



**COLDWELL
BANKER
COMMERCIAL**
NRT

MULTI TENANT PROPERTY

\$1,990,000

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

AVAILABLE SPACE
12,774 SF

FEATURES

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

AREA



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OFFICE

John Negri
973 865 3456
john.negri@cbmoves.com

Philip Dattolo
973 886 0821
Philip.Dattolo@coldwellbankermoves.com

COLDWELL BANKER COMMERCIAL
NRT
191 Main St Ste 2, Chester, NJ 07930
888.829.0221

FOR SALE

CBCWORLDWIDE.COM



MULTI TENANT PROPERTY

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

SALE



OFFERING SUMMARY

| | |
|----------------|-------------------|
| Sale Price: | \$1,990,000 |
| Available SF: | 1,300 - 12,744 SF |
| Lot Size: | 1.4 Acres |
| Year Built: | 1975 |
| Building Size: | 12,774 SF |
| Zoning: | Retail / Office |
| Traffic Count: | 28,852 |
| Price / SF: | \$155.79 |

PROPERTY OVERVIEW

Property has multiple short and long term tenants.

PROPERTY HIGHLIGHTS

- Develop site and continue to collect rent during approval process
- Existing Retail, Office, Auto Repair uses in place.
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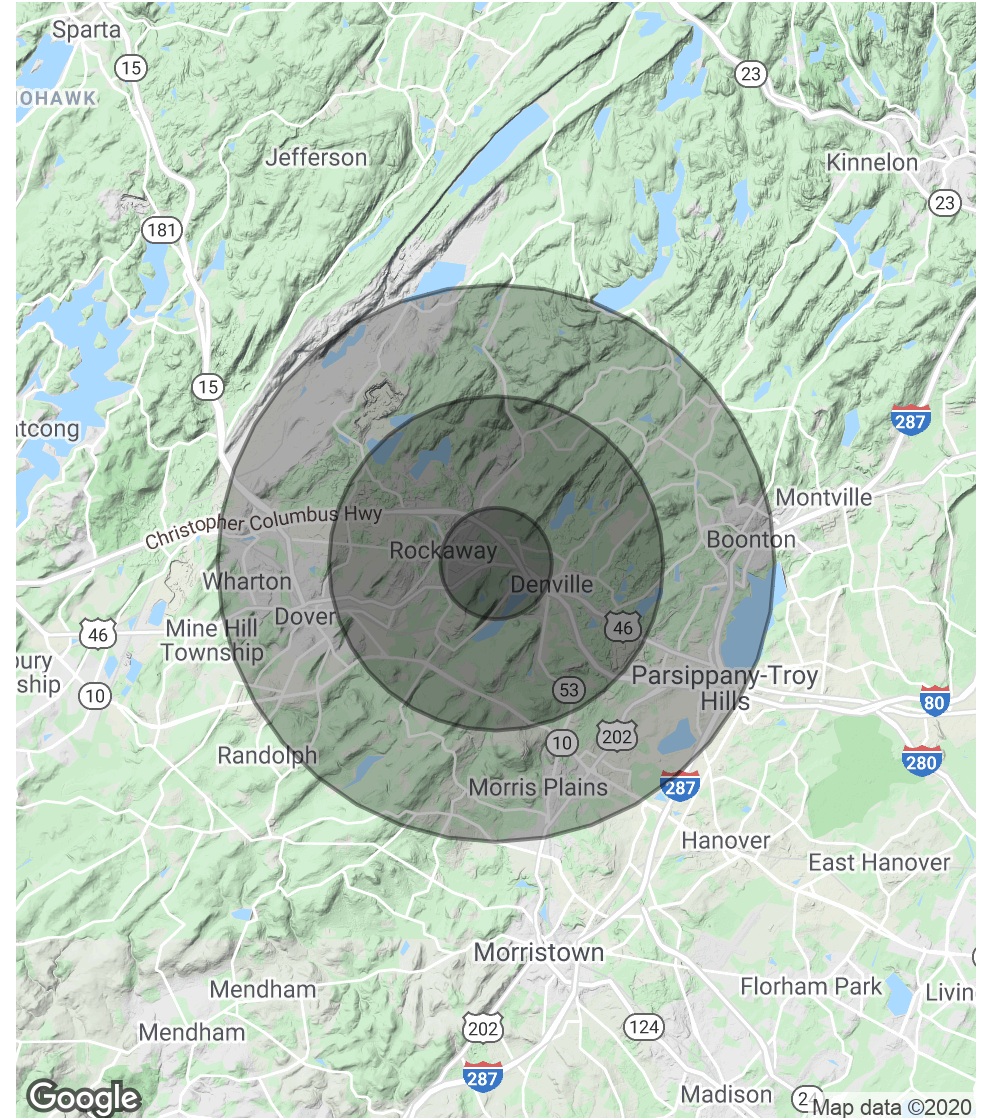
MULTI TENANT PROPERTY

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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 |

* Demographic data derived from 2010 US Census



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