



COMMERCIAL LAND

FOR SALE

±2.2 ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY

372 Route 46 East, Mountain Lakes, NJ 07046

For More Information, Contact the Exclusive Brokers

LAURA CRIMMINS SIOR

Executive Director

lcrimmins@blauberg.com

973.379.6644



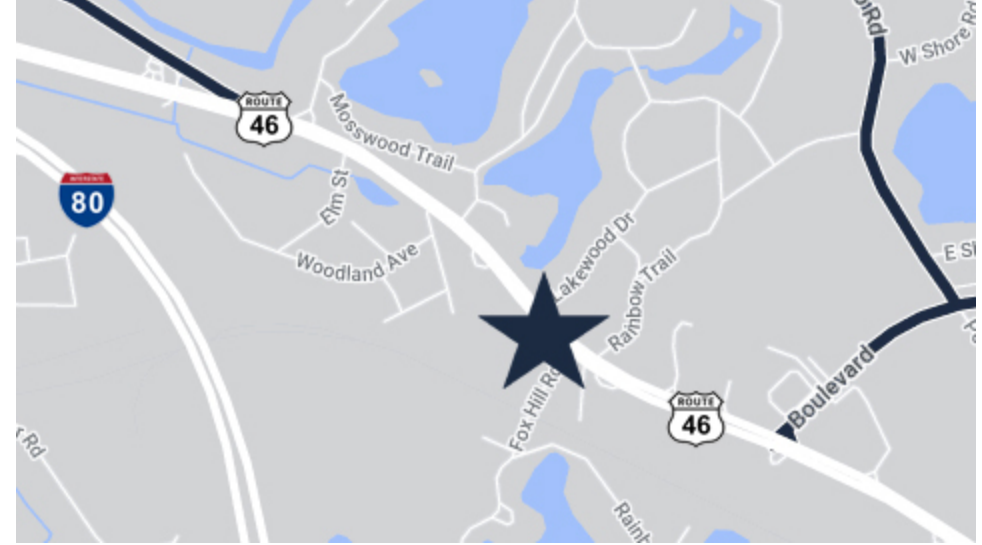
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Within a 6-Minute Drive to Denville, Neighborhood Retailers, Shopping, Pharmacy, Saint Clare's Hospital, Rockaway River Country Club
 Within a 2-Minute Drive to Lakeland Cardiology Center and Cardiology Consultants of North Morris
 Close Proximity to Route 19 and I-80, 280 and 287
 Approximately 30 Miles to New York City

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	±2.2 Acres

PROPERTY HIGHLIGHTS

- ±2.2 Acres (Part of Block 2, Lot 2)
- Great Visibility with Access to Lighted Intersection
- ±170' Frontage on Route 46E
- Next to Future Wawa Location
- Ideal for Commercial Uses Including Assisted Living, Retail, Gym, Recreational Uses, Hotels, Self Storage
- Great for Commercial/Retail Development and Possible Residential Development
- Currently Approved for ±100,000 SF Self Storage
- 44,524 Traffic Count
- Minutes from Main Street, Denville

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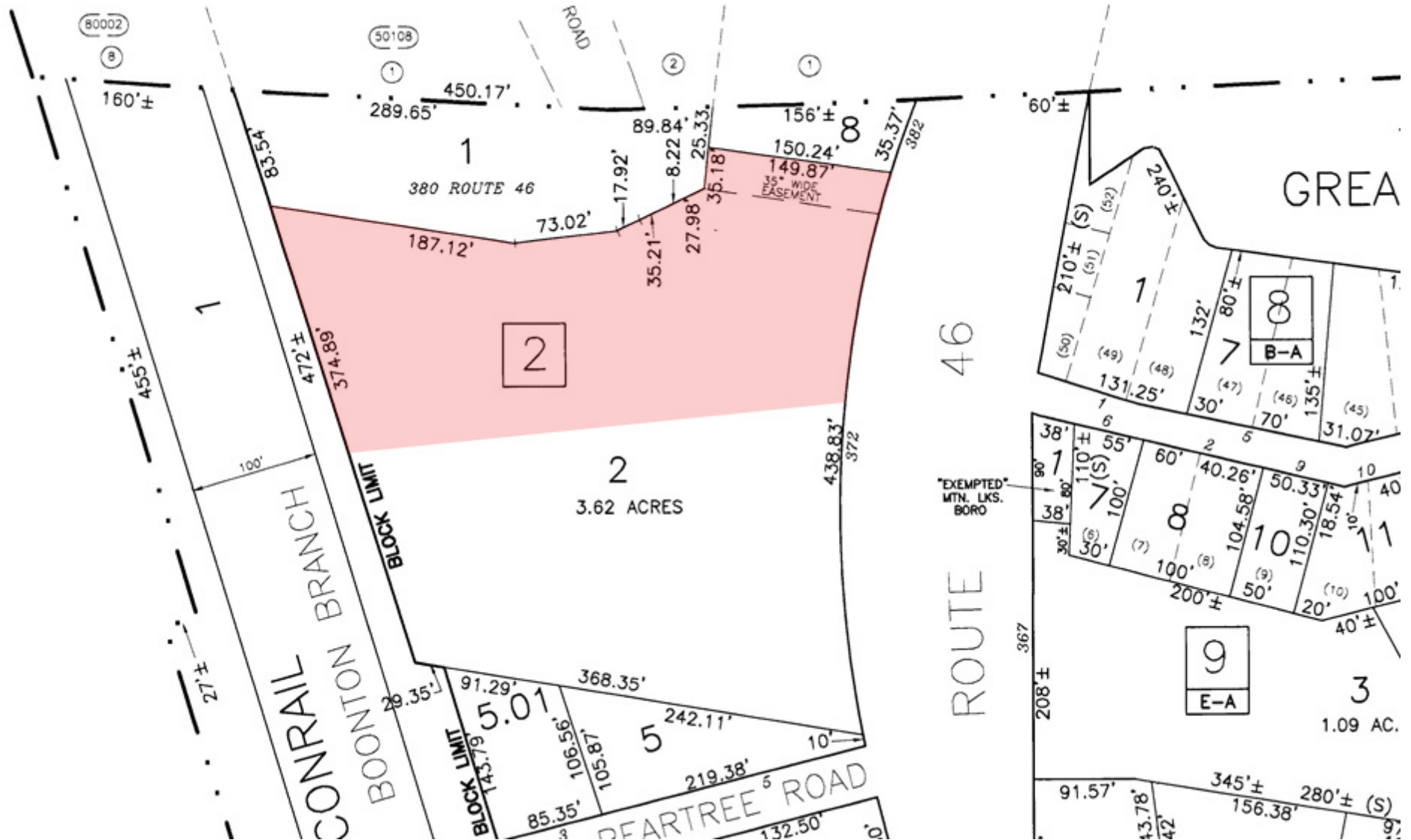
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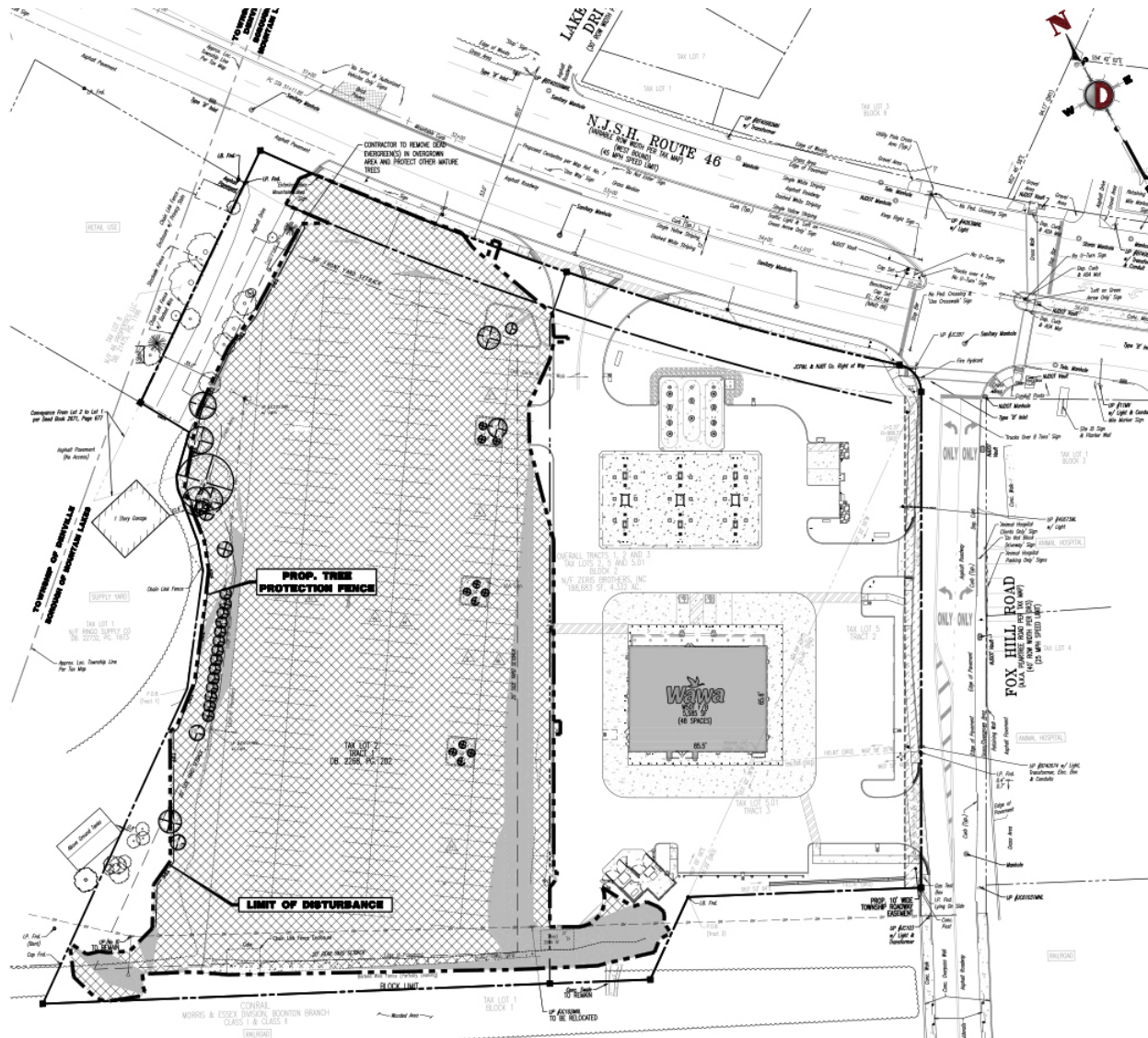
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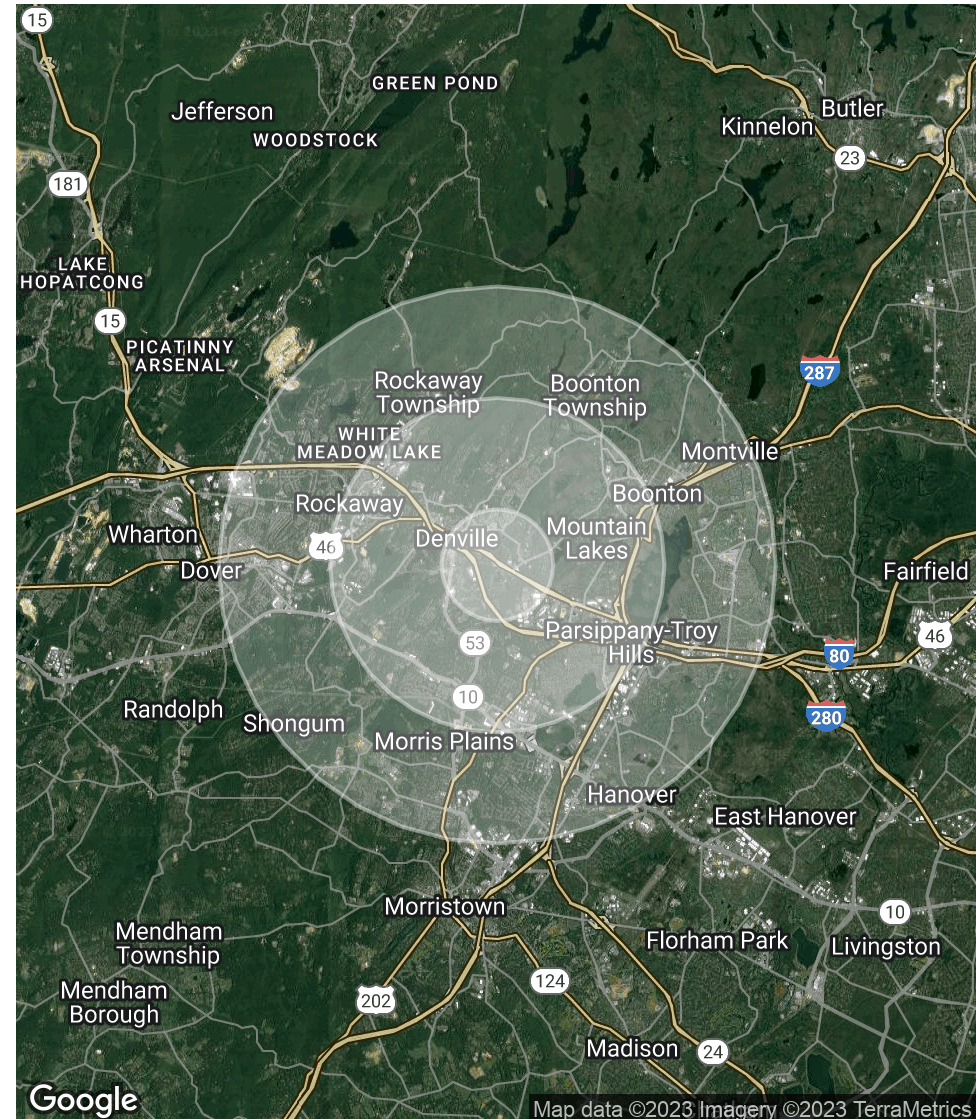
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,097	44,465	124,994
Average Age	42.3	42.7	41.1
Average Age (Male)	41.1	41.6	40.4
Average Age (Female)	43.6	43.8	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,820	16,258	46,130
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$140,744	\$129,335	\$120,708
Average House Value	\$451,323	\$477,772	\$477,213

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Laura L. Crimmins, Executive Director for The Blau & Berg Company, is responsible for the acquisition and disposition of land, industrial, residential and commercial properties, as well as site selection. Having connections in the mortgage industry, Laura is able to assist her clients with their financing needs. She has been with The Blau & Berg Company since 2009.

Laura has one of the more diverse backgrounds with several certifications and licenses. As a professional dancer, she studied at the School of American Ballet in Lincoln Center, NYC. She graduated from New York University, Tisch School of the Arts in Theatre. While pursuing a career in acting and receiving her SAG card, she studied for her stockbroker's license and passed both the Series 7 and Series 63. She also held a mortgage and bankers license, real estate broker license and over ten different certifications in fitness training. Through her disciplined nature, Laura has always pushed to excel, finding her passion for real estate and uses the skills she honed from performing in many aspects of her career today. She has also continued her real estate education with CCIM courses in NYC.

In year 2020, Laura has procured approximately \$65 Million in Real Estate transactions.

EDUCATION

New York University, Tisch School of the Arts in Theatre - Cum Laude

She studied dance at SAB, School of American Ballet in Lincoln Center, NYC.

Laura has continued her real estate studies through CCIM graduate level courses, NYC

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