

6 Hilltop Road | Mendham, NJ 07945

FOR SALE



PROPERTY DESCRIPTION

The property is a mixed-use commercial property consisting of three buildings with a total of seven commercial suites and one residential unit, allowing for a combination of retail, office, and residential occupancy.

PROPERTY HIGHLIGHTS

- Block: 1501, Lot:41
- Zoning: Historic Business District
- Location: Located within Mendham's Historic Business district, a nationally recognized area listed on the National Register of Historic Places, preserving the long-term character and demand.
- 100% fully leased: Providing immediate and consistent cash flow
- Tenant Mix: Quality neighborhood tenants
- Parking: 21 onsite parking spaces plus direct access to an adjacent municipal lot, supporting customer traffic

OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of Units:	8
Building Size:	6,342 SF
NOI:	\$106,102.45
Cap Rate:	7.32%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,321	4,397	13,732
Total Population	3,713	12,899	40,316
Average HH Income	\$270,631	\$286,252	\$276,543



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