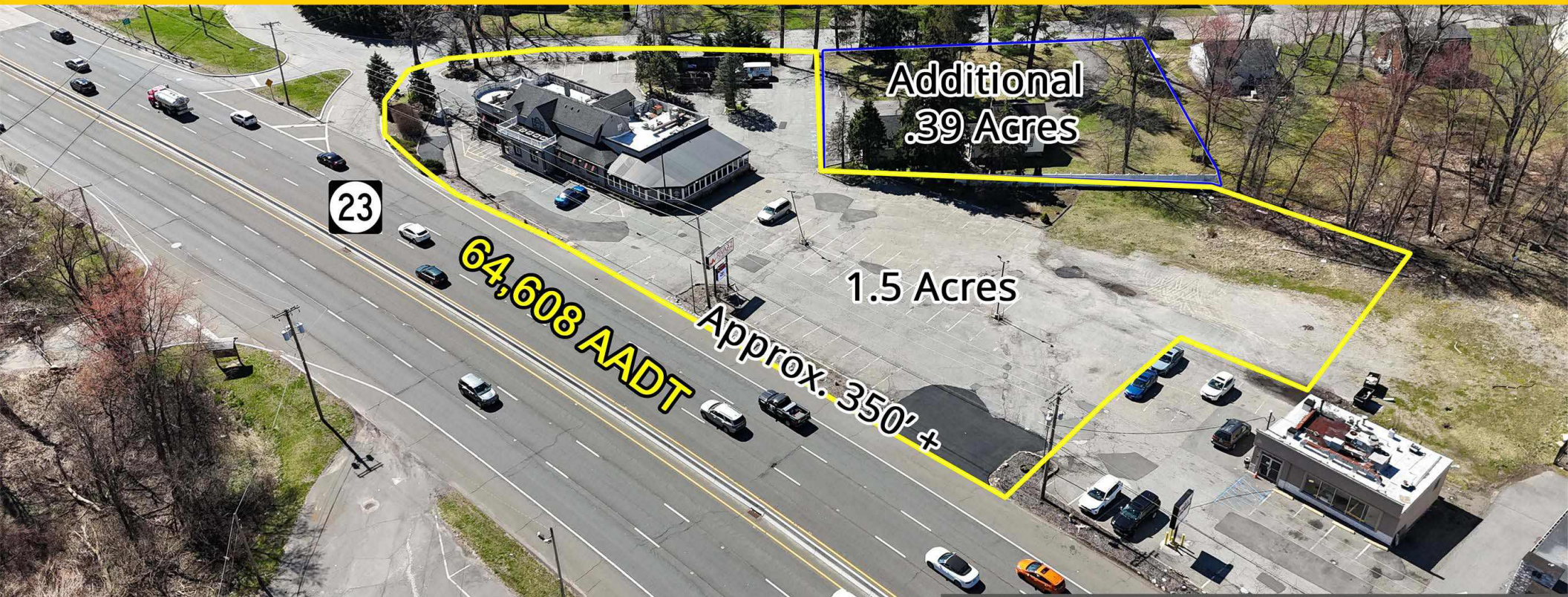


23-57 Route 23
Pequannock Twp, NJ

Available for Lease:
1.5 Acres & .39 Acres



Commercial Zoning (C-2): The property is zoned C-2, allowing for a wide range of commercial uses.
Ground Lease Opportunity: Available for ground lease.
Expandable Space: Additional .39 acres of land can be made available if needed.
High Traffic Volume: Benefit from exposure to a high volume of traffic, with over 64,000 cars passing by daily on Route 23.
Multiple Ingress/Egress Points: Enjoy convenient access to the property with multiple ingress/egress points, enhancing accessibility for customers.
High Visibility: The property offers prominent visibility, ensuring maximum exposure and marketing opportunities for businesses operating on-site.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT & PA.

DEMOGRAPHICS 2023			
MILES	1	3	5
POPULATION	8,709	64,254	151,210
HH INCOME	\$177,110	\$178,728	\$166,606
DAYTIME POP	8,454	61,434	170,706

TOTAL GLA - 1.9 ACRES (.39 ACRES & 1.5 ACRES)
TRAFFIC COUNT- ROUTE 23 - 64,608 CARS PER DAY

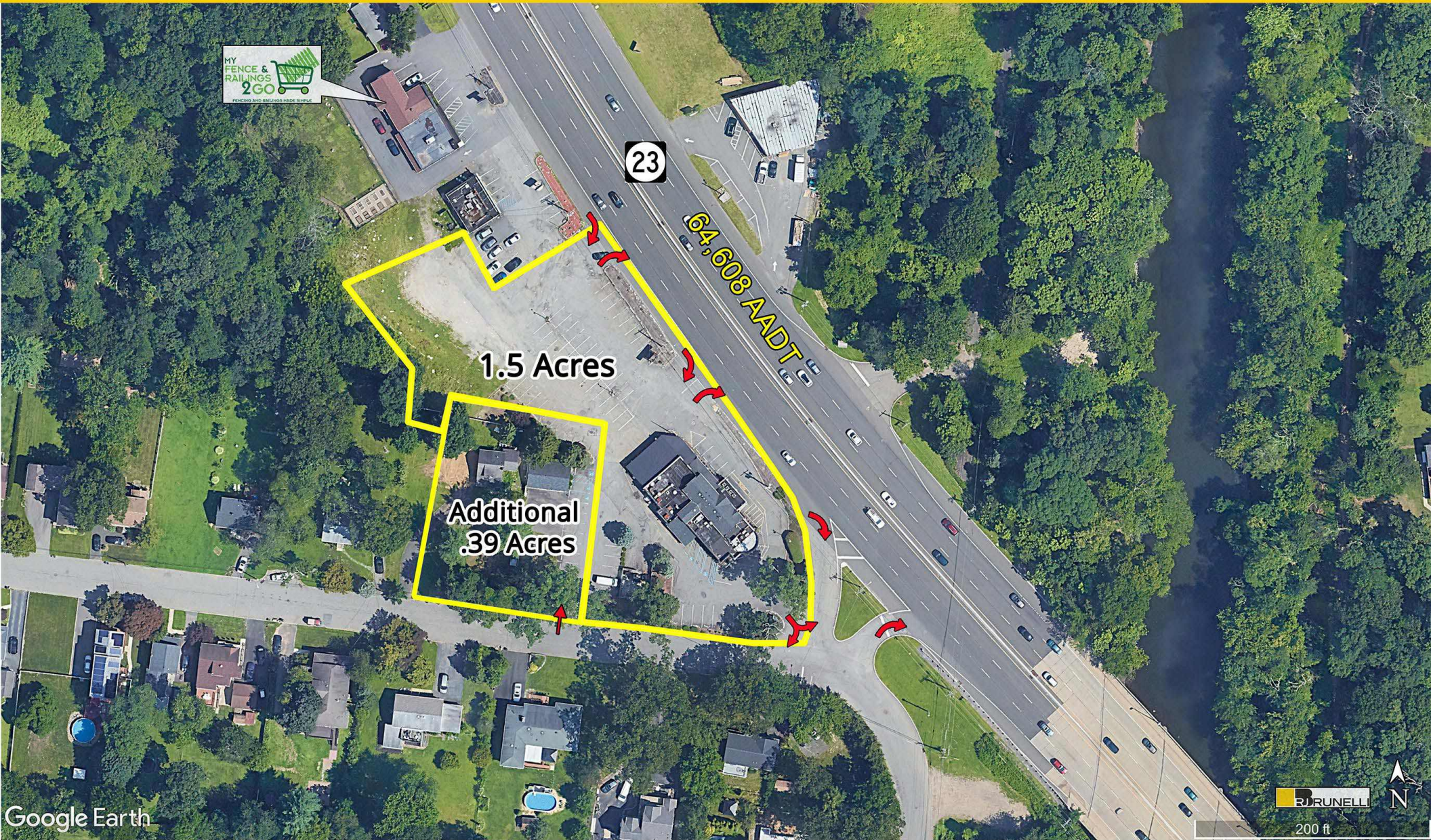
Mario Brunelli / VP of Investment Sales & Site Acquisitions
Cell: 786-570-9723
mbrunelli@rjbrunelli.com
June 13,24



R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857
732-721-5800
www.rjbrunelli.com

23-57 Route 23
Pequannock Twp, NJ

Available for Lease:
1.5 Acres & .39 Acres



MY FENCE & RAILINGS 2GO
FENCING AND RAILINGS MADE SIMPLE

1.5 Acres

Additional .39 Acres

23

64,608 AADT

RJBRUNELLI

200 ft

Google Earth

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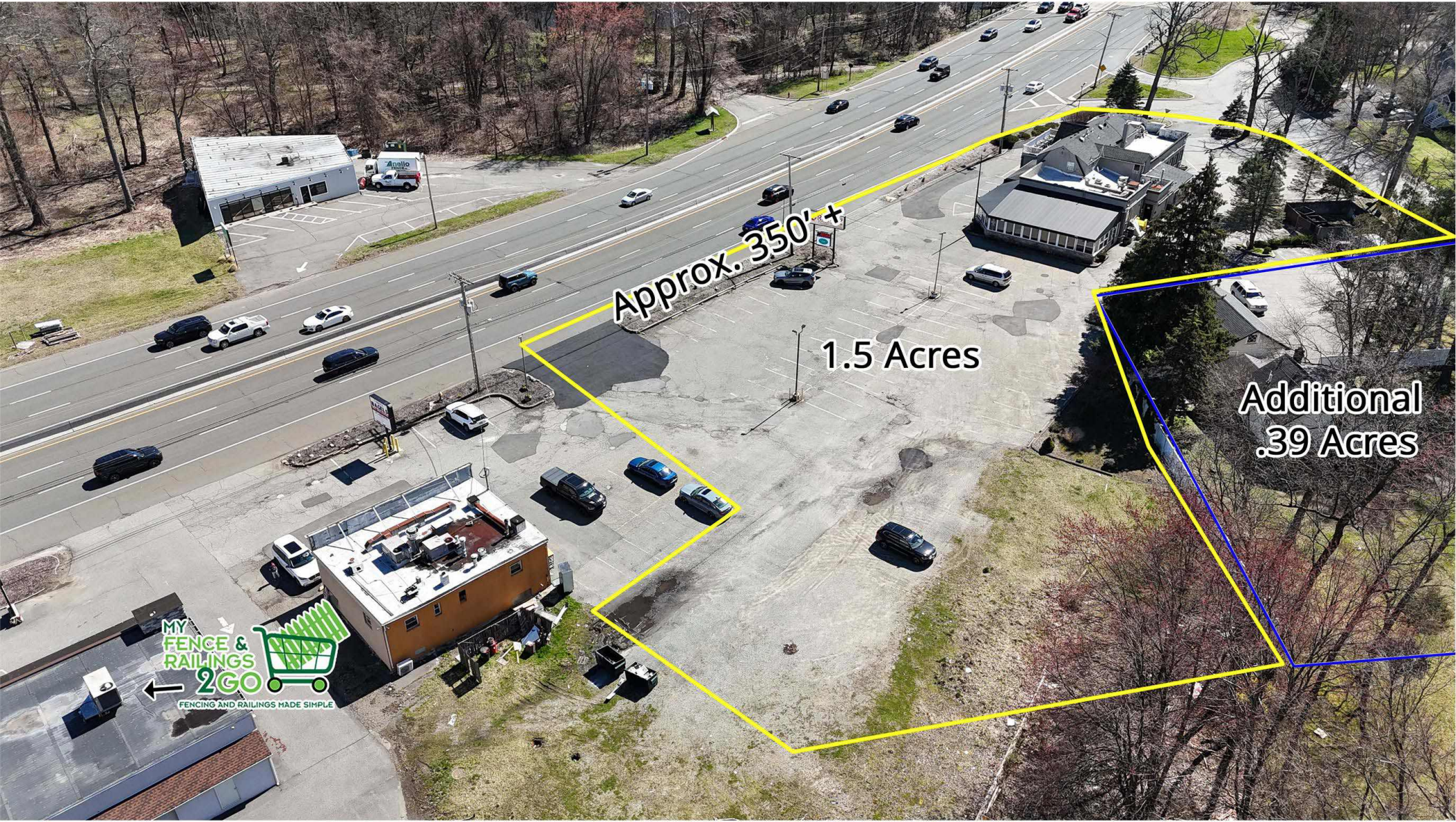


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Approx. 350' +

1.5 Acres

Additional
.39 Acres



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Google Earth

RJBrunelli
1000 ft

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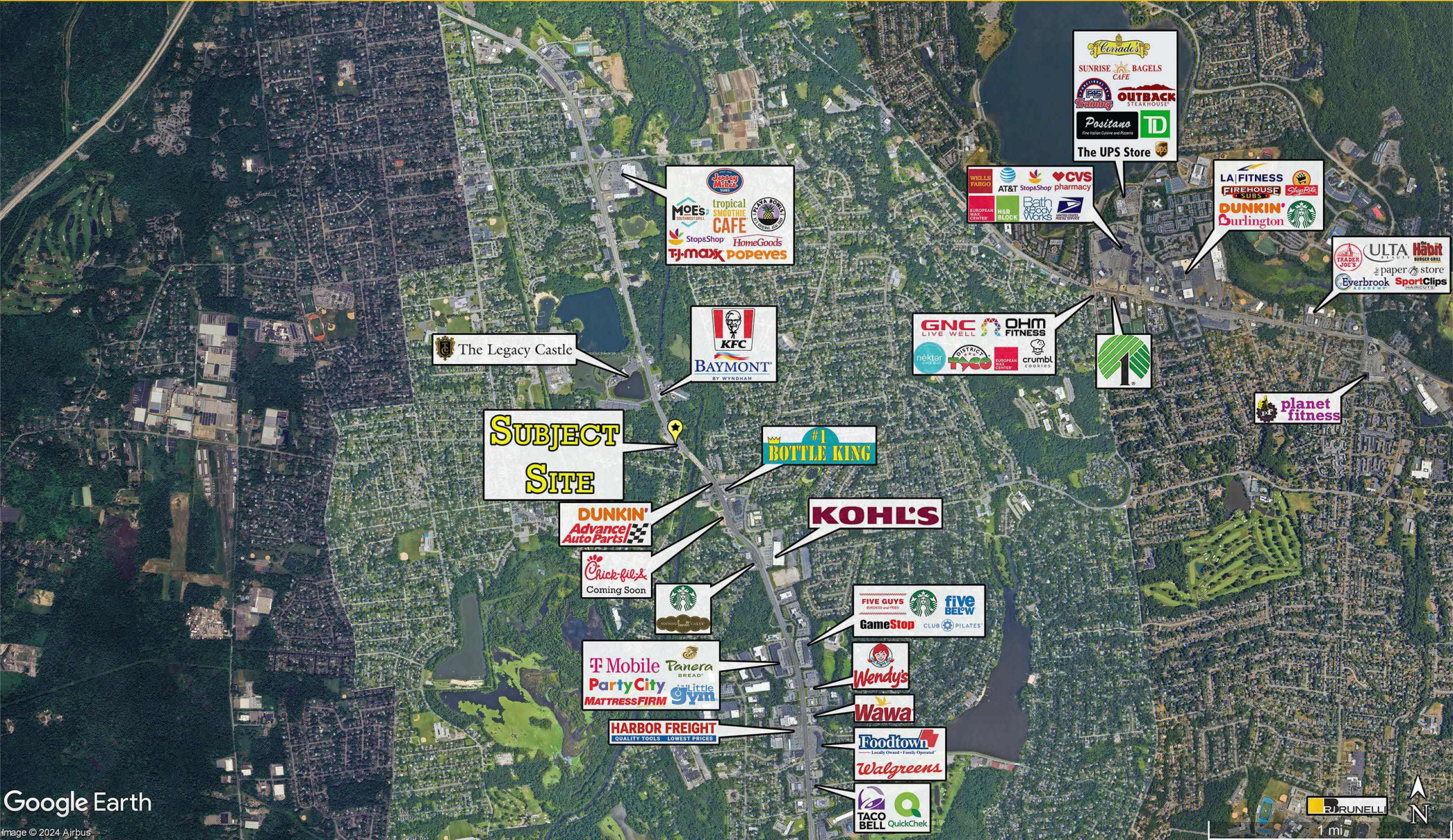


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Google Earth

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