

115 Route 46, Suite D29/D30, Mountain Lakes NJ 07046

Available for Sale at \$475,000 or For Lease at \$20SF + TE



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THE SPACE

| | |
|----------|--|
| Location | 115 Route 46, Suite D29/D30, Mountain Lakes, NJ, 07046 |
| COUNTY | Morris |

HIGHLIGHTS

- Opportunity to lease or purchase an office suite in a professional complex at 115 Route 46, Mountain Lakes, NJ 07046
- Suite is approximately 2542 square feet spread over two floors, providing ample space for a growing business
- Suite comprises of five private offices on the first floor, each with natural light and high-quality finishes
- Two conveniently located bathrooms on the first floor
- Upstairs, a large office can be used as a conference room or private office
- Welcoming reception area greets visitors and clients upon entering
- Suite has a private entrance, giving complete control over access to space
- Building is professionally managed and maintained
- Conveniently located with easy access to major highways, public transportation, and essential amenities
- Building is accessible from Route 46, making it a great choice for commuters from various parts of the city.



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 5,076 | 63,288 | 140,043 |



AVERAGE HOUSEHOLD INCOME

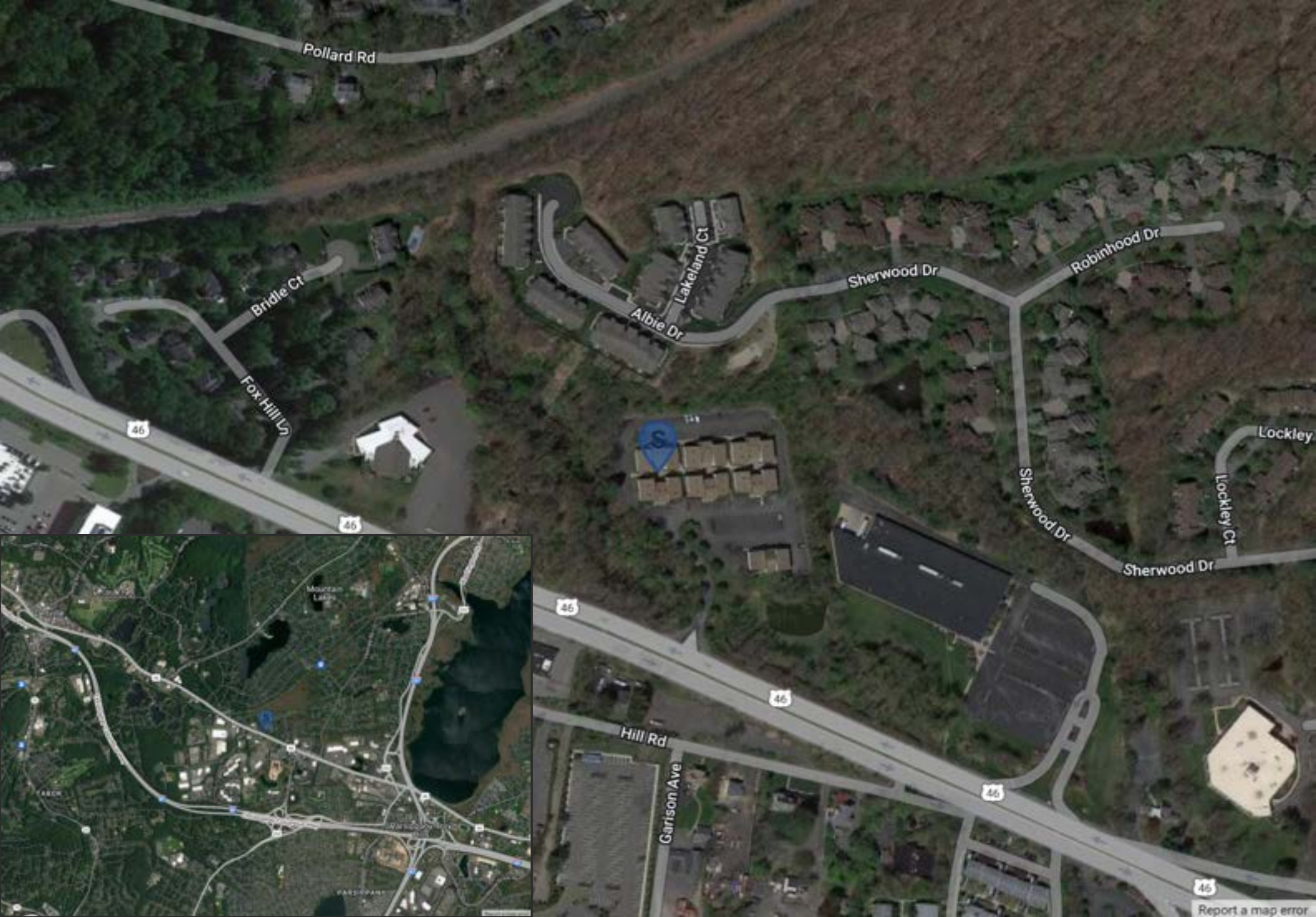
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$208,684 | \$163,885 | \$173,287 |

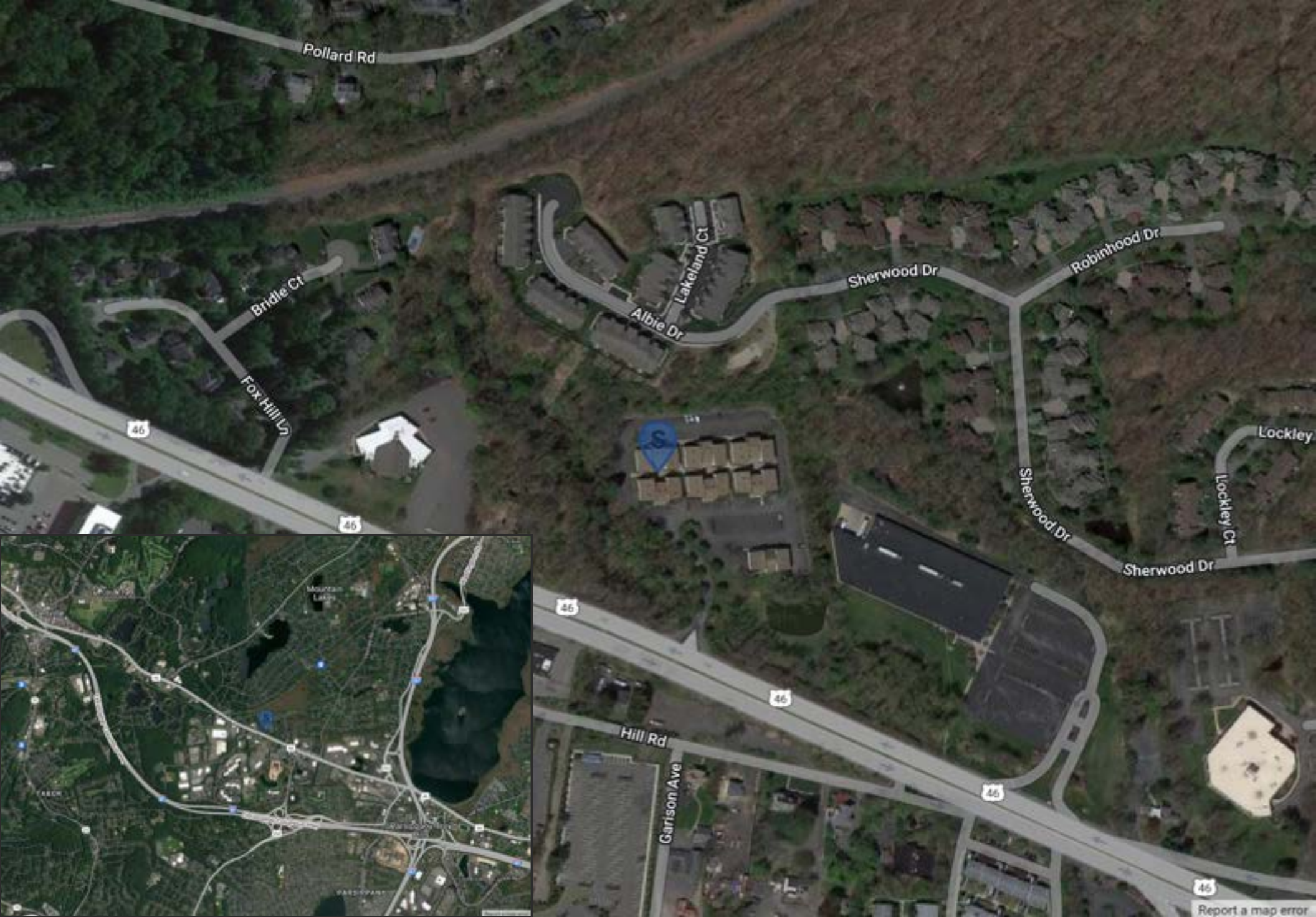


NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 1,858 | 23,979 | 52,451 |









Report a map error



office

office

office

office

Common Area

office

**115 Route-46
Mountain Lakes NJ
D29**

office/storage

Toilet

Toilet

Reception Area

Utility

Utility

Upstairs Conference room or collaborative office space

**115 Route-46
Mountain Lakes NJ
D30**

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------------|---------------|---------------|
| 2000 Population | 5,067 | 58,954 | 128,753 |
| 2010 Population | 4,920 | 59,631 | 133,233 |
| 2022 Population | 5,076 | 63,288 | 140,043 |
| 2027 Population | 5,433 | 64,281 | 141,220 |
| 2022 African American | 79 | 1,887 | 4,112 |
| 2022 American Indian | 7 | 155 | 310 |
| 2022 Asian | 1,329 | 17,332 | 31,400 |
| 2022 Hispanic | 468 | 6,194 | 15,032 |
| 2022 Other Race | 189 | 2,287 | 5,660 |
| 2022 White | 3,080 | 36,683 | 87,246 |
| 2022 Multiracial | 391 | 4,933 | 11,285 |
| 2022-2027: Population: Growth Rate | 6.85 % | 1.55 % | 0.85 % |
| 2022 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 58 | 922 | 1,715 |
| \$15,000-\$24,999 | 62 | 1,010 | 1,946 |
| \$25,000-\$34,999 | 83 | 1,096 | 1,906 |
| \$35,000-\$49,999 | 120 | 1,555 | 3,302 |
| \$50,000-\$74,999 | 180 | 2,821 | 6,009 |
| \$75,000-\$99,999 | 192 | 2,586 | 5,255 |
| \$100,000-\$149,999 | 319 | 4,641 | 10,486 |
| \$150,000-\$199,999 | 209 | 3,360 | 7,507 |
| \$200,000 or greater | 633 | 5,989 | 14,325 |
| Median HH Income | \$132,674 | \$116,787 | \$124,102 |
| Average HH Income | \$208,684 | \$163,885 | \$173,287 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------------|---------------|---------------|
| 2000 Total Housing | 1,856 | 23,185 | 49,100 |
| 2010 Total Households | 1,793 | 22,830 | 49,968 |
| 2022 Total Households | 1,858 | 23,979 | 52,451 |
| 2027 Total Households | 2,010 | 24,478 | 53,116 |
| 2022 Average Household Size | 2.73 | 2.61 | 2.64 |
| 2000 Owner Occupied Housing | 1,219 | 15,130 | 35,925 |
| 2000 Renter Occupied Housing | 613 | 7,448 | 12,122 |
| 2022 Owner Occupied Housing | 1,227 | 15,663 | 37,725 |
| 2022 Renter Occupied Housing | 631 | 8,316 | 14,726 |
| 2022 Vacant Housing | 75 | 1,272 | 2,406 |
| 2022 Total Housing | 1,933 | 25,251 | 54,857 |
| 2027 Owner Occupied Housing | 1,249 | 15,925 | 38,122 |
| 2027 Renter Occupied Housing | 761 | 8,553 | 14,994 |
| 2027 Vacant Housing | 57 | 1,277 | 2,559 |
| 2027 Total Housing | 2,067 | 25,755 | 55,675 |
| 2022-2027: Households: Growth Rate | 7.95 % | 2.05 % | 1.25 % |

Source: esri



| 2022 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2022 Population Age 30-34 | 218 | 3,909 | 7,973 |
| 2022 Population Age 35-39 | 274 | 4,129 | 9,045 |
| 2022 Population Age 40-44 | 314 | 4,104 | 9,464 |
| 2022 Population Age 45-49 | 400 | 4,279 | 9,638 |
| 2022 Population Age 50-54 | 417 | 4,598 | 10,506 |
| 2022 Population Age 55-59 | 426 | 4,801 | 10,615 |
| 2022 Population Age 60-64 | 352 | 4,288 | 9,656 |
| 2022 Population Age 65-69 | 316 | 3,743 | 8,406 |
| 2022 Population Age 70-74 | 239 | 3,120 | 7,006 |
| 2022 Population Age 75-79 | 169 | 2,334 | 5,140 |
| 2022 Population Age 80-84 | 97 | 1,564 | 3,292 |
| 2022 Population Age 85+ | 94 | 1,880 | 3,639 |
| 2022 Population Age 18+ | 3,903 | 50,658 | 110,763 |
| 2022 Median Age | 45 | 44 | 44 |

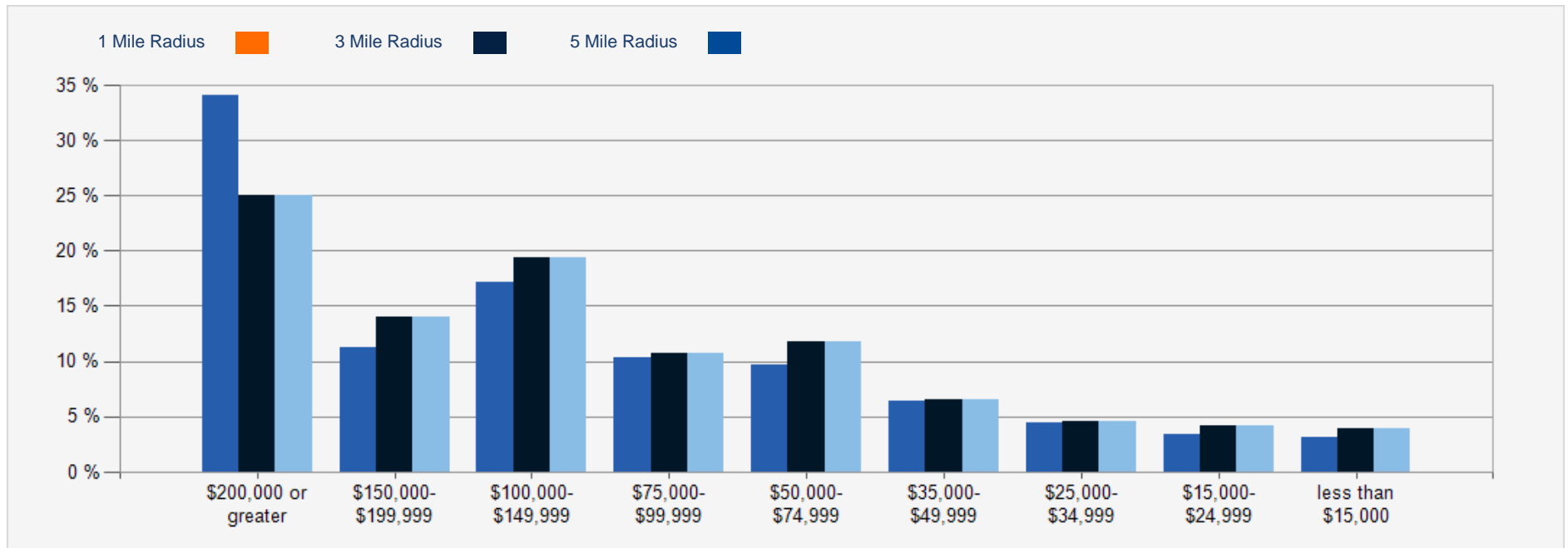
| 2022 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$94,592 | \$105,868 | \$111,973 |
| Average Household Income 25-34 | \$130,152 | \$139,749 | \$149,165 |
| Median Household Income 35-44 | \$142,711 | \$137,173 | \$144,659 |
| Average Household Income 35-44 | \$207,816 | \$180,321 | \$188,593 |
| Median Household Income 45-54 | \$200,001 | \$161,756 | \$169,030 |
| Average Household Income 45-54 | \$282,611 | \$212,919 | \$221,968 |
| Median Household Income 55-64 | \$175,378 | \$147,503 | \$154,708 |
| Average Household Income 55-64 | \$251,206 | \$194,473 | \$204,141 |
| Median Household Income 65-74 | \$104,579 | \$92,485 | \$97,167 |
| Average Household Income 65-74 | \$169,673 | \$136,392 | \$144,243 |
| Average Household Income 75+ | \$109,002 | \$90,723 | \$94,956 |

| 2027 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2027 Population Age 30-34 | 242 | 4,091 | 8,162 |
| 2027 Population Age 35-39 | 285 | 4,198 | 9,161 |
| 2027 Population Age 40-44 | 348 | 4,316 | 9,828 |
| 2027 Population Age 45-49 | 429 | 4,408 | 9,900 |
| 2027 Population Age 50-54 | 407 | 4,253 | 9,609 |
| 2027 Population Age 55-59 | 419 | 4,480 | 10,108 |
| 2027 Population Age 60-64 | 391 | 4,340 | 9,627 |
| 2027 Population Age 65-69 | 343 | 3,921 | 8,886 |
| 2027 Population Age 70-74 | 288 | 3,363 | 7,497 |
| 2027 Population Age 75-79 | 218 | 2,772 | 6,162 |
| 2027 Population Age 80-84 | 141 | 1,935 | 4,136 |
| 2027 Population Age 85+ | 114 | 2,070 | 4,031 |
| 2027 Population Age 18+ | 4,248 | 52,146 | 113,235 |
| 2027 Median Age | 45 | 44 | 45 |

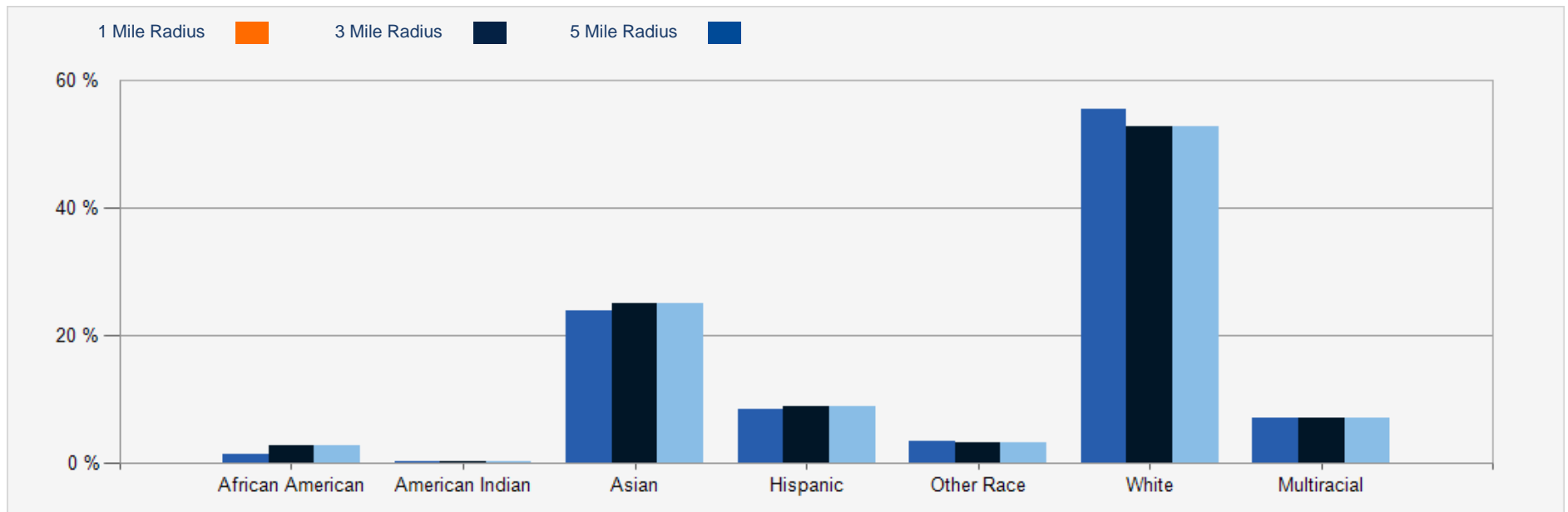
| 2027 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$113,109 | \$118,049 | \$123,491 |
| Average Household Income 25-34 | \$160,619 | \$161,964 | \$171,039 |
| Median Household Income 35-44 | \$156,419 | \$154,355 | \$159,637 |
| Average Household Income 35-44 | \$231,275 | \$206,949 | \$216,892 |
| Median Household Income 45-54 | \$196,347 | \$172,435 | \$181,187 |
| Average Household Income 45-54 | \$283,842 | \$234,457 | \$244,488 |
| Median Household Income 55-64 | \$183,597 | \$164,039 | \$171,537 |
| Average Household Income 55-64 | \$269,886 | \$223,513 | \$234,255 |
| Median Household Income 65-74 | \$113,302 | \$113,740 | \$119,287 |
| Average Household Income 65-74 | \$175,932 | \$165,235 | \$176,523 |
| Average Household Income 75+ | \$130,041 | \$119,940 | \$127,246 |



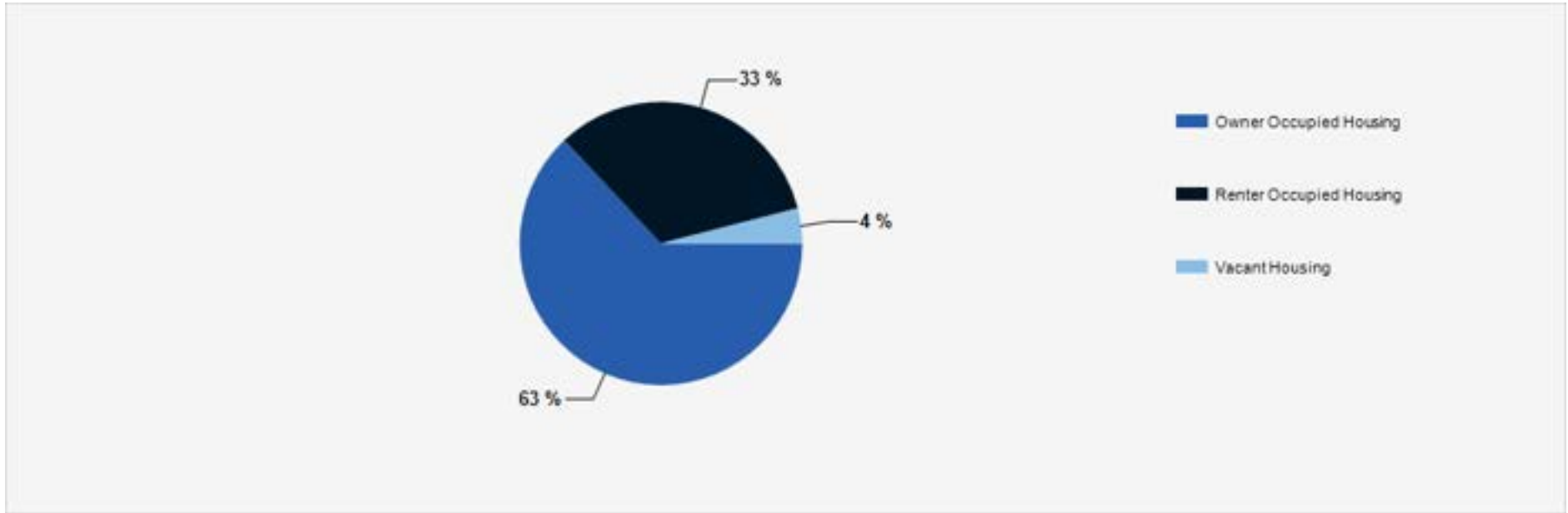
2022 Household Income



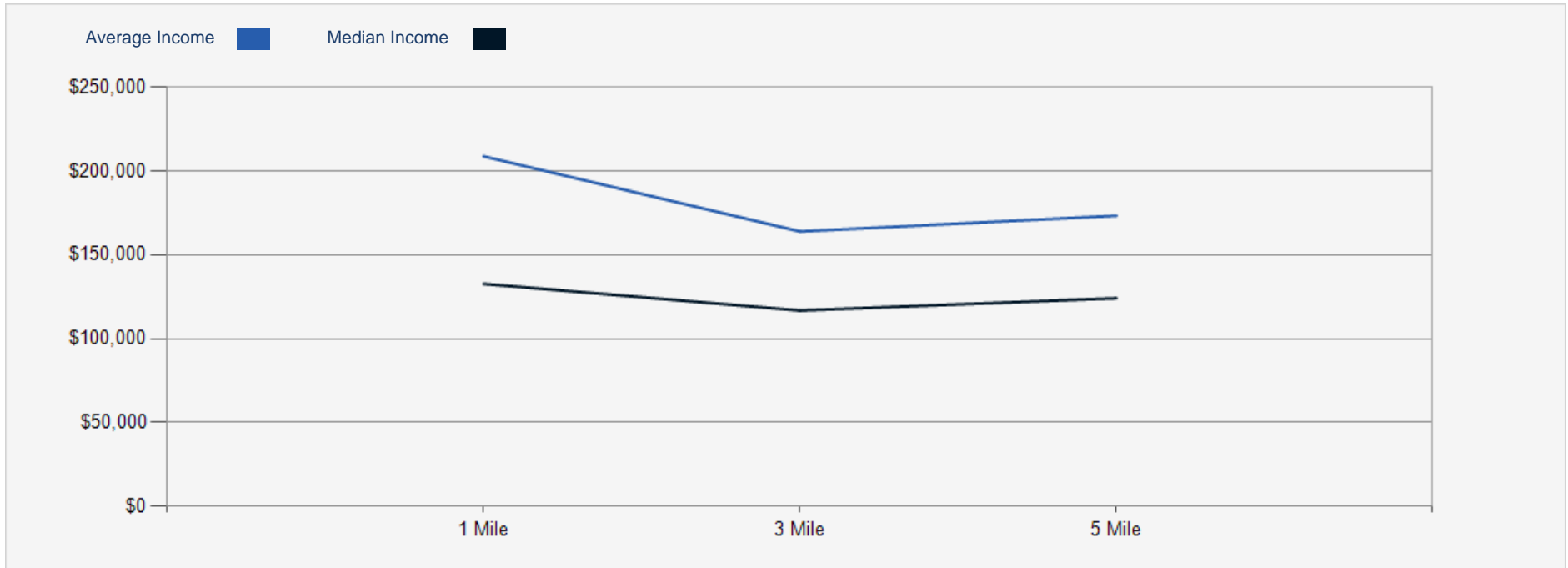
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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Exclusively Marketed by:



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