



**Specifications**

*Property Highlights*

- ±13,000 SF Medical Office
- 4 Medical / Office Units
- 12' Ceiling Height (Slab to Slab)
- ±3.24 AC Lot (Block 46, Lot 12)
- No Loading
- 2.86 / 1000 Parking Ratio
- Taxes at \$41,437.25 (2023)
- Zoned General Commercial
- Currently Undergoing Interior and Exterior Renovations

*Accessibility*

- 1 Mile to Route 31
- 8.3 Miles to Hackettstown Airport
- 11.2 Miles to Hackettstown Medical Center
- 11.7 Miles to I-78

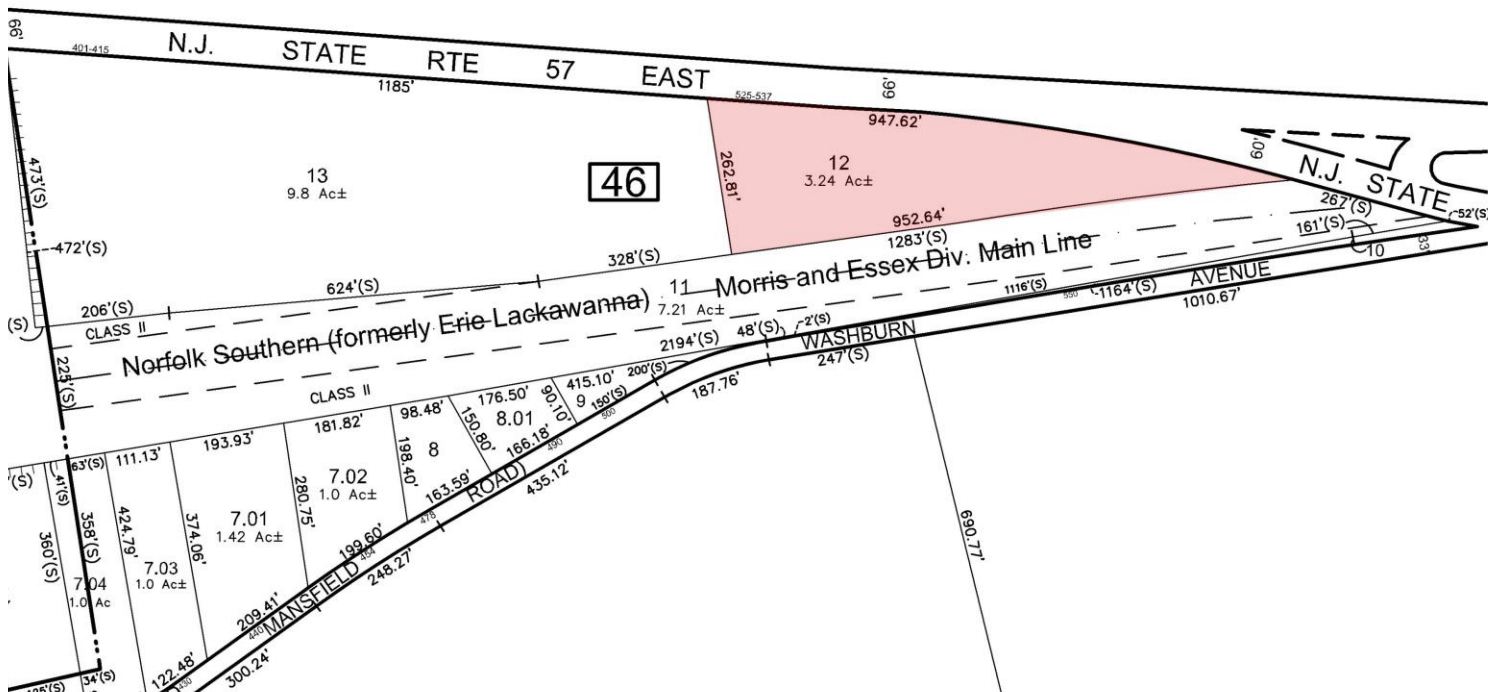
For additional property information or to arrange an inspection, please contact the exclusive brokers:

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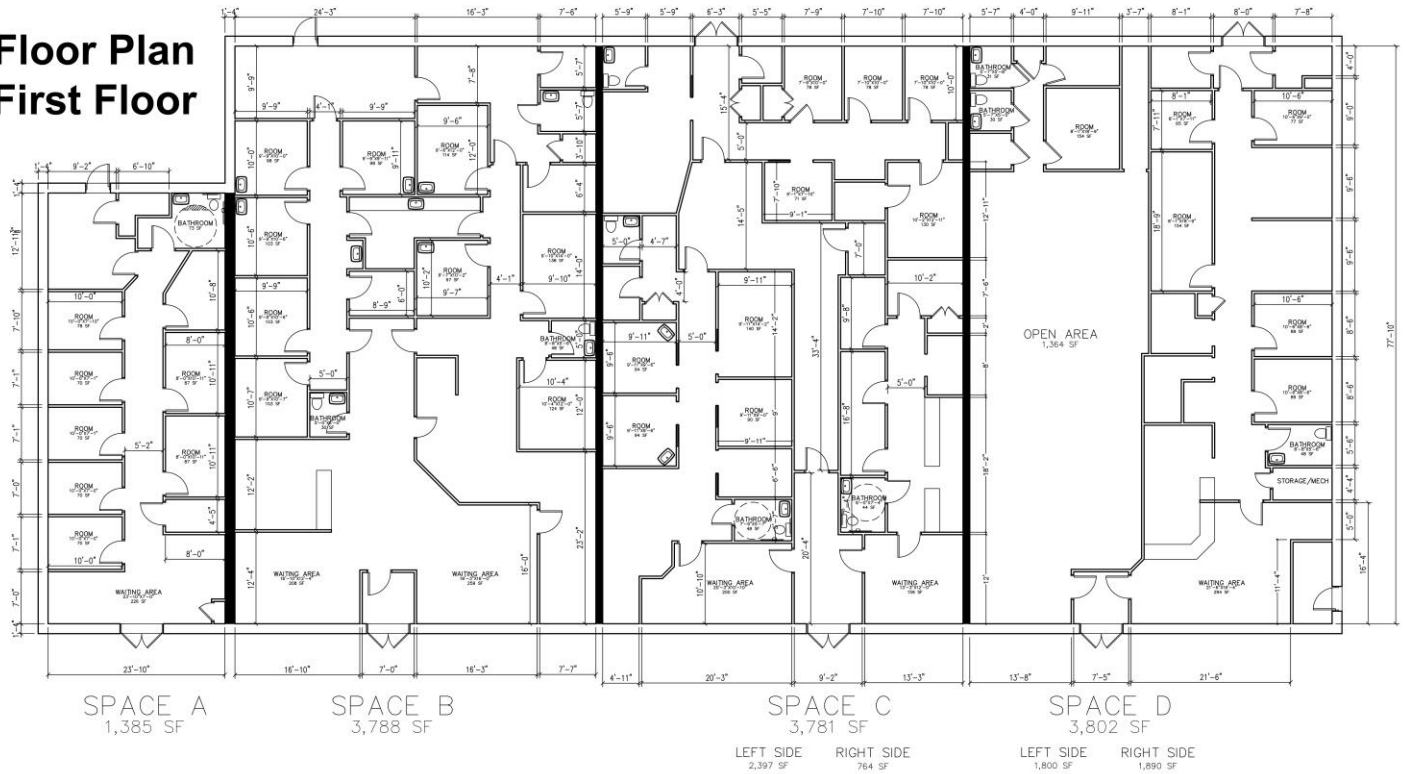
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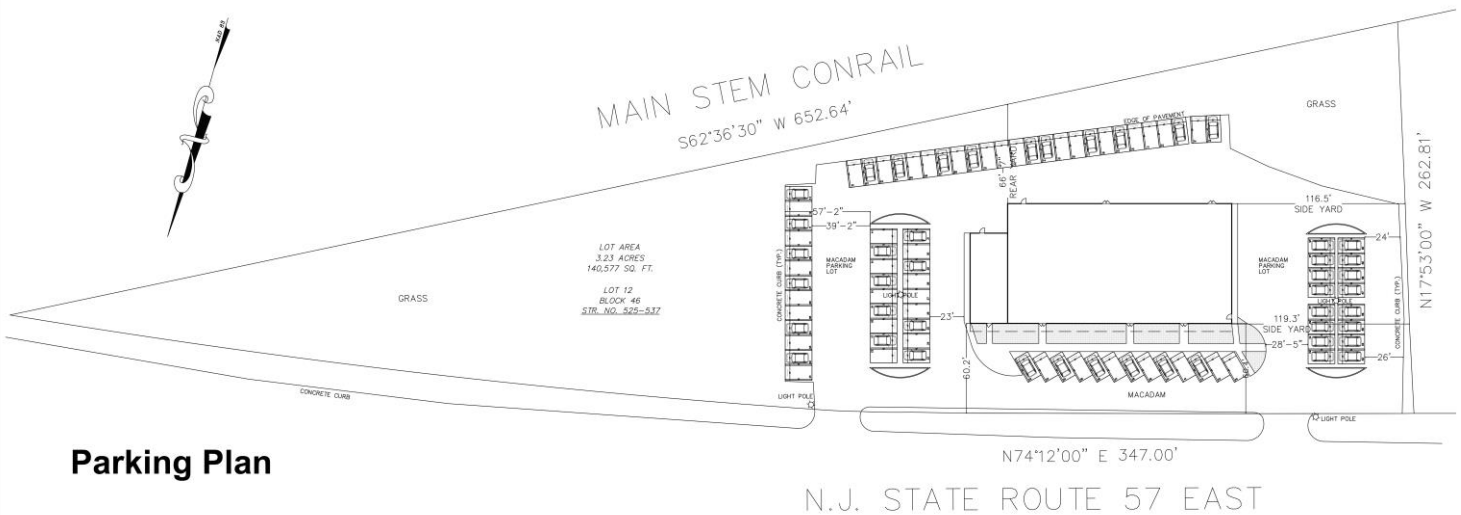
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## Floor Plan First Floor



## Parking Plan



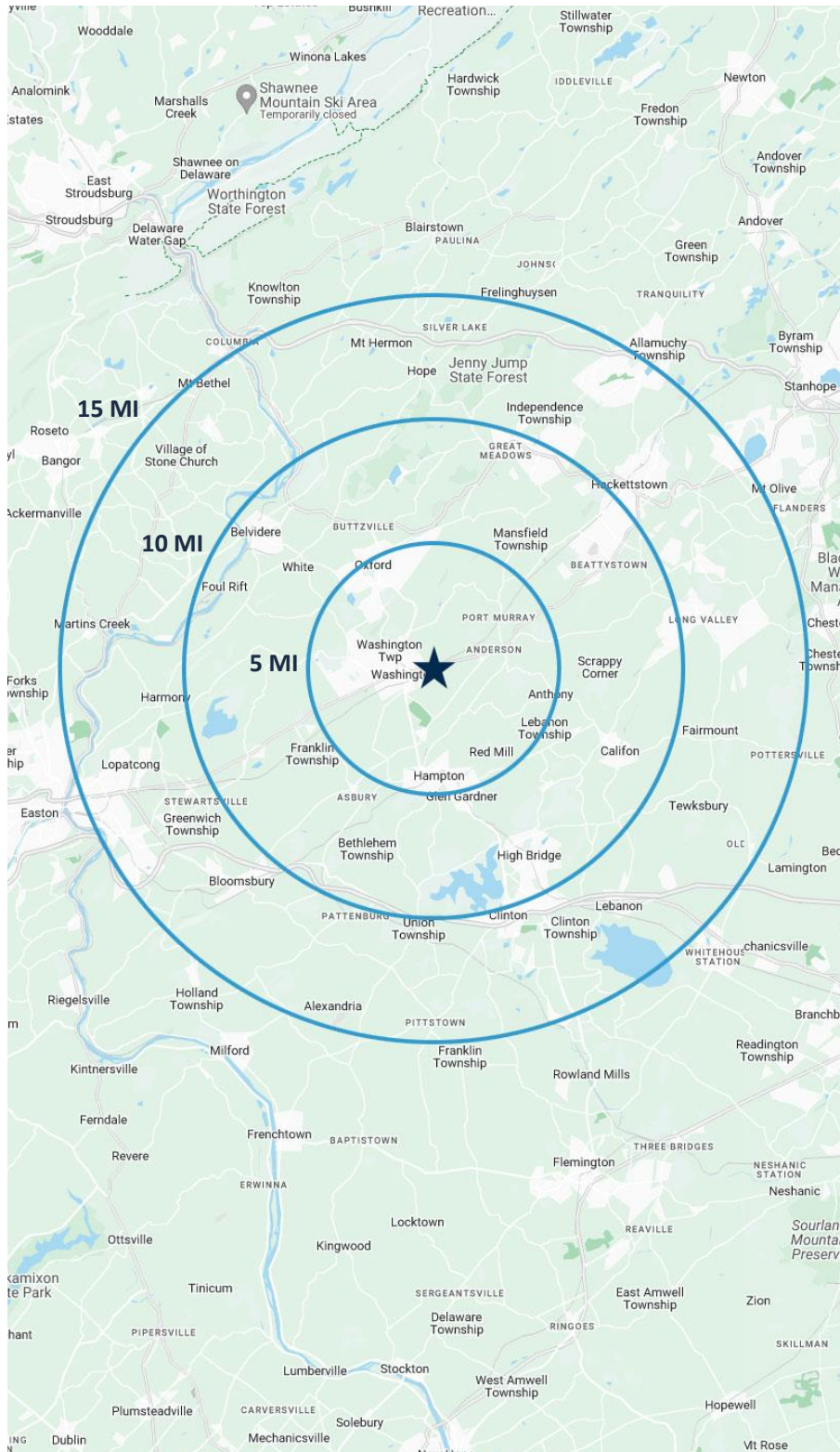
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### 5 MILES

- Total Population: 27,137
- Households: 11,052
- Median Household Income: \$102,526
- Average Household Size: 2.4
- Transportation to Work: 15,143
- Labor Force: 23,080

### 10 MILES

- Total Population: 104,079
- Households: 40,273
- Median Household Income: \$120,163
- Average Household Size: 2.5
- Transportation to Work: 55,422
- Labor Force: 88,737

### 15 MILES

- Total Population: 281,924
- Households: 108,332
- Median Household Income: \$121,677
- Average Household Size: 2.5
- Transportation to Work: 151,198
- Labor Force: 238,252

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**ACCESSIBILITY**

	1.0 MI Route 32
	6.7 MI Route 46
	17.7 MI I-78
	16.8 MI I-80
	24.6 MI I-287

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