163	0.0%
Some Other Race Alone	12,256	3.4%	19,047	5.2%	22,397	6.1%
Two or More Races	8,704	2.4%	11,519	3.1%	12,598	3.4%
Hispanic Origin (Any Race)	38,503	10.6%	60,535	16.5%	71,114	19.4%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

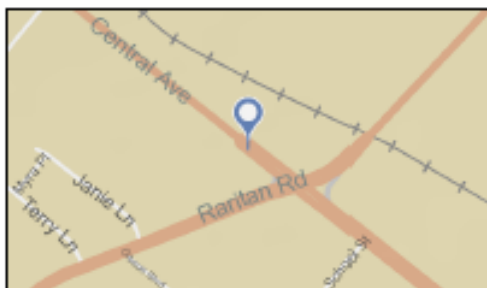
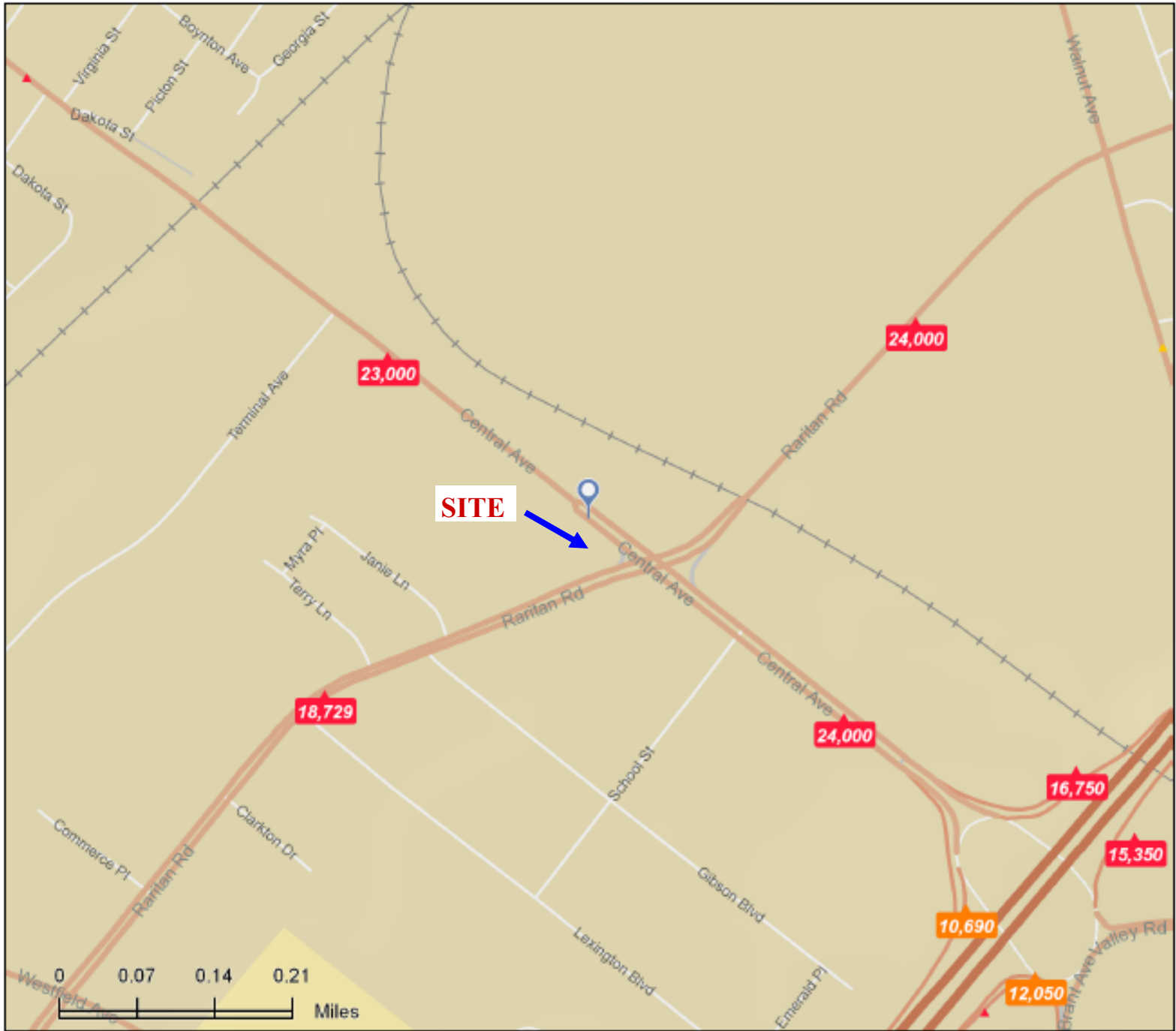
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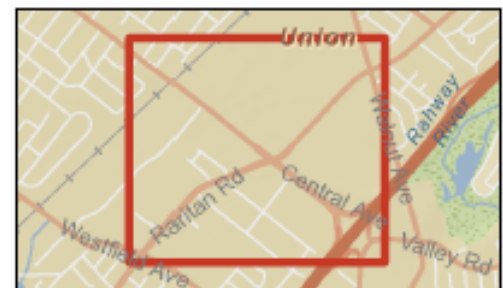


Eagle Realty USA

# TRAFFIC COUNT



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



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