

3251 Route 206 | Mansfield (Columbus), NJ 08022

FOR SALE



PROPERTY HIGHLIGHTS

- Block: 4, Lot 8.02
- Zoning: C-2 Highway Commercial
- Partially built day care center
- Approved for 12,467 SF day care center with a 6,500 SF gym and outdoor playground
- Lot Size: 3.44 acres or 149,922 SF
- 323' of frontage on Route 206
- Utilities: Well water, septic, gas and electric
- Located 2 miles from NJ Turnpike

FOR MORE INFORMATION

<https://shorturl.at/6tPY2>

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	3.44 Acres
2024 Taxes:	\$34,484.62

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	231	6,285	16,730
Total Population	722	16,927	46,676
Average HH Income	\$256,117	\$173,345	\$151,807



MATT WEILHEIMER
Managing Director
908.596.0700
mweilheimer@kislakrealty.com



THOMAS SCATUORCHIO
Vice President
908.675.5703
tscatuorchio@kislakrealty.com

The Kislak Company, Inc.
100 Woodbridge Center Drive
Woodbridge, NJ 07095
732.750.3000 | kislakrealty.com