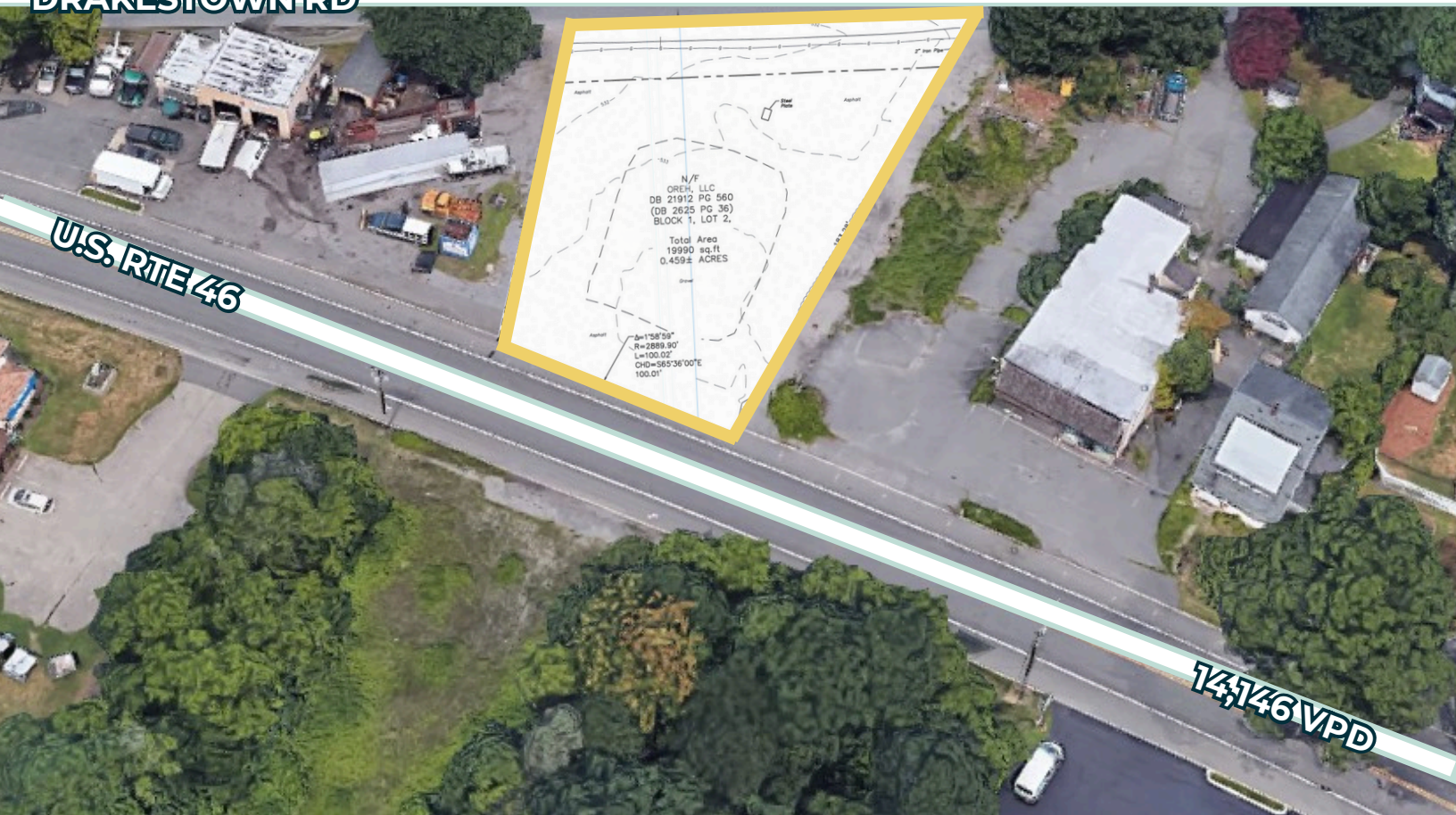


GROUND LEASE OR BUILD TO SUIT

DRAKESTOWN RD



8 U.S. Route 46
Hackettstown, NJ
0.40 Acres on Route 46

Etan Tamam
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Justin Korinis
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James Aug
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SABRE

GROUND LEASE OR BUILD TO SUIT

8 U.S. Route 46
Hackettstown, NJ



0.40 Acres Approved for a Double Drive-Thru User Available FOR GROUND LEASE OR BUILD TO SUIT

ADDRESS: 8 U.S. Route 46

Hackettstown, NJ

SPACE AVAILABLE: 0.40 Acres

ASKING RENT: Upon Request

TAXES: \$3,584.00

AREA RETAIL:

Starbucks, IHOP, Wendy's, Lowe's, Applebee's, ShopRite, Marshalls, Harbor Freight, Kohl's, Weis Markets, Walmart, The Home Depot, and more...

Demographics	1 mile	3 miles	5 miles
Population	7,755	29,240	54,054
Median HHI	\$107,645	\$111,739	\$114,413
Daytime Population	8,444	29,107	46,177

- Site plan approved and entitled for a double drive-thru user
- 14,146 vehicles per day pass the site on Route 46

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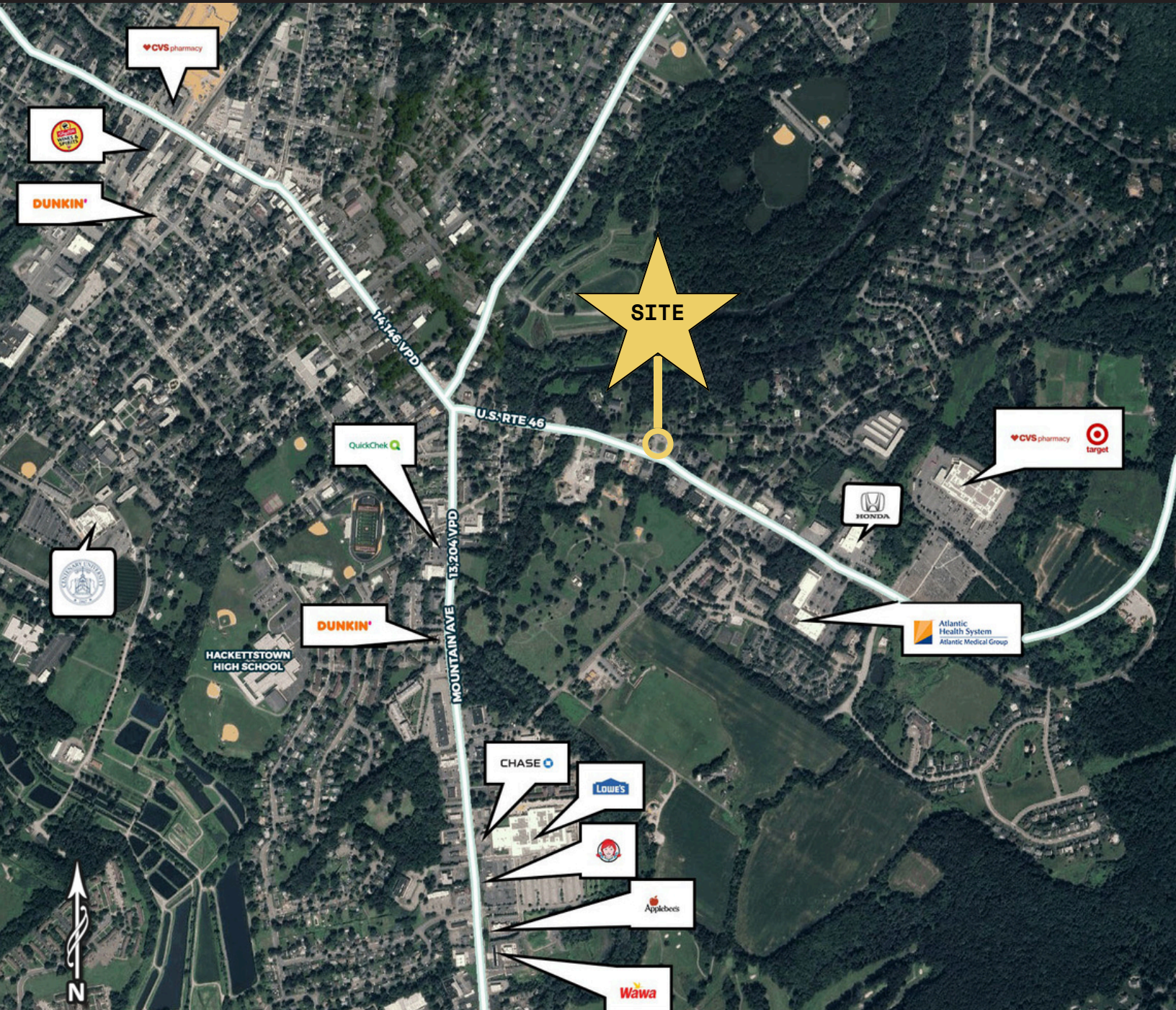
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GROUND LEASE OR BUILD TO SUIT

8 U.S. Route 46
Hackettstown, NJ

AERIAL 1



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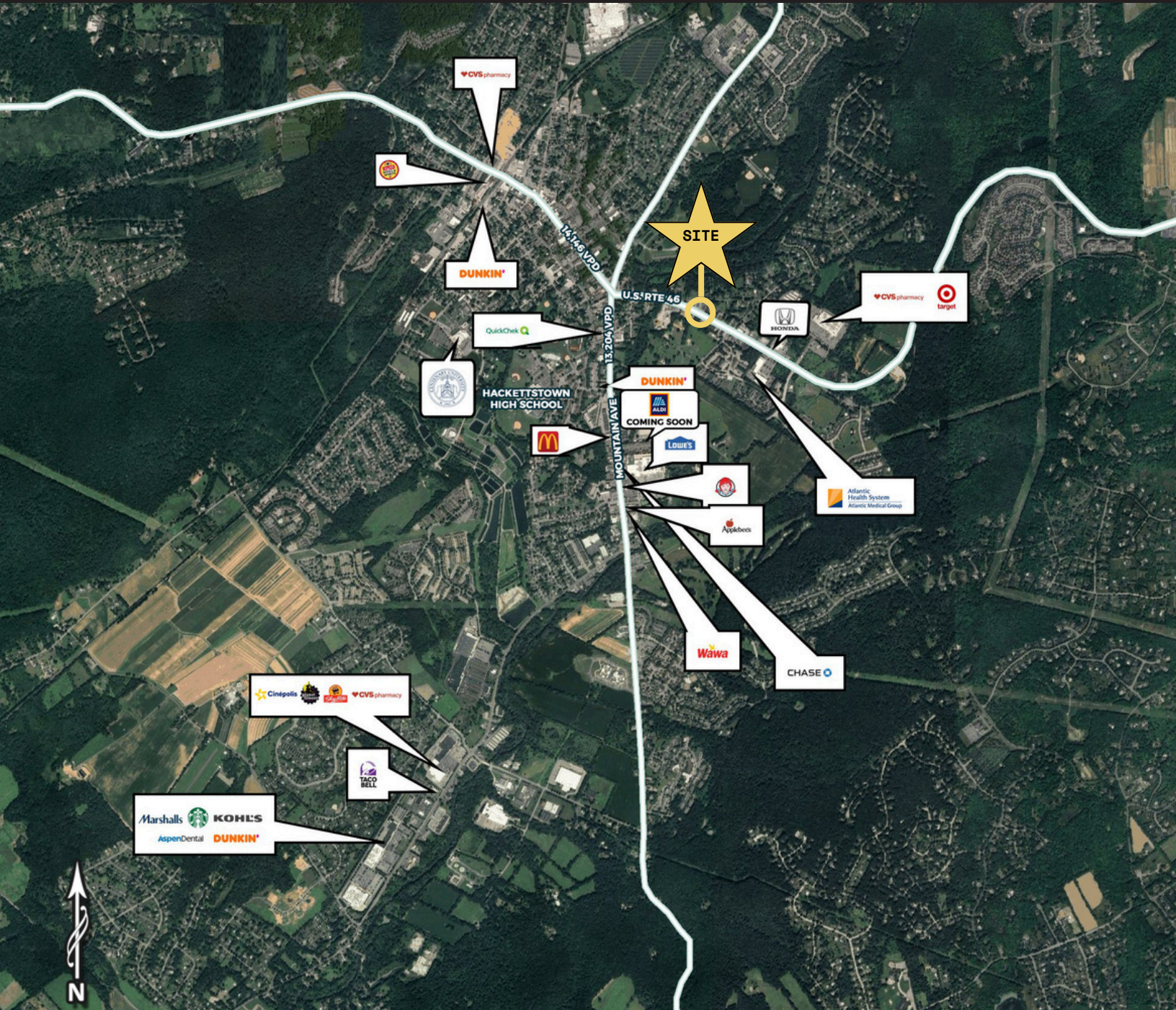
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GROUND LEASE

8 U.S. Route 46
Hackettstown, NJ

AERIAL 2



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