

For Sale / Built to Suit / For Lease

8 US Route 46

Hackettstown, NJ 07840



PROPERTY INFO

0.40 Acres	Traffic Count: 12,274 vehicles per day on Route 46
No existing structure	Offers 100' Frontage on US 46 & 165' Frontage on Mine Hill Road
Approved for double drive-thru	

Neighboring Retailers: Advance Auto Parts, Mavis Discount Tires, Sherwin Williams, First Hope Bank, Honda, T-Mobile, CVS, Starbucks, Target

Contact Us

PATTI AMECANGELO
 Senior Vice President
 +1 732 687 9725
 patti.amecangelo@cbre.com

MICHAEL DEEHAN
 Investment Sales Associate
 +1 908 310 1461
 michael.deehan@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CLOSE-IN AERIAL



MARKET AERIAL



8 US Route 46, Hackettstown, NJ 07840

For Sale / Built to Suit / For Lease

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	8,040	29,200	53,538
AVERAGE HOUSEHOLD INCOME	\$127,033	\$138,963	\$145,031
DAYTIME POPULATION	8,604	29,240	45,590

SITE PLAN

