

111
US-46 BUDD LAKE
NJ 07828

1,800 SF

Freestanding Building For Sale & Lease
Retail/Office Divisible to 900 SF



Busy
Location!



34,250 cars
daily on US-46

73,492 cars
daily on I-80

30,188 cars
daily on US-206

Property Information

- 1,800 SF freestanding building
- May be used as one or two units (900 SF each) with separate utilities, restrooms and entrances
- Lot size: 0.16 acres (50' x 144')
- 16 parking spaces
- Newer roof, parking lot pavement
- Interior has updated LED lighting, heating units and woodwork
- Modified lease; tenant responsible for property taxes, sewer & electric
- Great for retail or office use

Great Location! Must See!

- Close to I-80, US-206 & Route 10
- Directly in front of a 400-unit residential development
- Near multiple shopping centers
- International Trade Zone

 For *more* information

Joseph F. Vindigni

973 463 1011 x169 | jvindigni@naihanson.com

NAI James E. Hanson

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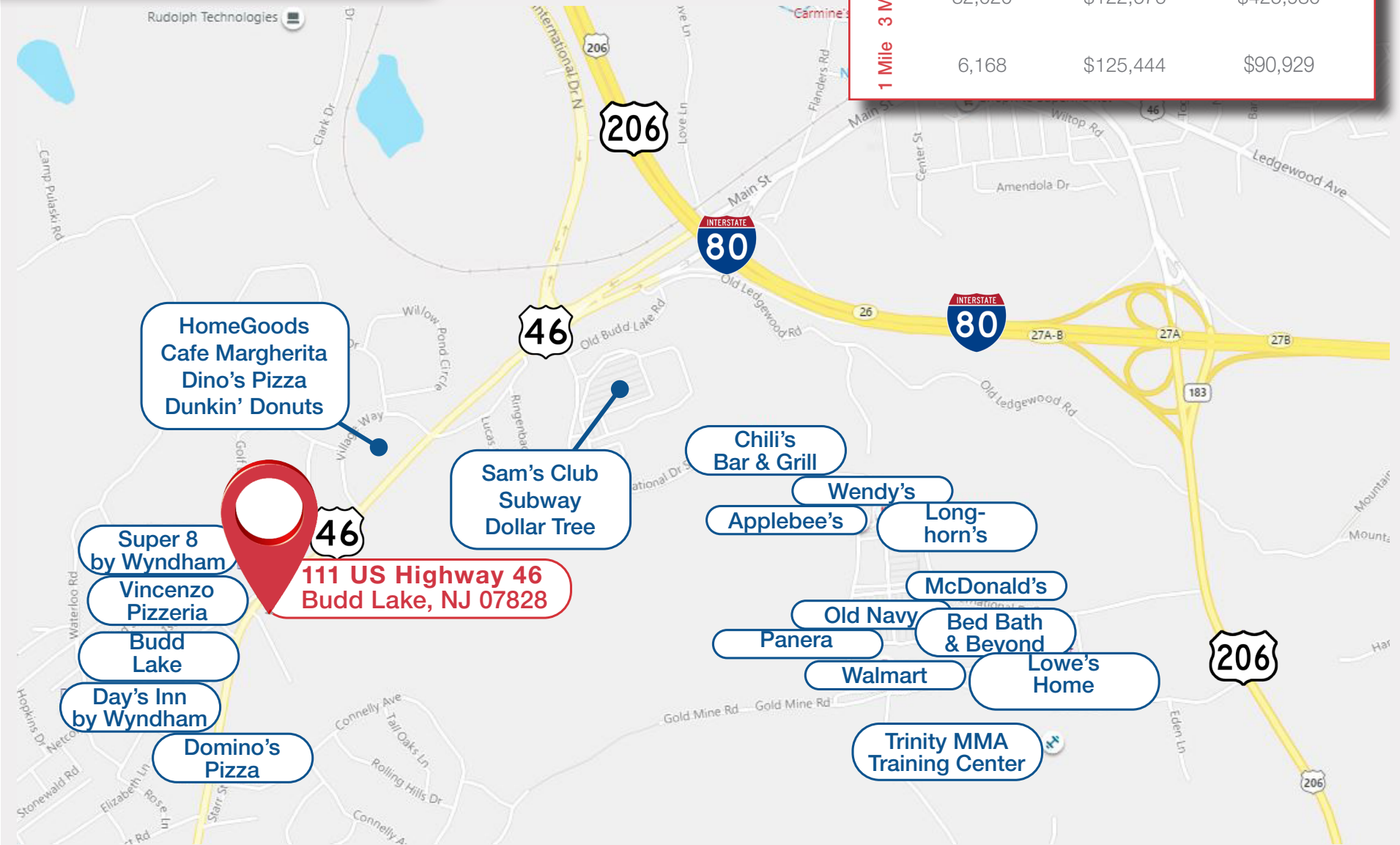
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Demographics

	Current Population	Avg. Household Income	Consumer Expenditures
1 Mile	6,168	\$125,444	\$90,929
3 Miles	32,020	\$122,676	\$425,980
5 Miles	75,114	\$133,488	\$1,120,834



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