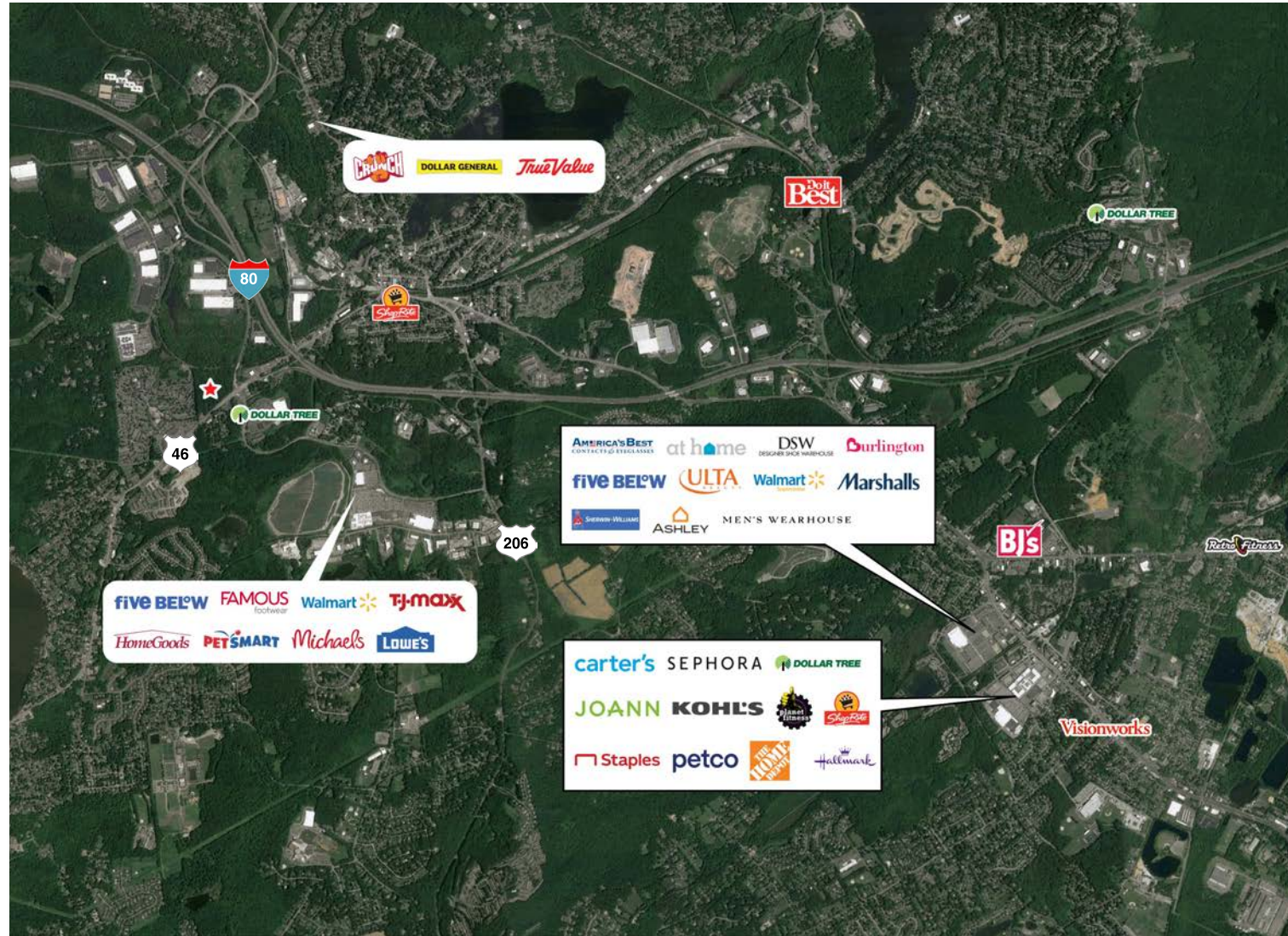
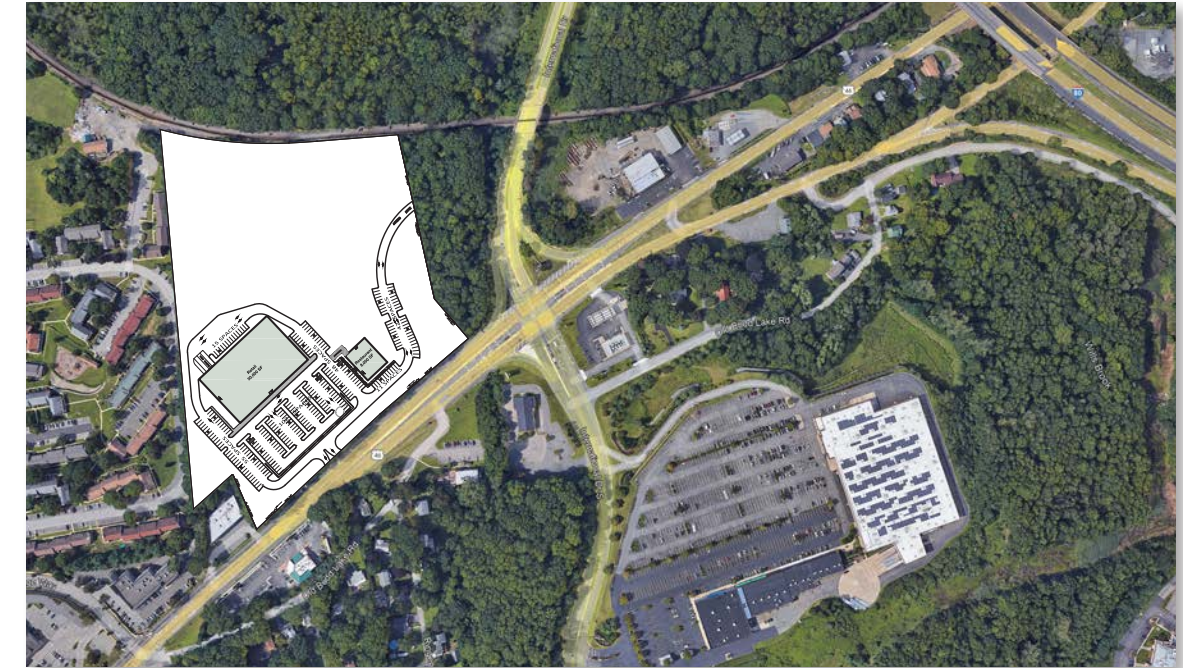


# Development Opportunity Mount Olive, New Jersey 07828



# RD MANAGEMENT LLC

# Mount Olive, NJ Development Opportunity



**Location:**

Adjacent to the International Trade Zone in Morris County at 56 Route 46 at the intersection of I-80 in Mount Olive, New Jersey 07828.

**Type:**

New development

**GLA:**

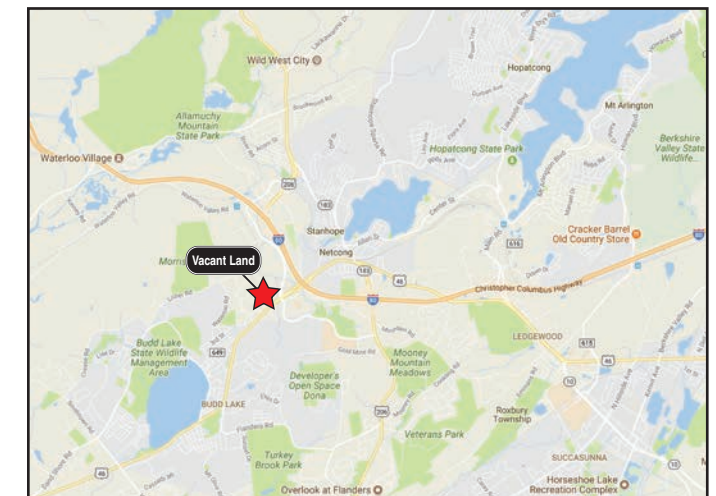
19.9 acres

**Traffic:**

Two way average daily traffic  
45,000 cars per day

**Area Retailers:**

ITC Crossing:  
Walmart, TJ Maxx, Michael's,  
Bed Bath & Beyond, Lowe's,  
Old Navy, PetSmart, Pier 1  
Imports, Panera Bread



Demographics	3 mile	5 mile	7 mile
<b>Population</b>			
2022 (estimate)	33,100	76,700	127,700
2025 (projection)	36,300	84,000	139,300
<b>Number of HH</b>			
2022 (estimate)	12,300	28,600	47,600
2025 (projection)	13,500	31,400	52,000
<b>Average HH Income</b>			
2022 (estimate)	\$104,900	\$113,000	\$117,800
2025 (projection)	\$114,400	\$123,100	\$127,900
<b>Median Age</b>			
2022 (estimate)	41.8	43.1	43.5
<b>Daytime Population</b>			
2022 (estimate)	28,500	65,300	118,700

RD Management LLC  
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Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

# Development Opportunity

Route 46 & I-80

Mount Olive, New Jersey 07828



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