

# Offering Memorandum

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5 Washington Street  
Morristown, New Jersey

Listing Price: \$2,950,000  
Net Operating Income: \$132,804  
Cap Rate: 4.50%



## Executive Summary

5 Washington Street is a mixed-use investment property located in the heart of downtown Morristown's vibrant retail and restaurant district. The building features one ground-floor retail space and two luxury residential units above, creating a diversified income stream in one of Northern New Jersey's most desirable walkable downtown markets.

## Investment Financials

Metric	Amount
Purchase Price	\$2,950,000
Gross Income	\$173,136
Net Operating Income	\$132,804
Cap Rate	4.50%

## Property Photos







## Morristown Demographic Highlights

- **Population:**  $\approx$  20,300 (2024–2026 estimates)
- **Median Age:** 34 years
- **Median Household Income:**  $\approx$  \$115,409 – \$121,340
- **Gender:**  $\approx$  51%–52% Female, 48%–49% Male
- **Housing Units:**  $\approx$  9,000–9,300 [Data USA +4](#)

## Race & Ethnicity (Approximate)

- **White (Non-Hispanic):** 51%–52.6%
- **Hispanic or Latino:** 32.9%–33%
- **Black or African American:** 7%–9%
- **Asian:** 4%–4.2%
- **Two or More Races/Other:** 4%–15% [Data USA +3](#)

## Education & Employment

- **Bachelor's Degree or Higher:** 58.1%
- **Employment Rate:** 71.3%
- **Foreign-born Population:** 20.9% [Data USA +1](#)

## Household & Housing

- **Total Households:**  $\approx$  9,000
- **Owner-Occupied:** 61.9%
- **Renter-Occupied:** 38.1%



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