

SALE

MULTI TENANT PROPERTY

424 W Main St. (Route 46) Denville, NJ 07834



PROPERTY DESCRIPTION

Property has multiple tenants.
Currently fully leased!

PROPERTY HIGHLIGHTS

- Develop site and continue to collect rent during approval process
- Existing Retail, Office, Auto Repair uses in place.
- 2 lots (1.1 acre plus .3 acre)

OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	5
Lot Size:	1.4 Acres
Building Size:	16,700 SF
NOI:	\$131,388.00
Cap Rate:	6.92%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,422	17,977	44,874
Total Population	6,388	48,479	124,943
Average HH Income	\$109,497	\$118,997	\$115,594

John Negri
(973) 865-3456

Philip Dattolo
(973) 886-0821



**COLDWELL BANKER
COMMERCIAL**
REALTY

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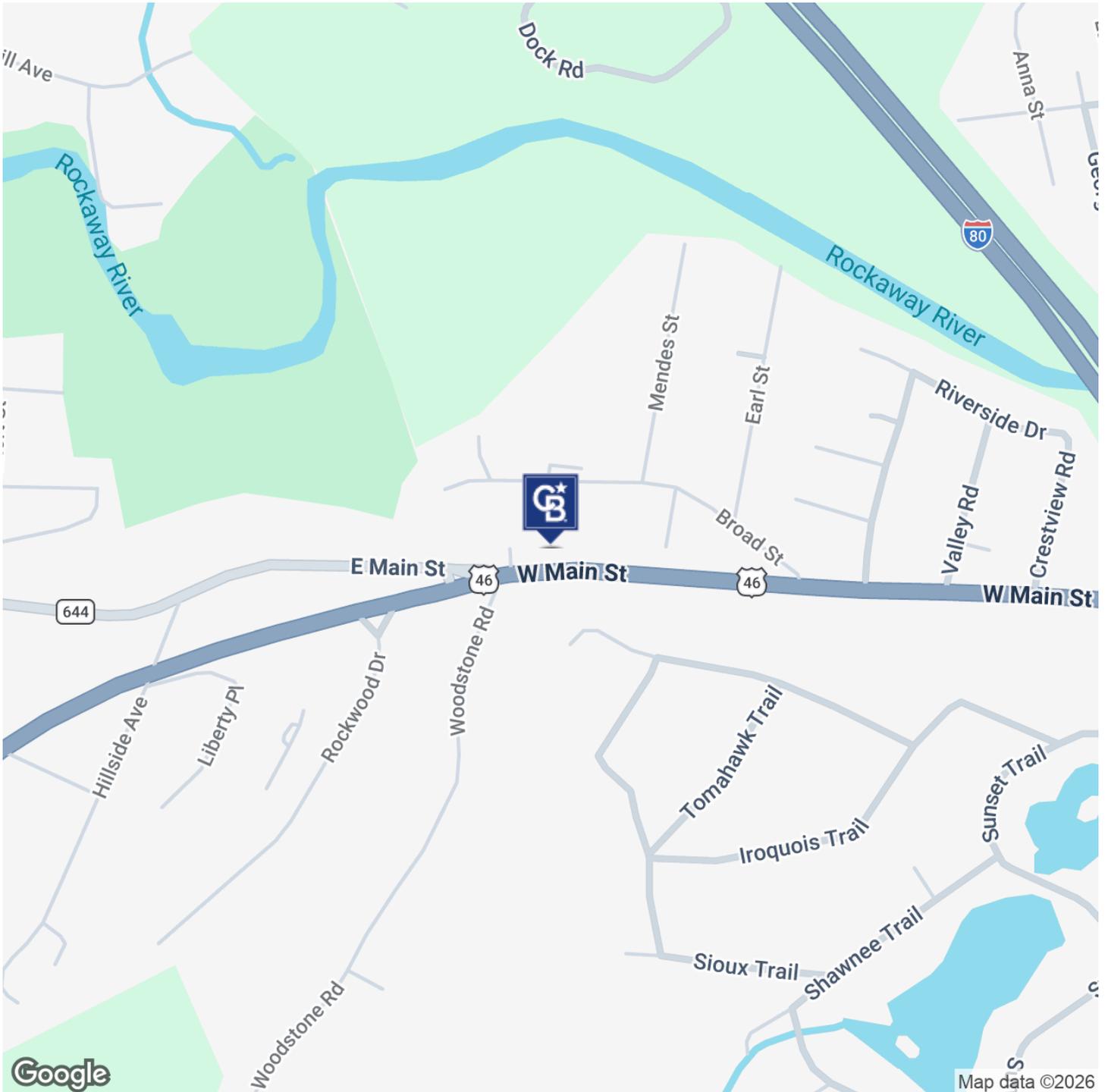


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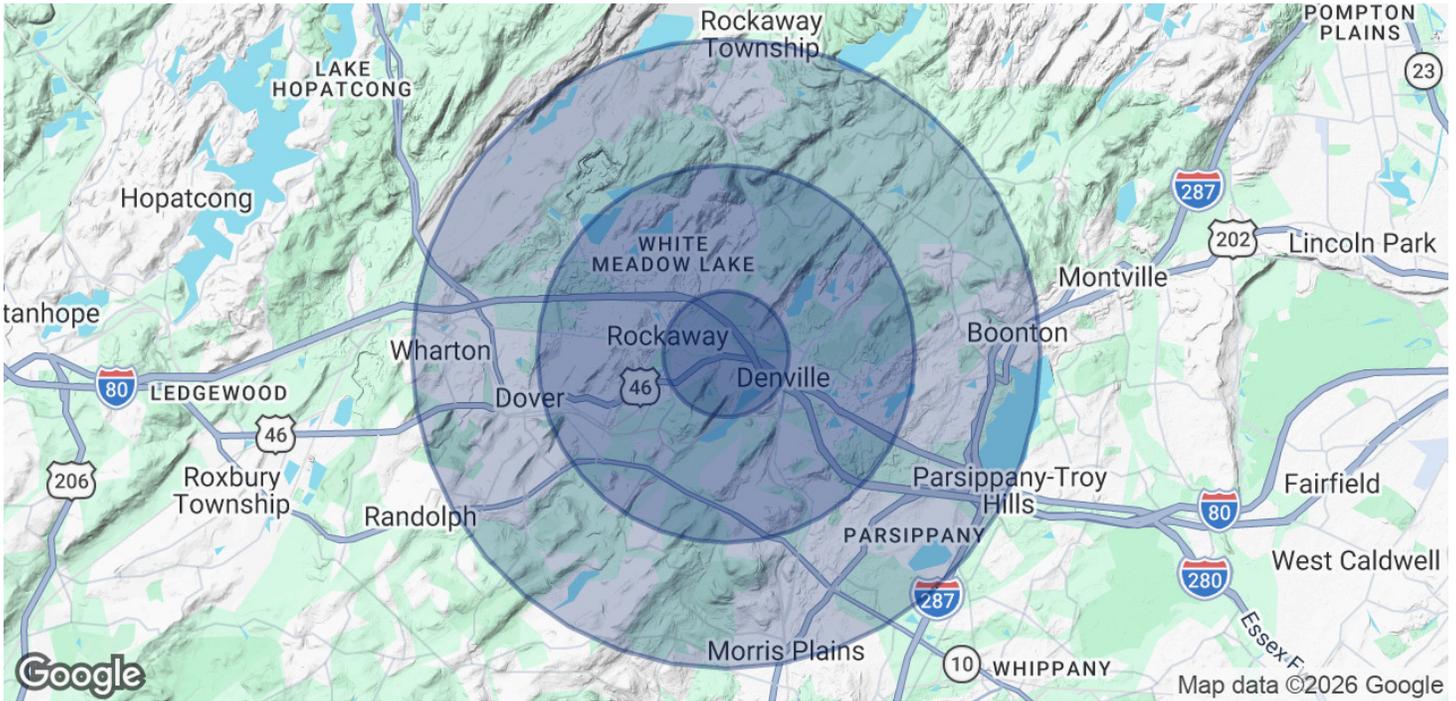


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,388	48,479	124,943
Average Age	42.5	41.6	40.2
Average Age (Male)	41.6	40.7	39.1
Average Age (Female)	43.2	42.3	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,422	17,977	44,874
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$109,497	\$118,997	\$115,594
Average House Value	\$426,338	\$451,704	\$454,048

2020 American Community Survey (ACS)

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