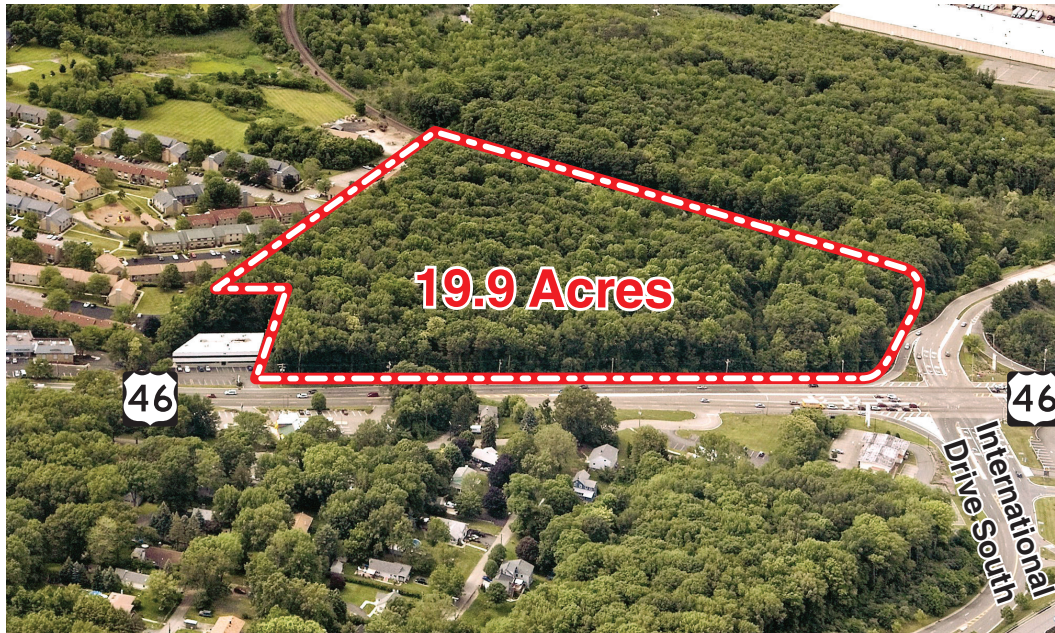




# Development Opportunity

56 Route 46, Mount Olive, New Jersey 07828

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## Property Overview

**Type**  
New Development

**GLA**  
19.9 Acres

**Traffic**  
Two way average daily traffic  
45,000 cars per day

**Area Retailers**  
Crunch, Dollar General, True Value, Shop Rite, Dollar Tree, Five Below, Famous Footwear, Walmart, TJ Maxx, HomeGoods, PetSmart, Michaels, Lowes, atHome, DSW, Burlington, Marshalls, Ulta, Ashley Furniture, Men's Warehouse, Sephora, Joann, Planet Fitness, Staples, PetCo, Kohl's

- Vital Statistics**
- Major Highways: The location's proximity to Route 46 and I-80 ensures a steady flow of both local and commuter traffic, increasing visibility for your business.
  - Residential and Commercial Mix: The area is home to a mix of residents and businesses, providing a broad customer base. This diversity can lead to consistent foot traffic and sales.
  - Mount Olive has seen growth in population and development, indicating a robust market for new businesses.



## Area Demographics



**Population**  
1 Mile: 4,100  
3 Mile: 32,300  
5 Mile: 75,400



**Daytime Population**  
1 Mile: 4,200  
3 Mile: 17,300  
5 Mile: 44,400



**Median Age**  
1 Mile: 20-49  
3 Mile: 20-49  
5 Mile: 20-29



**Number of HH**  
1 Mile: 1,950  
3 Mile: 12,900  
5 Mile: 29,600



**Average HH Income**  
1 Mile: \$138,000  
3 Mile: \$148,400  
5 Mile: \$159,300



**Median HH Income**  
1 Mile: \$91,400  
3 Mile: \$121,400  
5 Mile: \$128,000



**VICINITY MAP**  
SCALE: 1"=250'

CONRAIL DIV. MORRIS & ESSEX  
(FORMER ERIE-LACKAWANA R.R.)

ACCESS DRIVE

INTERNATIONAL DRIVE

TRAFFIC SIGNAL

U.S. ROUTE NO. 46

WESTBOUND

EASTBOUND

15 SPACES

102 SPACES

48 SPACES

42 SPACES

11 SPACES

Retail  
50,000 SF

Restaurant  
8,000 SF

LOADING AREA

LOADING

548°34'53"W 158.61

182.53

N 4°58'37"W 1158.24'

547°18'07"W 508.74'

N 23°05'07"W 182.53

278'

180'

80'

549°49'12"W 350.00'

S 40°10'48"E 158.33'

S 25°19'47"E 101.98'

60.80' S 30°15'40" W 36.97'