



RETAIL SPACE

LAKE HOPATCONG, NJ

REDEVELOPMENT SITE

650 NJ-15 | JEFFERSON TOWNSHIP

SIZE

0.91 acres

ASKING RENT

Upon Request

STATUS OF PREMISES

Site available for redevelopment; **may not** be used as a gas station

TERM

Negotiable

COMMENTS

High exposure site

Full access from Route 15

197 feet of highway frontage

High income trade area

B2 Zone permits retail stores, banks, restaurants, professional offices, motor vehicle repair, shopping centers, and auto sales

Confidential, please be discreet. Tenant operating business, employees/customers unaware.

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

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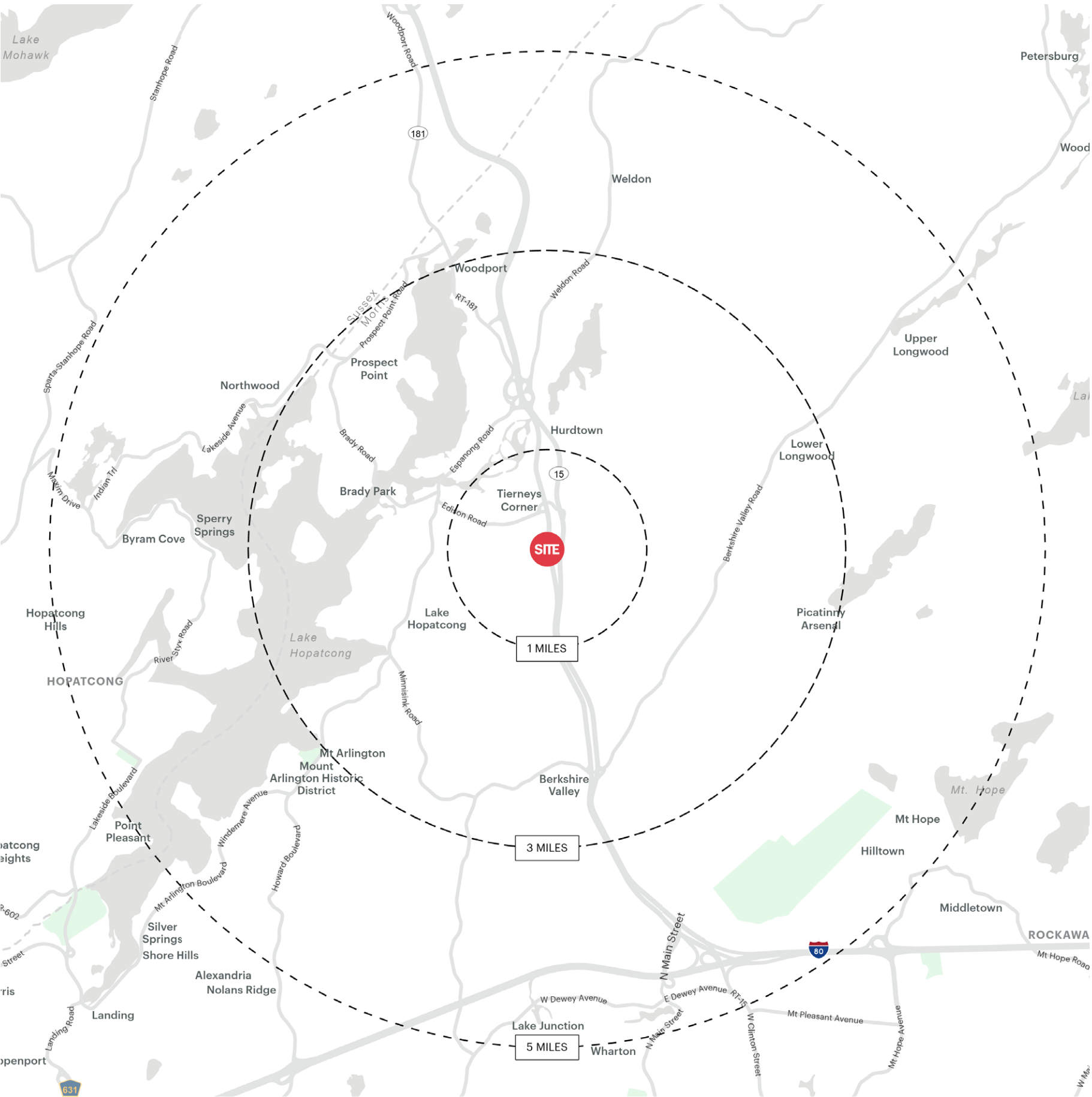
Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

LOW-LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
2,608

HOUSEHOLDS
911

MEDIAN AGE
43.0

COLLEGE GRADUATES (Bachelor's +)
1,084 - 58.9%

TOTAL BUSINESSES
137

TOTAL EMPLOYEES
868

AVERAGE HOUSEHOLD INCOME
\$173,518

3 MILE RADIUS

POPULATION
18,474

HOUSEHOLDS
7,546

MEDIAN AGE
44.9

COLLEGE GRADUATES (Bachelor's +)
6,264 - 44.4%

TOTAL BUSINESSES
595

TOTAL EMPLOYEES
5,465

AVERAGE HOUSEHOLD INCOME
\$144,737

5 MILE RADIUS

POPULATION
85,677

HOUSEHOLDS
32,401

MEDIAN AGE
43.0

COLLEGE GRADUATES (Bachelor's +)
25,587 - 40.2%

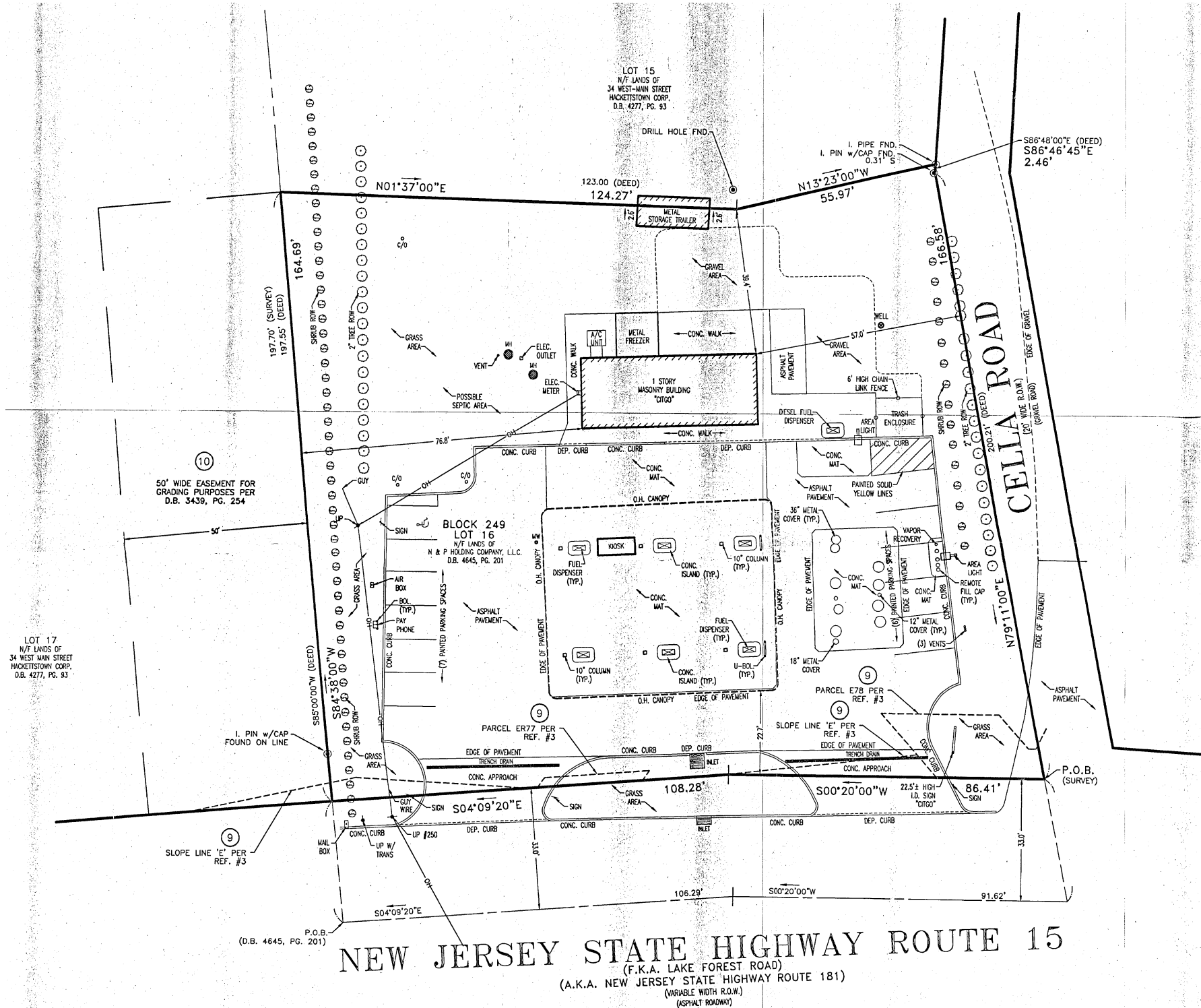
TOTAL BUSINESSES
2,612

TOTAL EMPLOYEES
26,614

AVERAGE HOUSEHOLD INCOME
\$139,804

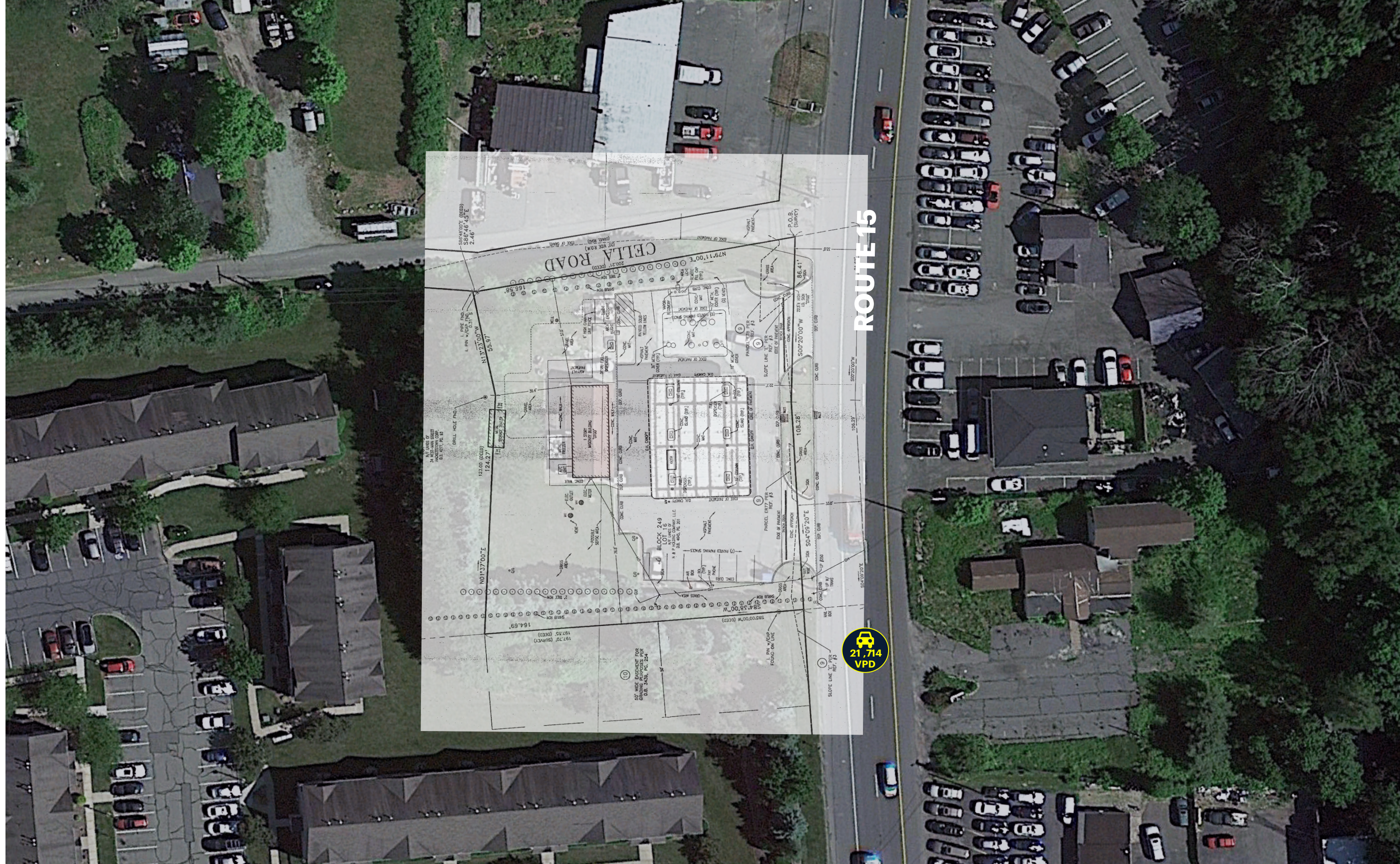
*2024 estimates

SURVEY



NEW JERSEY STATE HIGHWAY ROUTE 15
(F.K.A. LAKE FOREST ROAD)
(A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 181)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)

SURVEY OVERLAY



 21,714 VPD

ROUTE 15