



VACANT LAND

FOR SALE

# ±7.19-ACRE VACANT LAND

620 Colonial Road, Franklin Lakes, NJ 07417

*For More Information, Contact the Exclusive Brokers*

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## LOCATION DESCRIPTION

- Less than 1 Mile to I-287
- Approx. 24 Miles to George Washington Bridge
- Approx. 26.5 Miles to Lincoln Tunnel
- Approx. 29.3 Miles to Holland Tunnel
- Approx. 34.5 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	7.19 Acres

## PROPERTY HIGHLIGHTS

- Lot Size at ±7.19 Acres
- Block 1407, Lot 1
- Zoned SR
- Taxes at \$593.28 (2021)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,419	11,805	39,119
Total Population	4,439	36,379	116,480
Average HH Income	\$180,176	\$179,539	\$151,280

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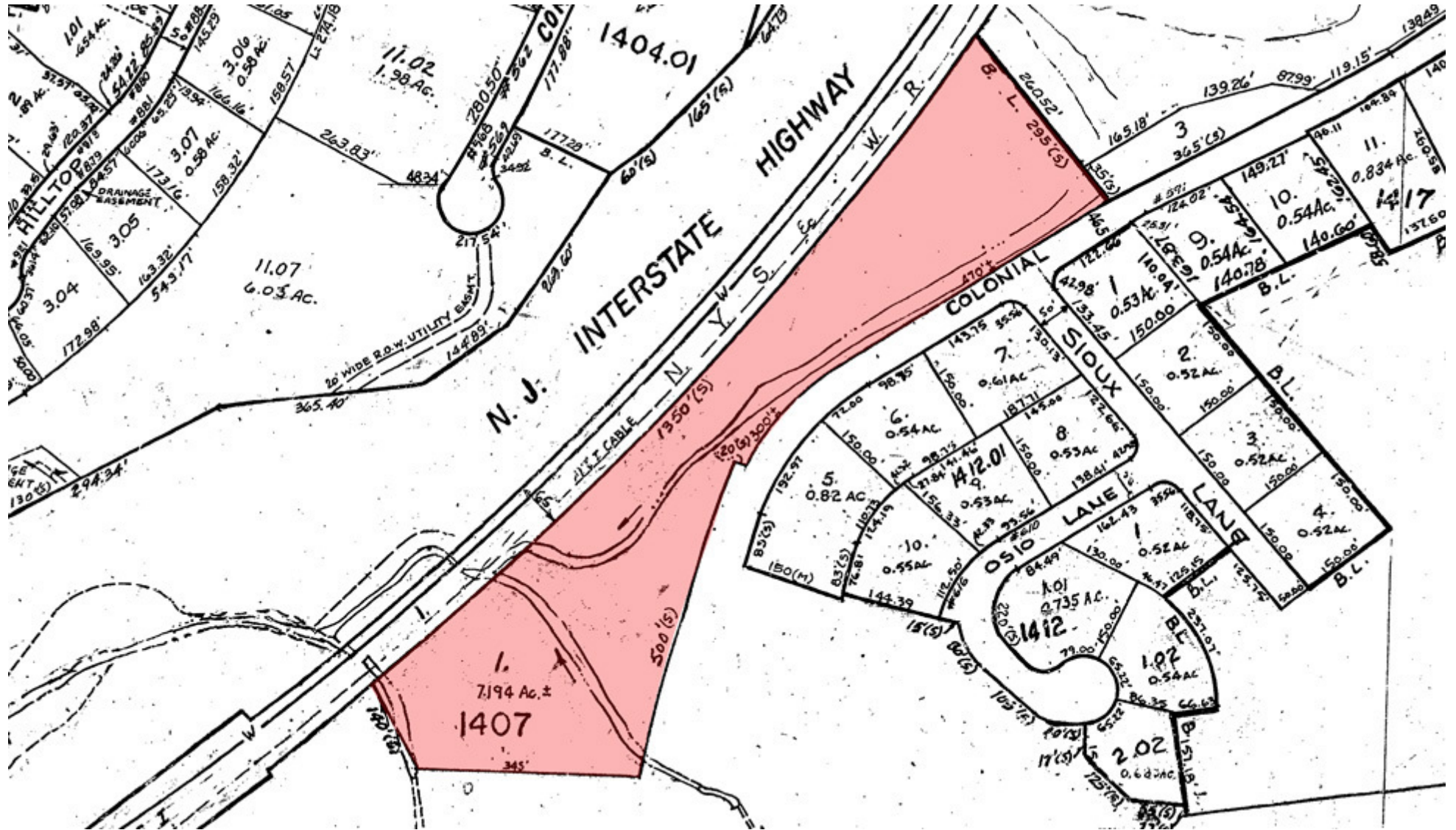
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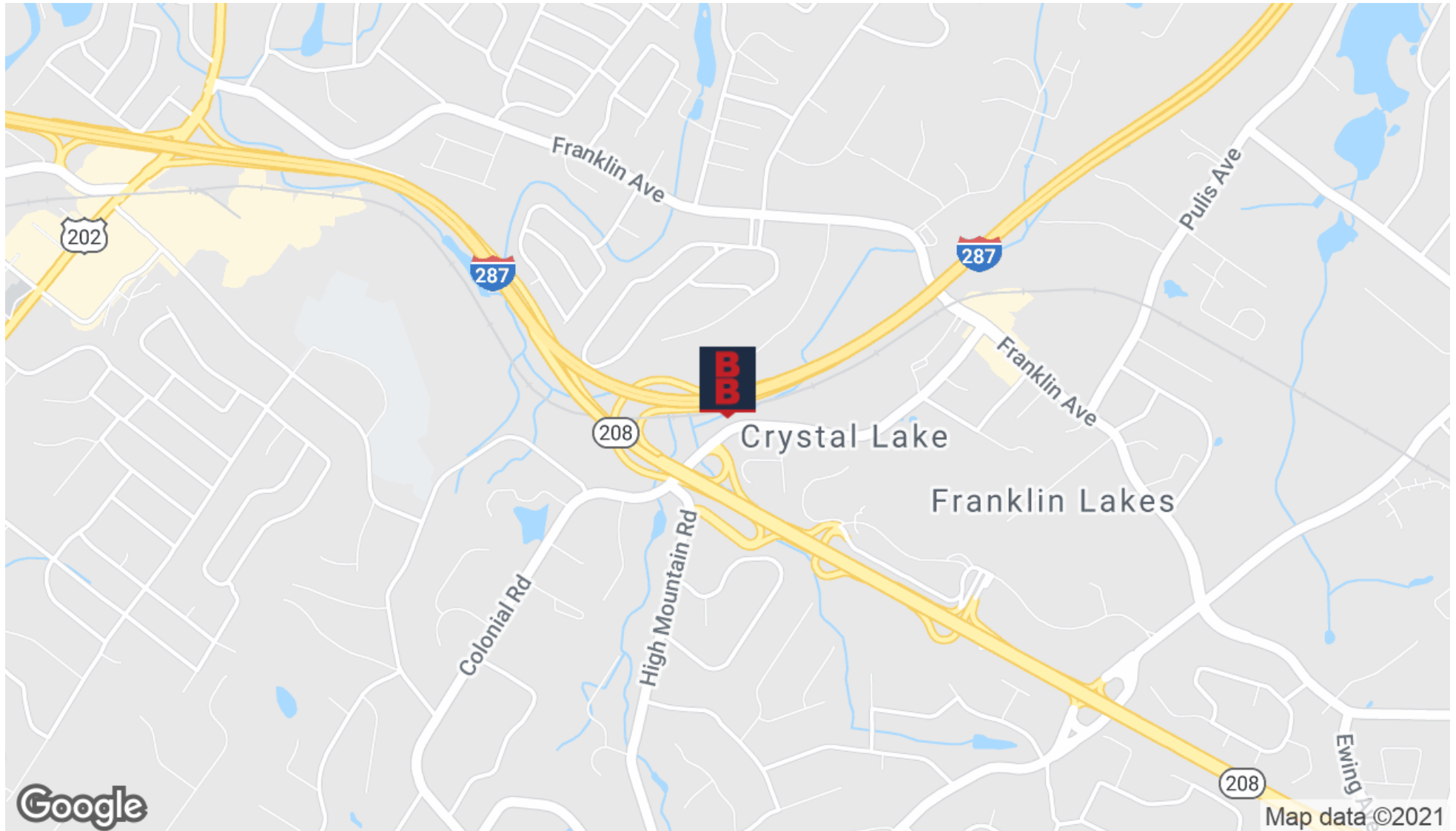
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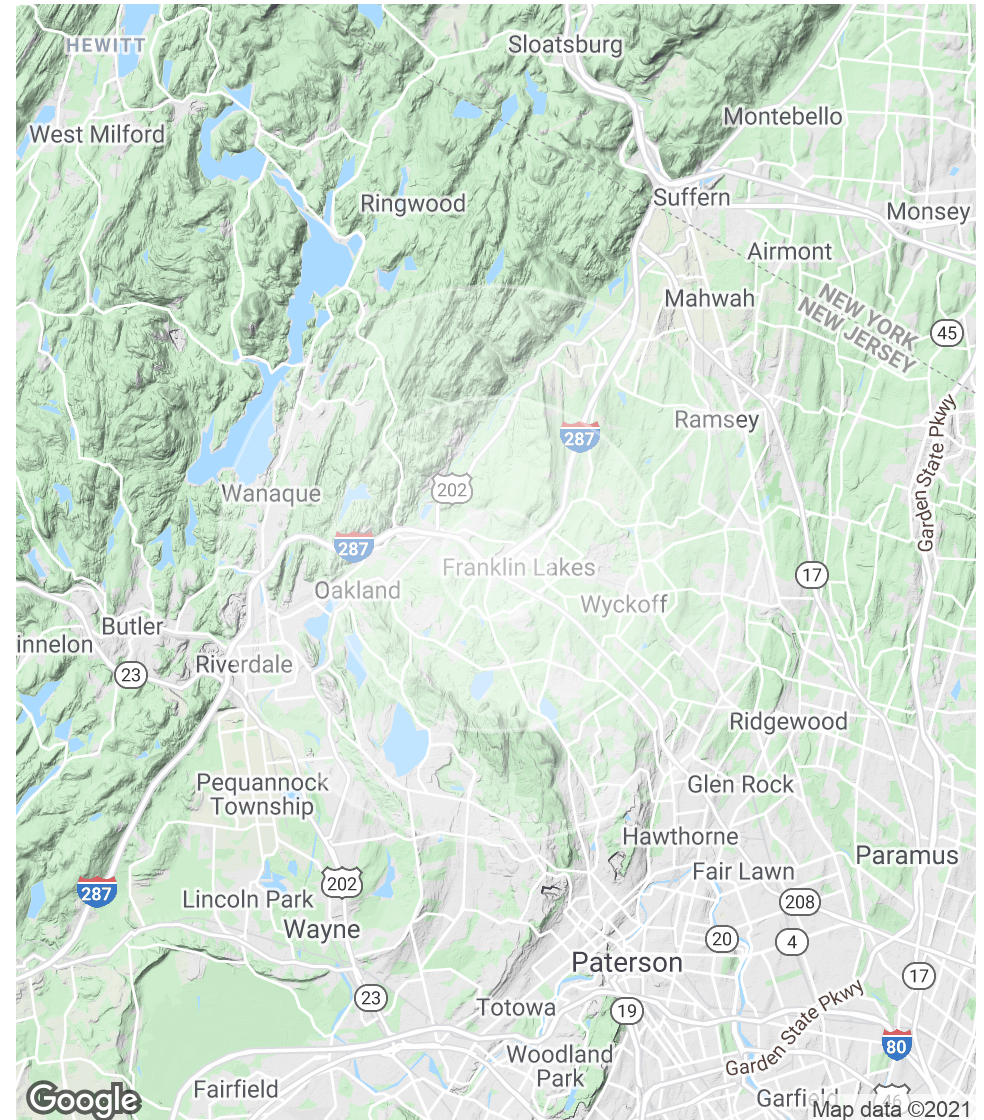
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,439	36,379	116,480
Average age	42.0	42.0	41.6
Average age (Male)	41.3	41.1	40.1
Average age (Female)	42.3	42.6	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,419	11,805	39,119
# of persons per HH	3.1	3.1	3.0
Average HH income	\$180,176	\$179,539	\$151,280
Average house value	\$776,177	\$671,019	\$599,679

\* Demographic data derived from 2010 US Census



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