



LAND

FOR SALE

±0.24-ACRE LOT FOR RETAIL REDEVELOPMENT

63 U.S. 46, Montville, NJ 07045

For More Information, Contact the Exclusive Brokers

JUSTYNA KUCZAJ

Associate

jkuczaj@blauberg.com
973.379.6644 x121



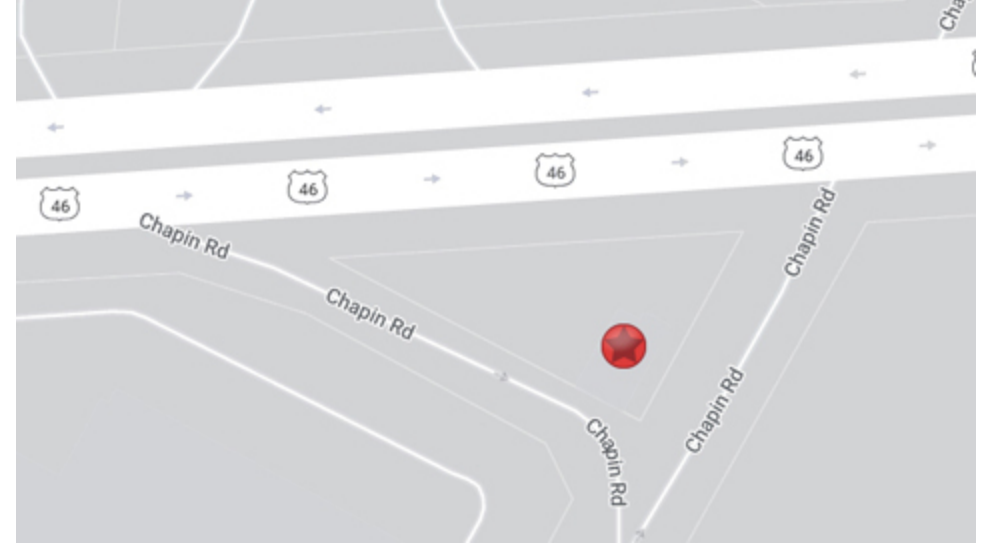
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 3.1 Miles to I-80 and I-280

Approx. 4.0 Miles to Essex County Airport

OFFERING SUMMARY

Sale Price: Subject to Offer

Lot Size: 0.24 Acres

PROPERTY HIGHLIGHTS

- ±0.24-acre vacant lot/retail pad for retail/office redevelopment
- Block 183, Lot 1
- High visibility location positioned directly along Route 46 E with high vehicular traffic
- Located in vibrant commercial environment, making this retail pad an ideal space for establishing or expanding your business presence
- Site to be delivered without an existing structure
- Zoned B-3
- Taxes at \$7,636.48 (2023)

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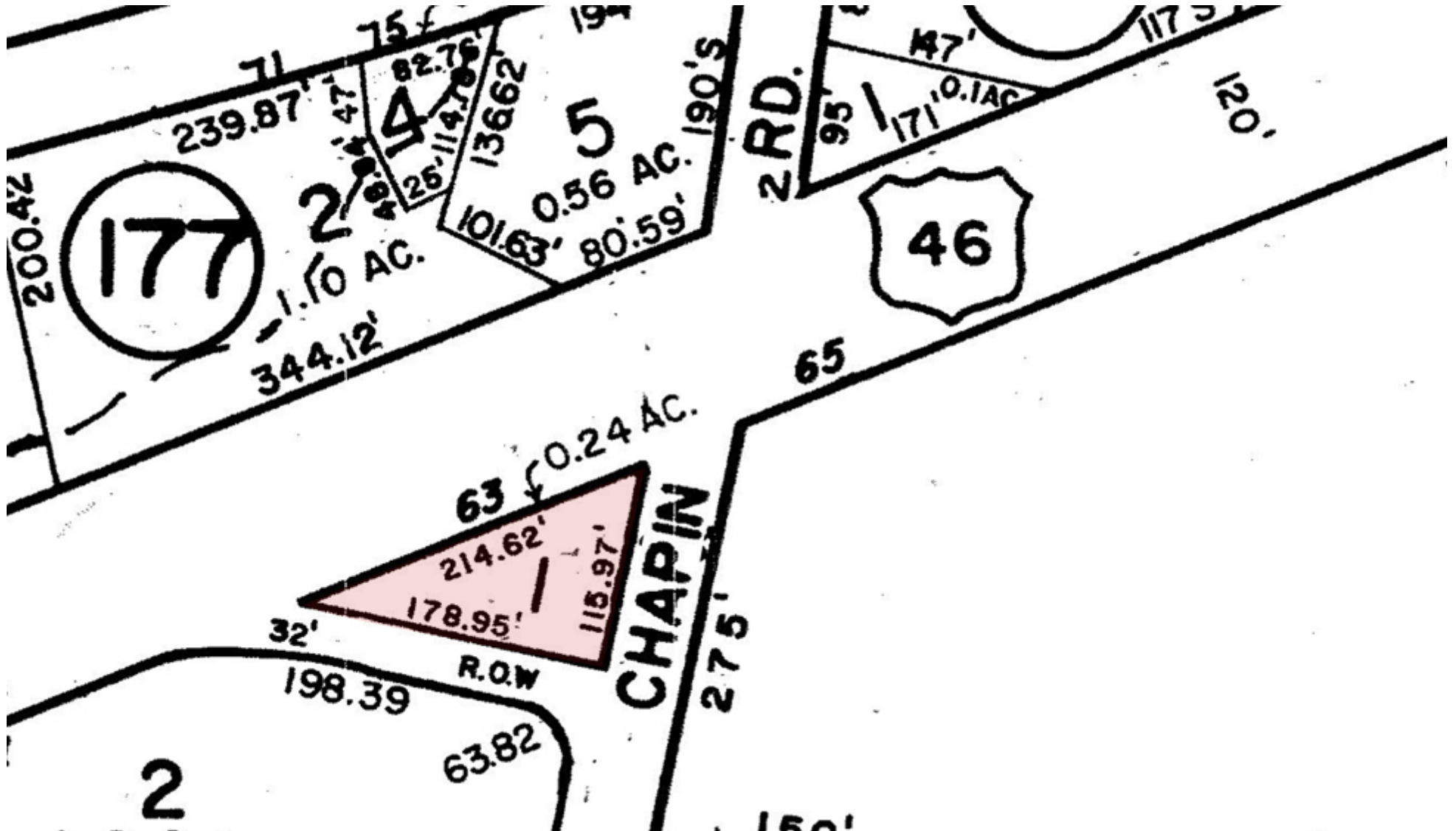
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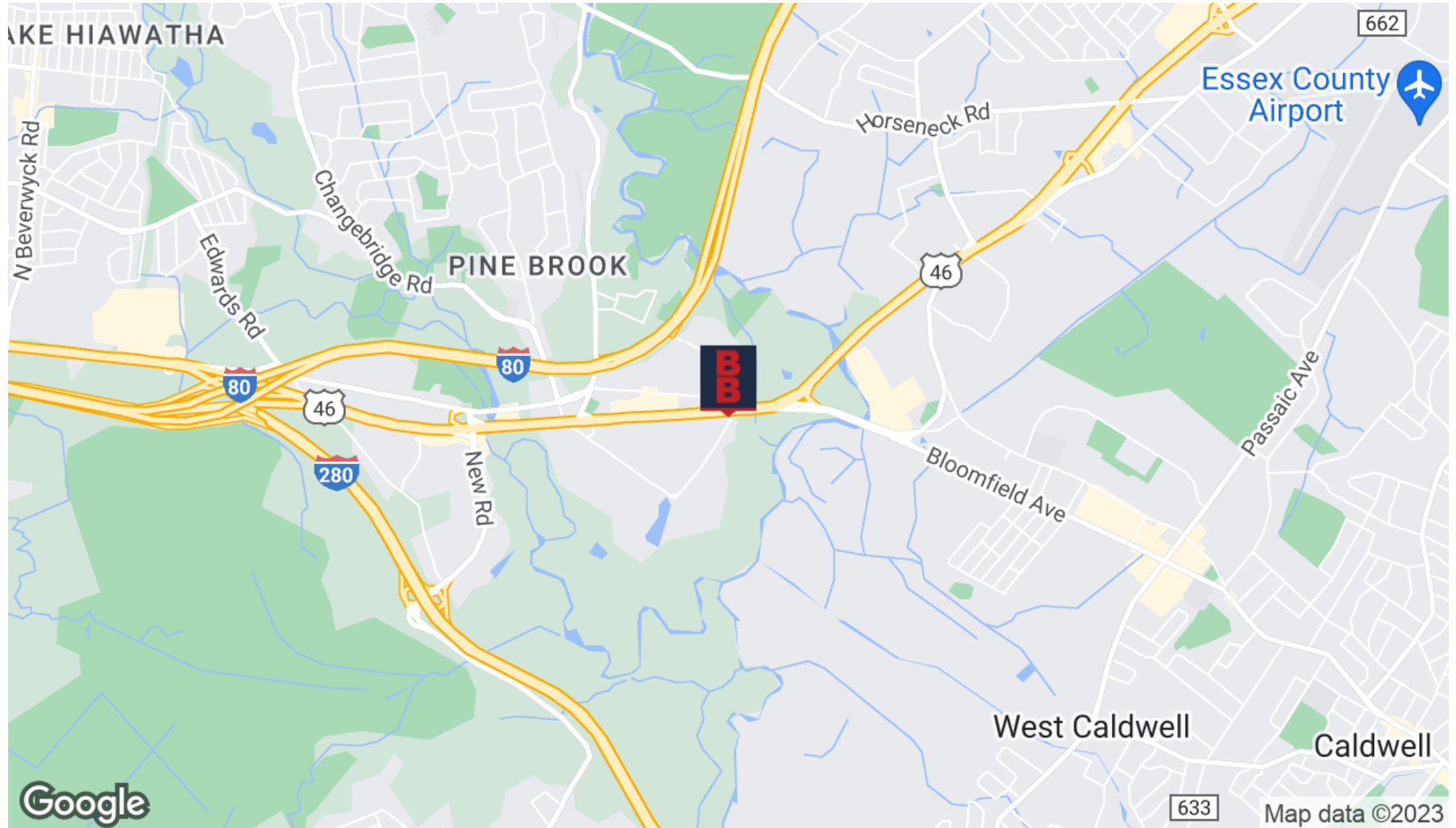
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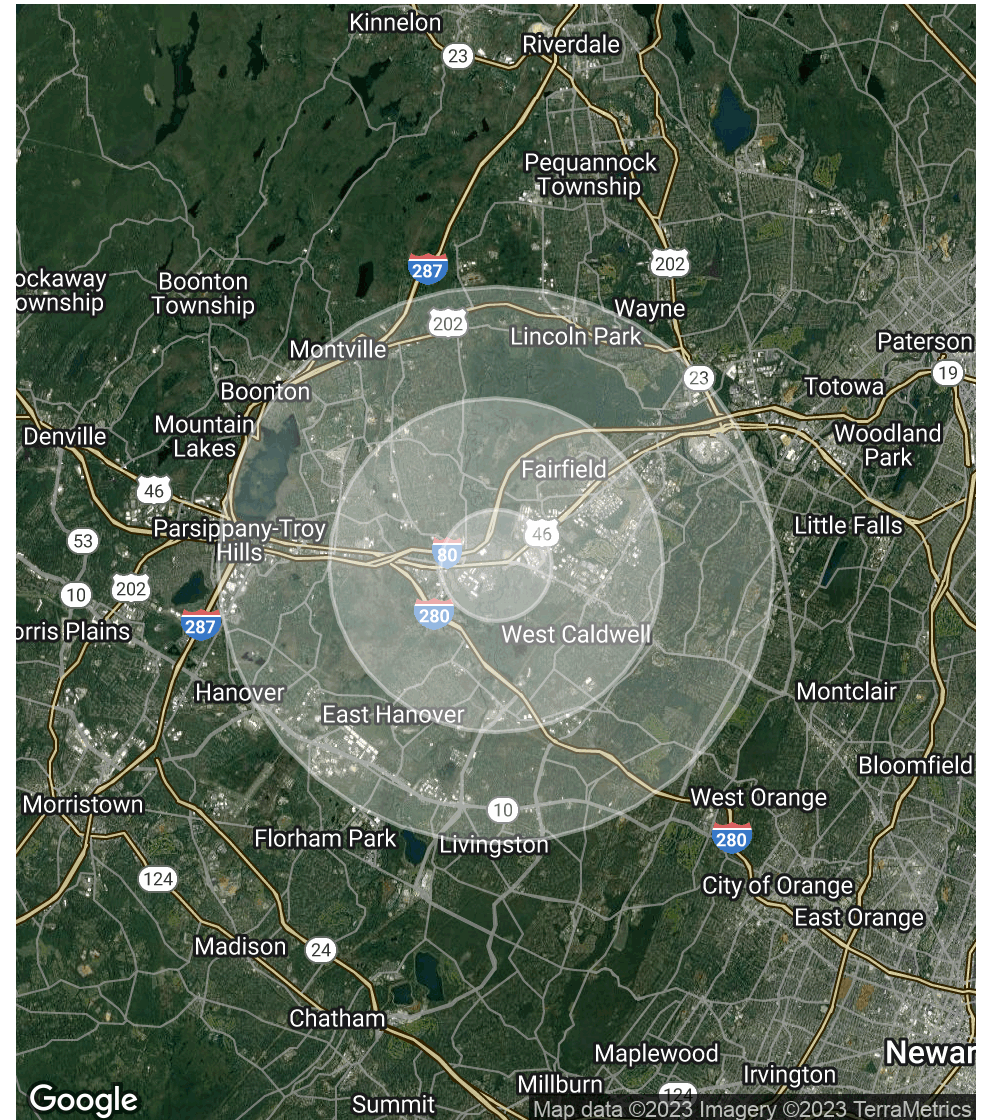
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,538	43,275	144,349
Average Age	42.5	45.5	45.7
Average Age (Male)	42.2	44.4	44.6
Average Age (Female)	41.6	46.3	46.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,502	17,119	56,642
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$127,415	\$145,684	\$151,393
Average House Value	\$451,949	\$536,526	\$516,088

* Demographic data derived from 2020 ACS - US Census



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