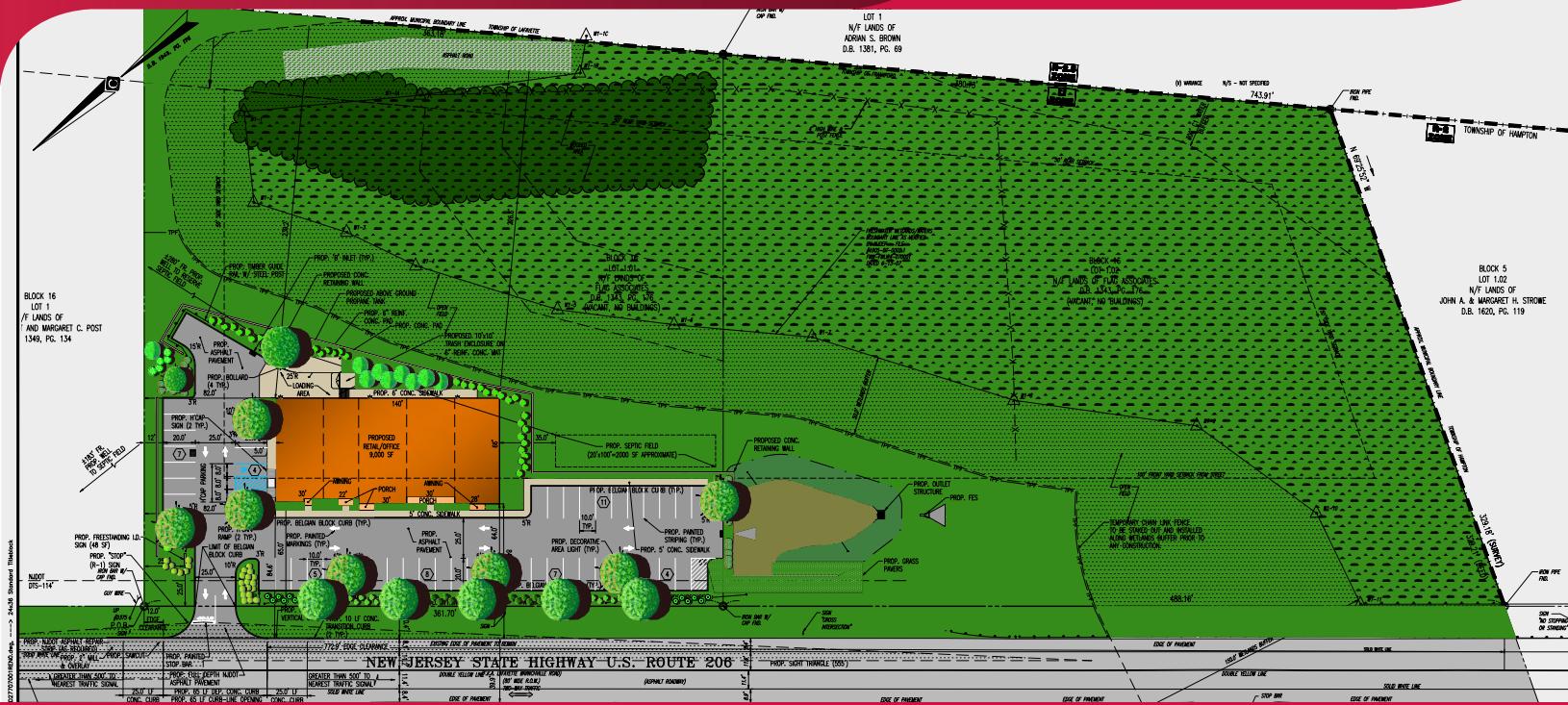


FOR SALE

6 ACRES OF LAND - 3 ARE BUILDABLE

16 ROUTE 206, AUGUSTA, NJ 07822

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

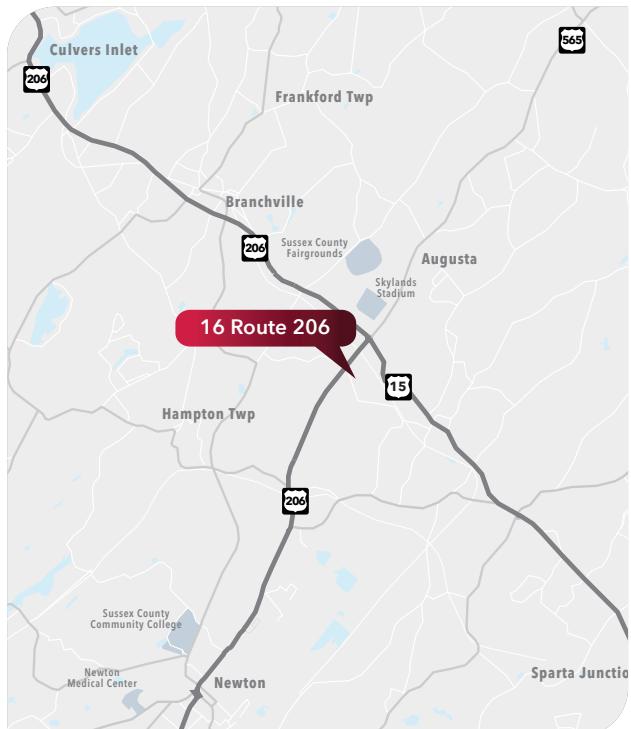


PROPERTY OVERVIEW

AVAILABILITY: 6 Acres
3 Acres are buildable
As is or build-to-suit

TAXES: \$12,458

Approvals for 9,000 SF of retail
362 feet of frontage on Route 206
Land is located off intersection of
Routes 206 and 15
Close proximity to The Sussex
County Fairgrounds and Skylands
Stadium



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

Scott Deutchman
scott.deutchman@lee-associates.com
C: 201.913.4691

Licensed Real Estate Broker. All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

611 River Drive, 4th Floor | Elmwood Park, NJ 07407 | 973-337-1144 | lee-associates.com/WBE

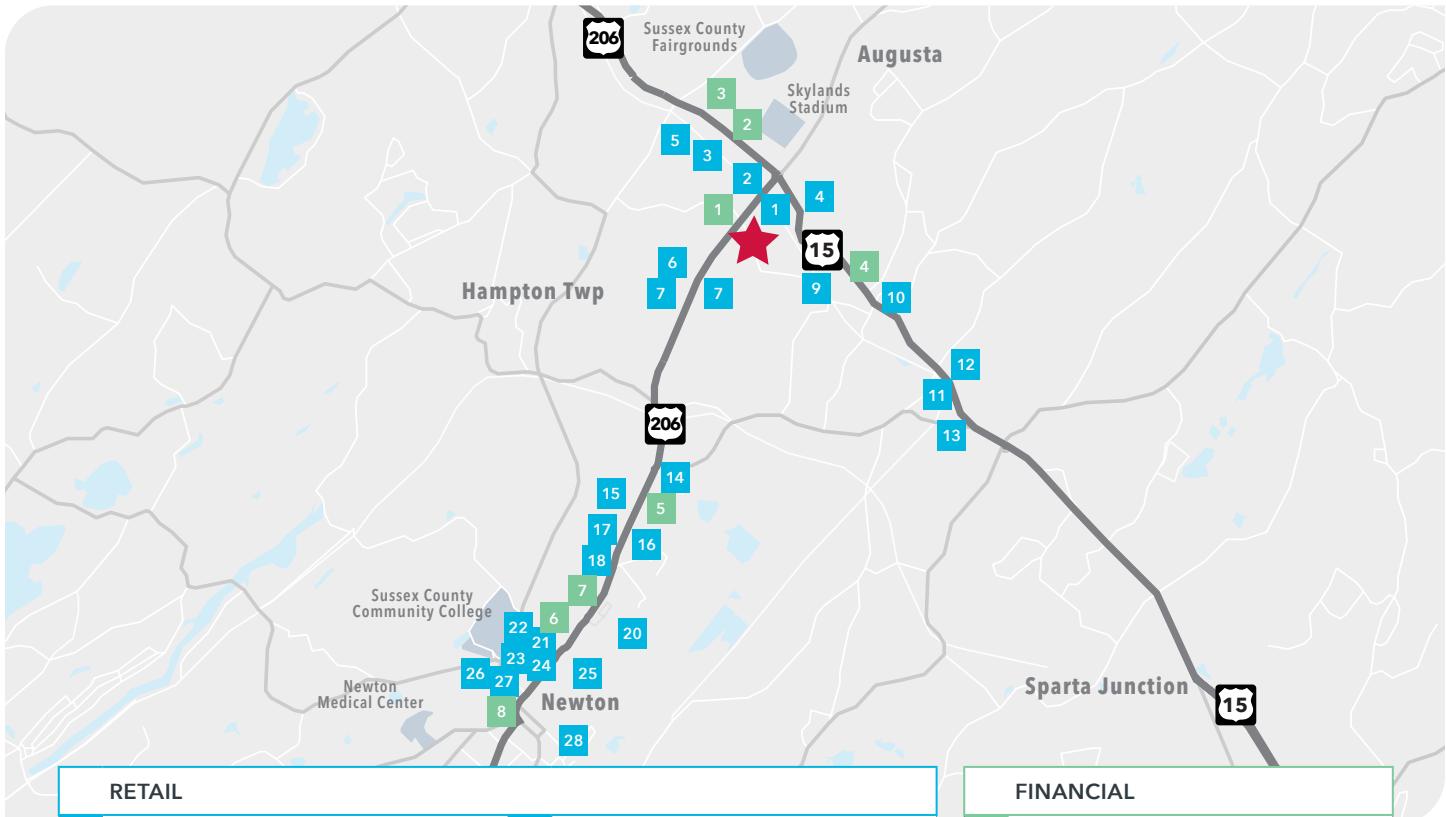
FOR FINANCING:

Gary Sopko
gary.sopko@lee-associates.com
C: 973.219.3530



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RETAIL

1	WAWA	15	McGuire Chevrolet
2	QuikChek	16	Toyota World of Newton
3	Cailey Jewelers	17	BMW of Newton
4	Ideal Farm Garden Center	18	Sussex Honda
5	Set-N-Stone Flooring Store	19	Lowe's
6	Frankford Car Wash	20	Walmart
7	Cooper Electrical Supply	21	Staples
8	Hertz Car Rental	22	Dollar Tree
9	Pandora's Box Toys & Collectibles	23	Harbor Freight Tools
10	A's Country Spirits	24	Gamestop
11	The Lafayette Mill Antiques Center	25	Major Kia
12	Olde Lafayette Emporium	26	PetSmart
13	The Shoppes At Lafayette	27	Marshalls - HomeGoods
14	Subaru World Of Newton	28	ShopRite of Newton

FINANCIAL

1	Visions Federal Credit Union
2	SB One Bank
3	Provident Bank
4	Assured Mortgage Bankers
5	Chase
6	Lakeland Bank
7	PNC Bank
8	Wells Fargo

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