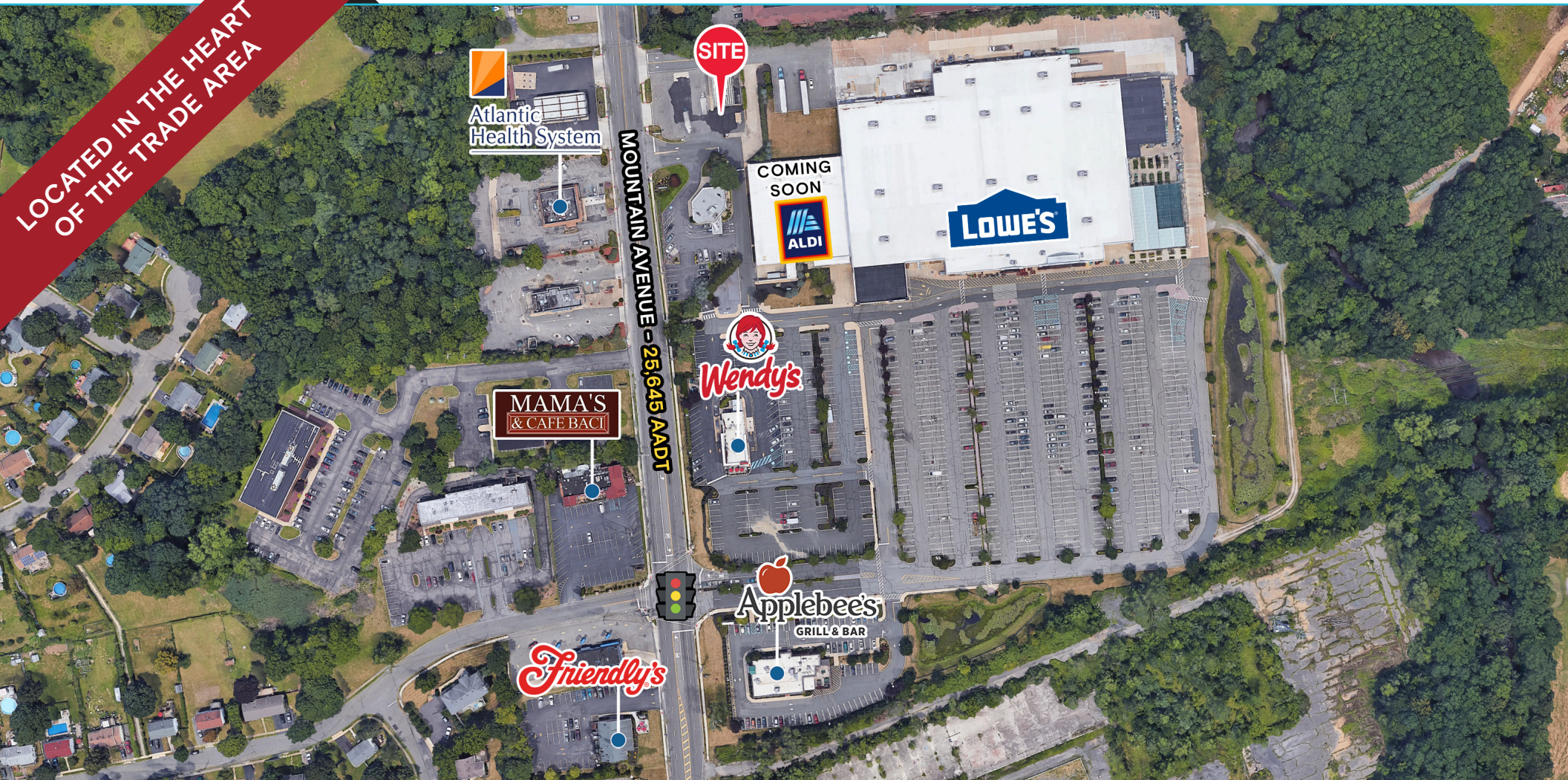


RETAIL SPACE FOR LEASE

# PAD SITE AVAILABLE

215 Mountain Avenue | Hackettstown NJ, 07840

LOCATED IN THE HEART  
OF THE TRADE AREA



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



# Property Overview

## HIGHLIGHTS

- Site is approximately 1/3 of an acre
- Great visibility and access from Mountain Avenue
- Ample Parking
- Neighboring Retailers:



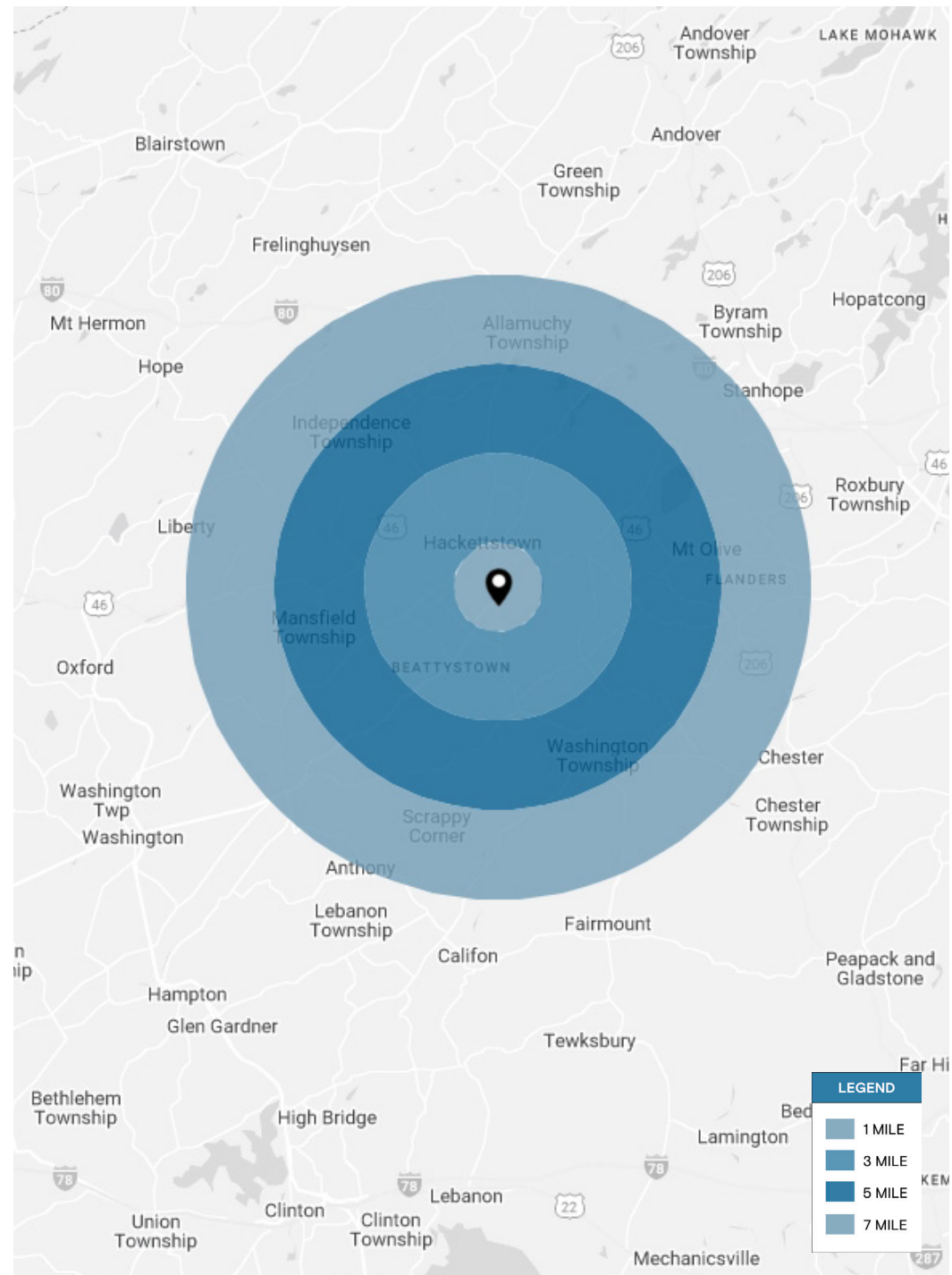
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	8,816	29,366	53,646	80,140
HOUSEHOLDS	3,303	10,952	19,871	29,728
DAYTIME EMPLOYEES	7,238	24,135	44,113	66,052
AVERAGE HH INCOME	\$100,890	\$118,654	\$121,805	\$131,834

## TRAFFIC COUNTS

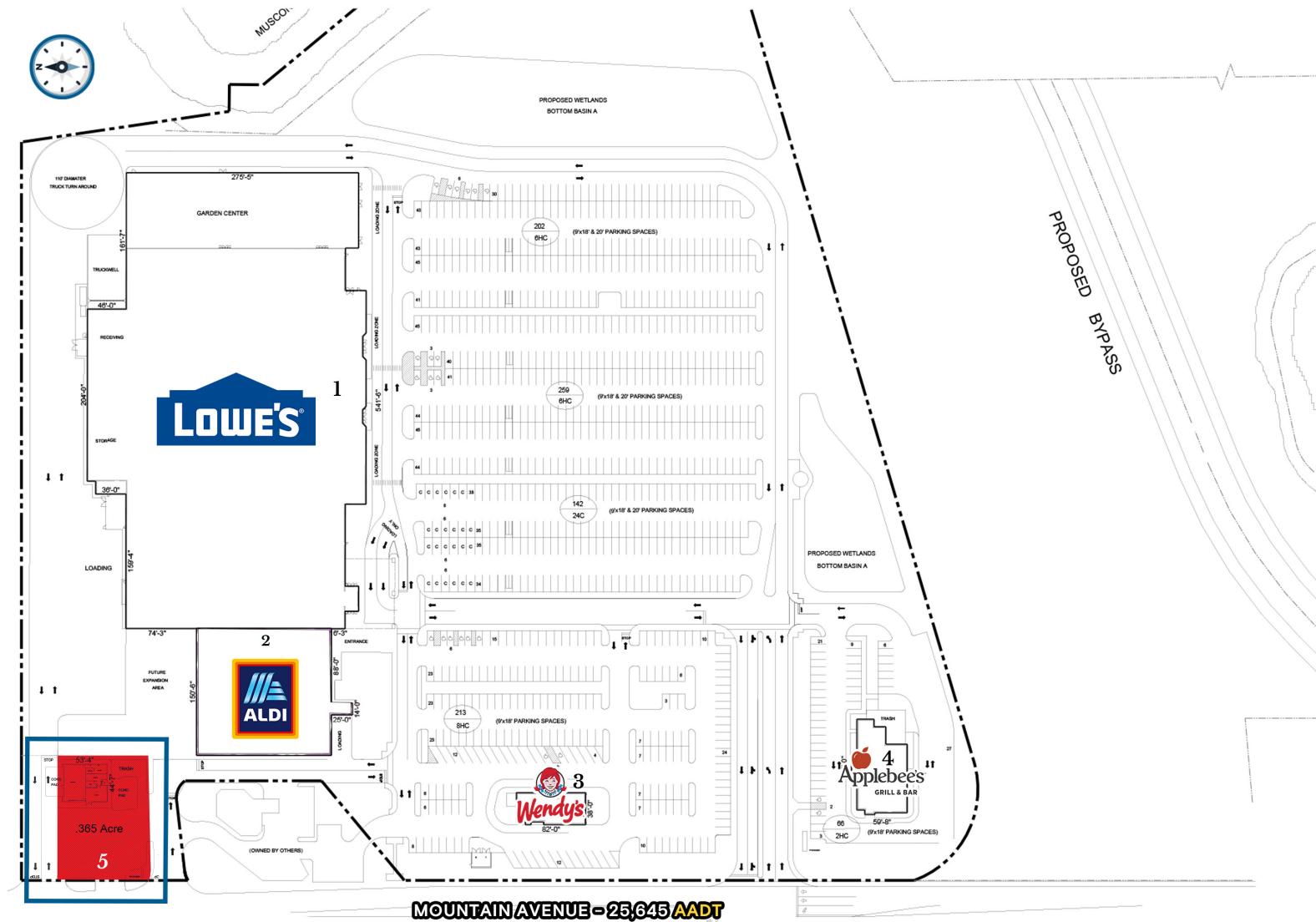
MOUNTAIN AVE – RT. 182

25,645 AADT

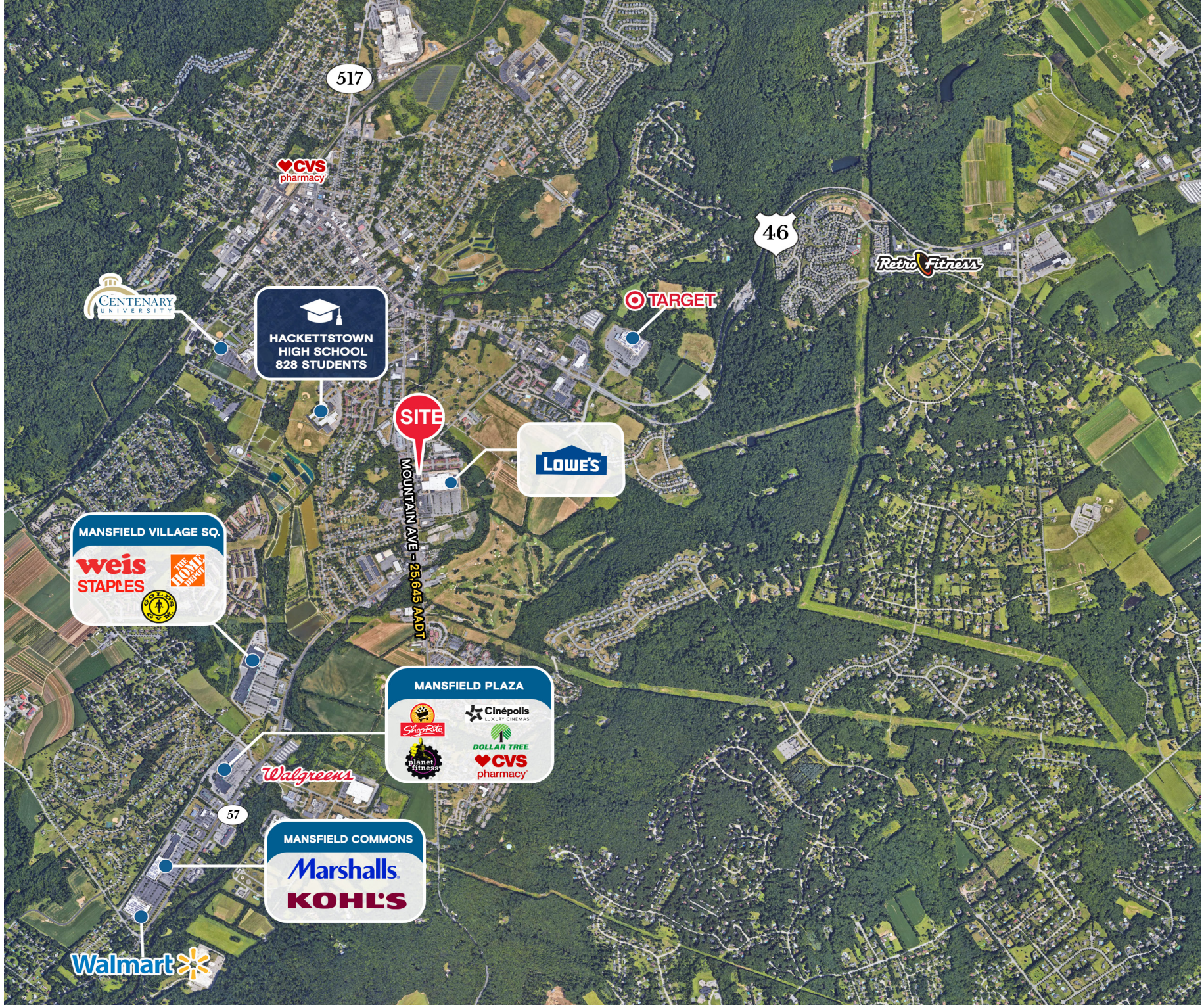


# Tenant Roster

- 1 Lowes
- 2 Aldi (Opening Soon)
- 3 Wendy's
- 4 Applebees
- 5 .365 Acres Available











## Contact Agent

**Amy Staats**  
**VICE PRESIDENT**  
**astaats@katzretail.com**  
**201.731.8494**



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RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

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