



250 SCHOOLEYS MOUNTAIN ROAD WASHINGTON TOWNSHIP, NJ 07870

INQUIRE FOR INFORMATION

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PROPERTY DESCRIPTION

Own a piece of American history. This charming 1,600 SF retail building with a 700 SF basement is an original Colonial-era general store that has continuously served the community for over 250 years.

Currently home to the United States Postal Service, the building offers a stable, long-term tenant with a 5-year lease in place. Rich in character and heritage, this iconic structure blends historic charm with consistent rental income—making it a rare opportunity for investors or legacy property buyers.

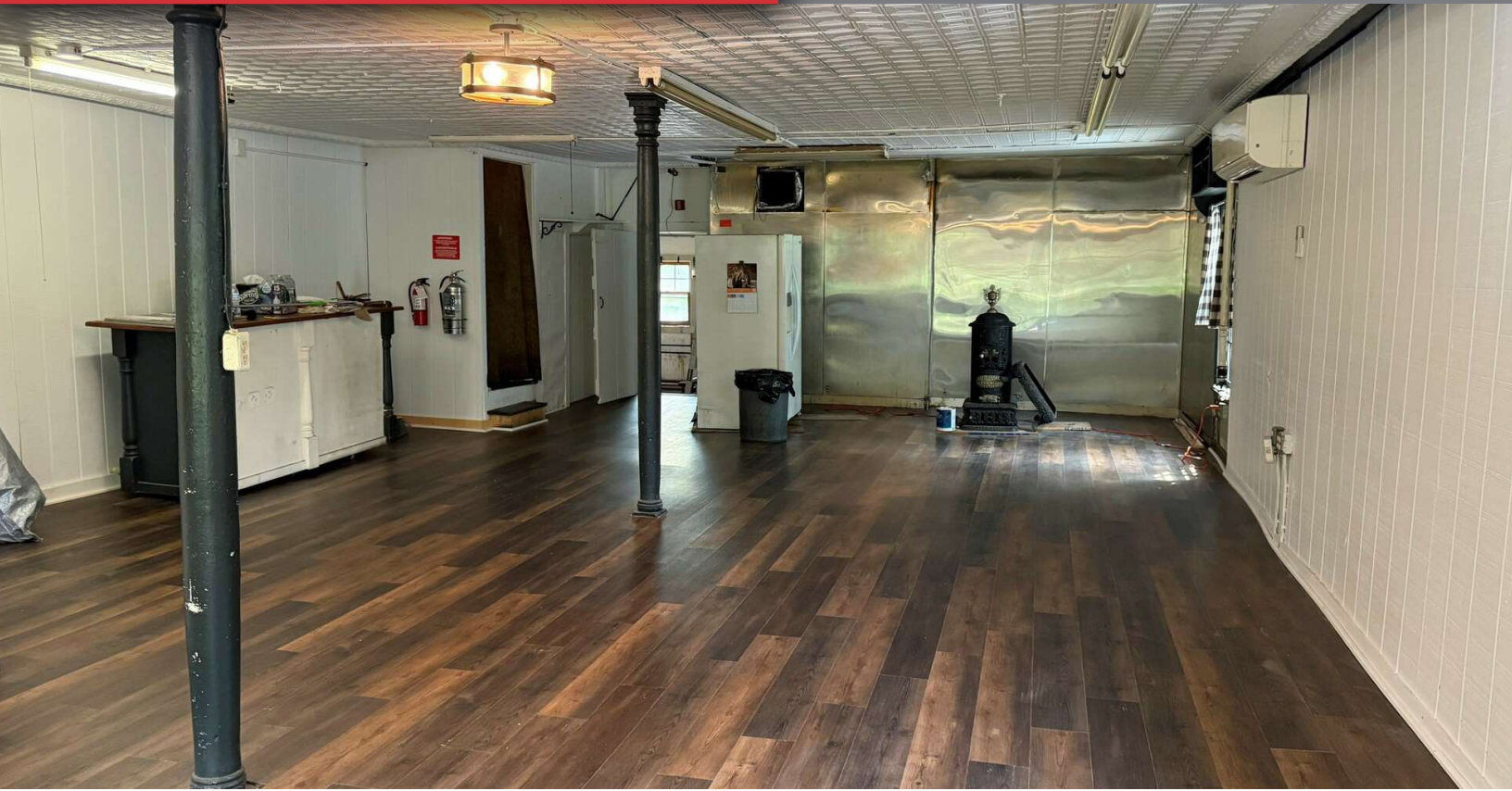
| OFFERING SUMMARY | |
|------------------|---------------------|
| Sale Price: | Inquire for Pricing |
| Building Size: | 1,600 SF |

PROPERTY HIGHLIGHTS

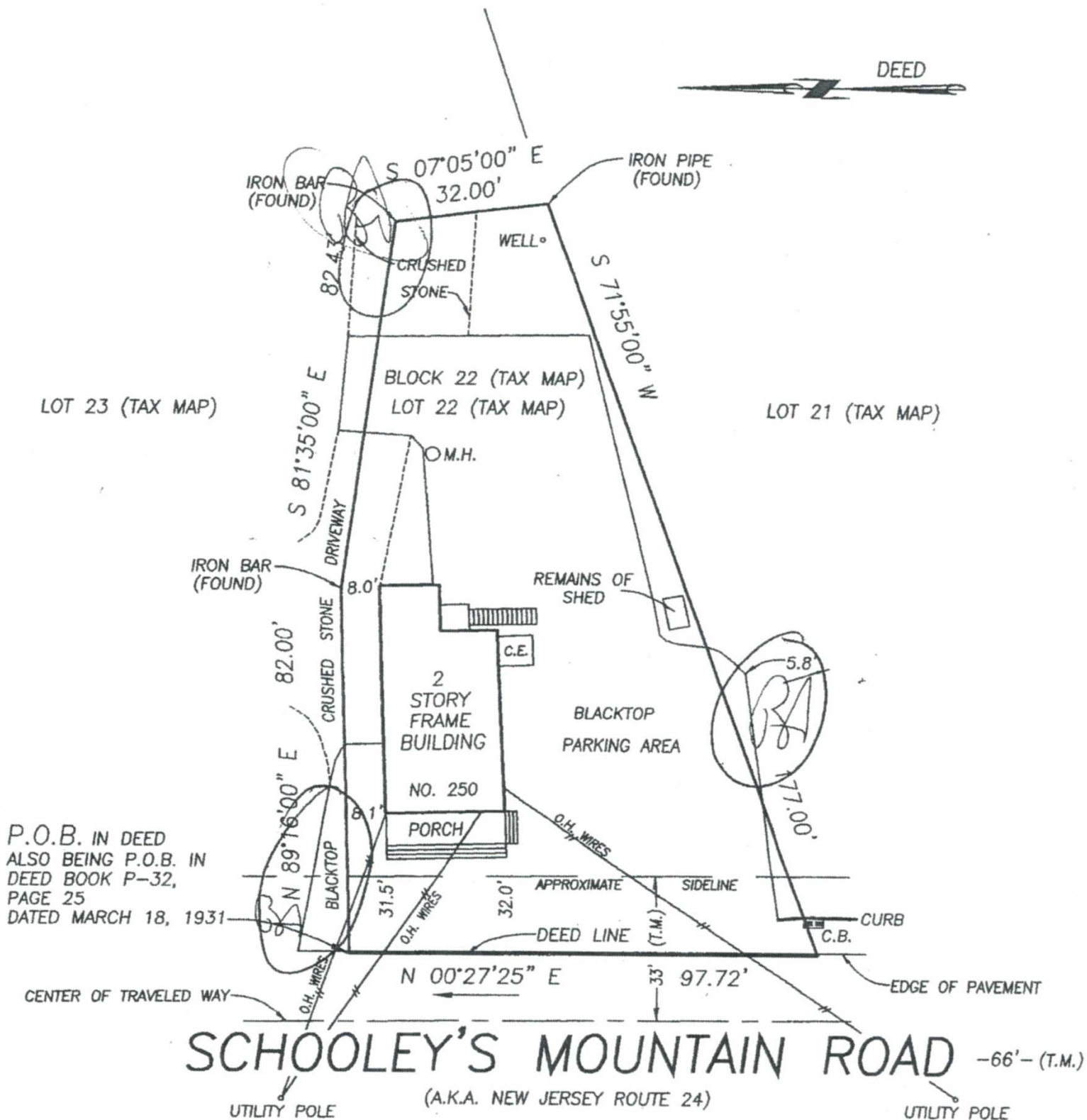
- ±1,600 SF retail building with ±700 SF basement
- Long-standing tenant is USPS with a 5-year lease in place
- Iconic historic site has been operating since the Colonial era
- Excellent visibility on a busy connector road
- Traffic averages 10,575 vehicles per day on Schooley's Mountain Rd and 11,993 vehicles per day on Schooley's Mountain and Pleasant Grove Rd
- Ample parking
- Frequent daily foot traffic from USPS customers
- Situated in a charming, walkable area
- Strong community presence and neighborhood recognition
- Close to major routes (Rt. 46 & Rt. 206) for regional access
- Ideal investment for passive income with historical appeal

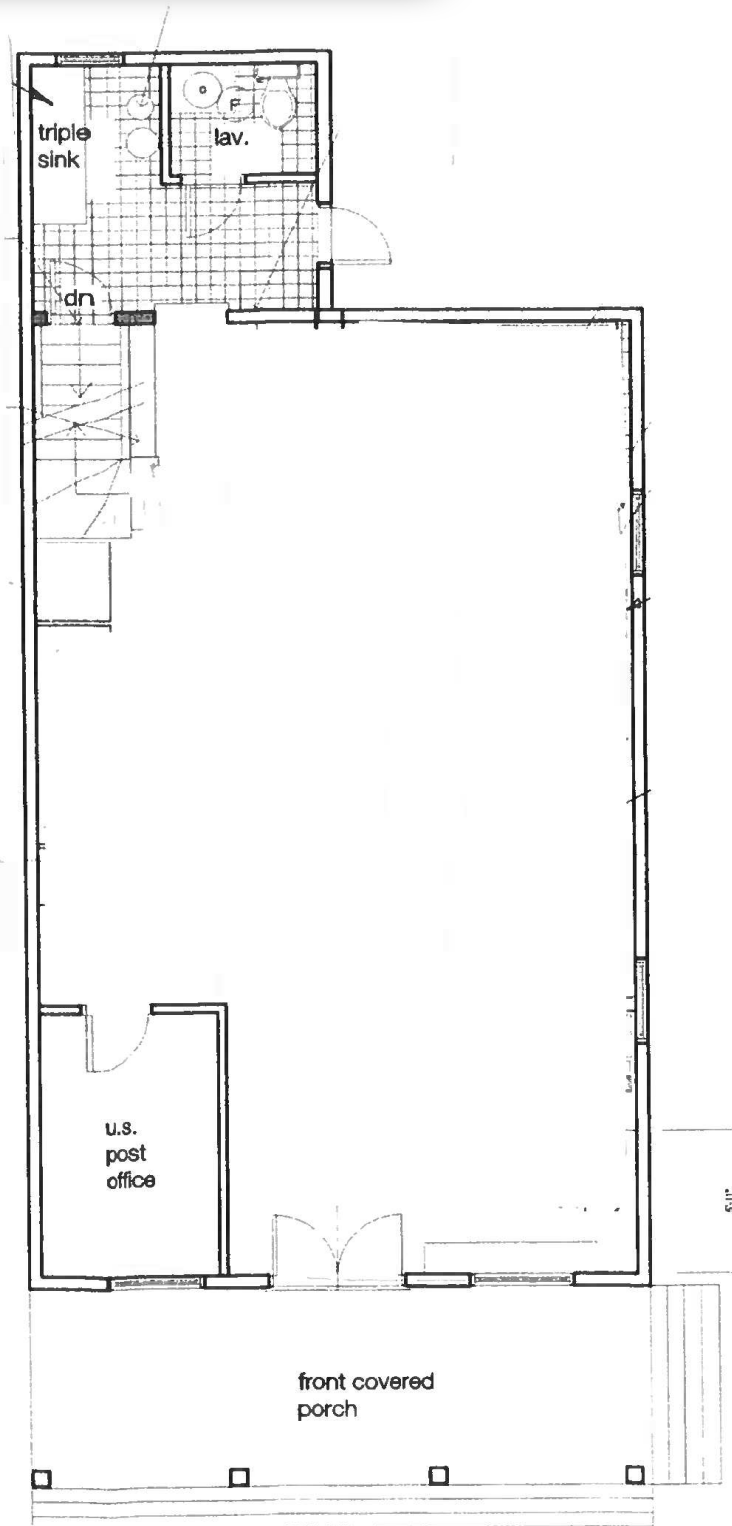
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PROPERTY PHOTOS

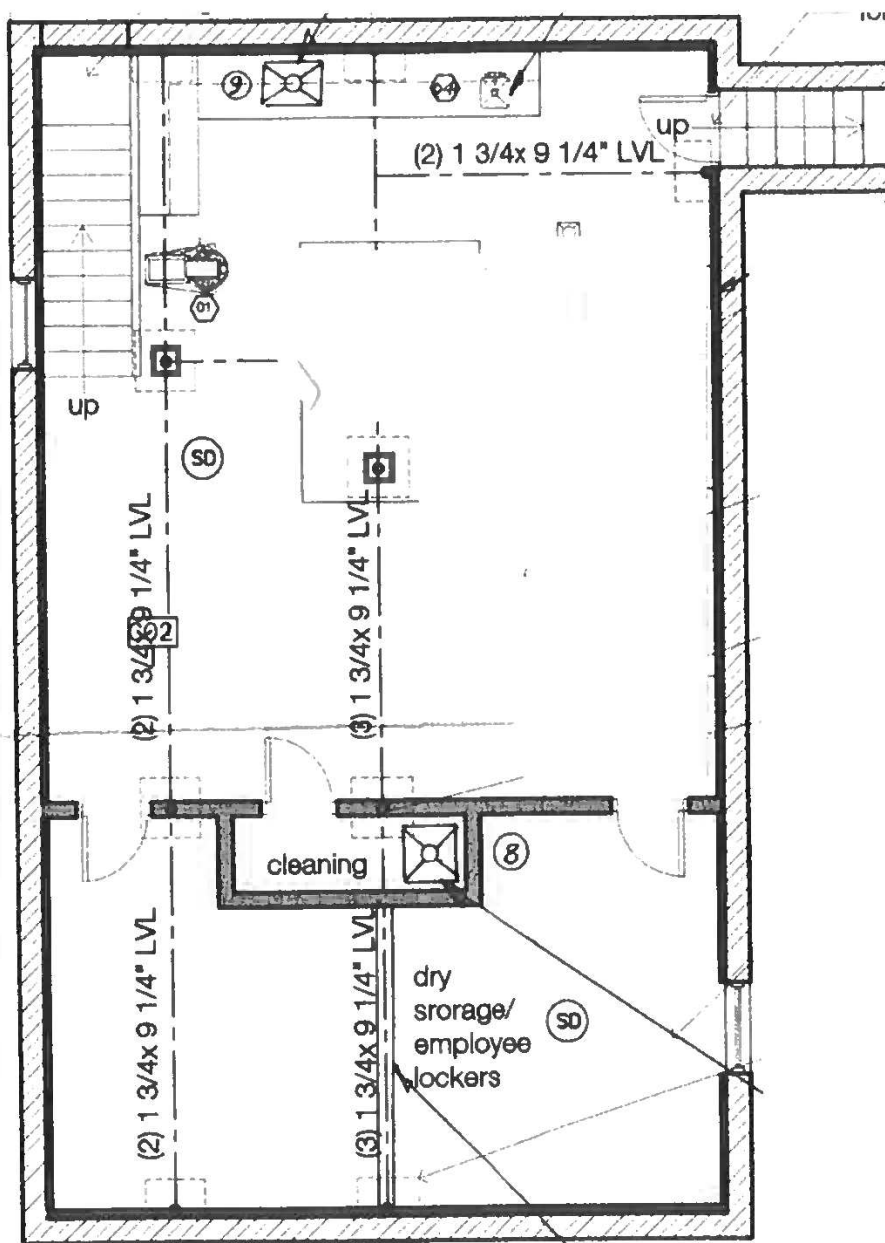


TAX MAP: BLOCK 22, LOT 22

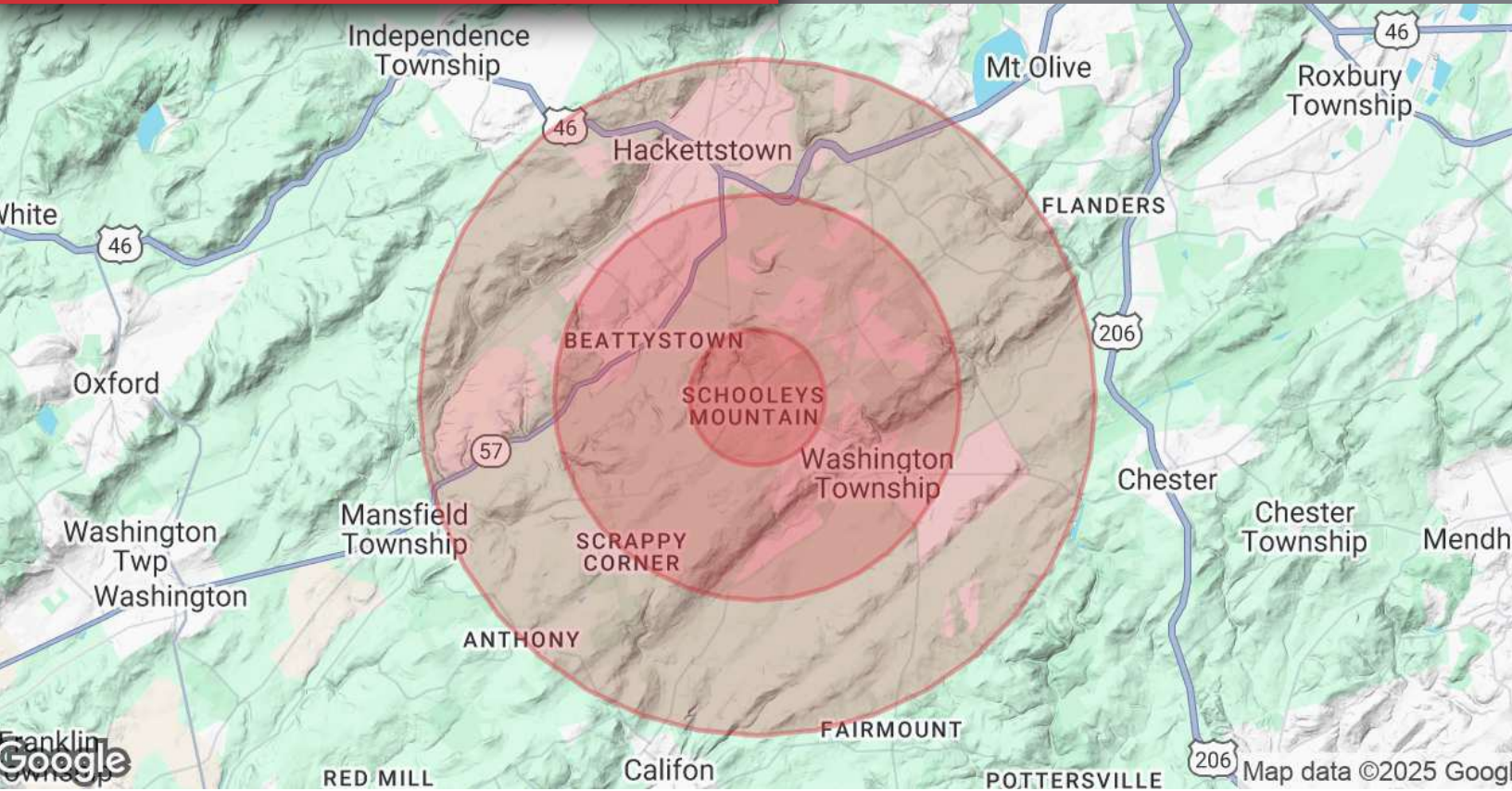




1 Ground Level Plan
SCALE: 1/4" = 1'0"



2 Cellar Level Plan
SCALE: 1/4" = 1'0"



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,356 | 16,847 | 46,427 |
| Average Age | 45 | 43 | 42 |
| Average Age (Male) | 43 | 42 | 41 |
| Average Age (Female) | 47 | 44 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 462 | 6,291 | 17,359 |
| # of Persons per HH | 2.9 | 2.7 | 2.7 |
| Average HH Income | \$218,068 | \$180,929 | \$164,660 |
| Average House Value | \$649,784 | \$575,472 | \$530,532 |

Demographics data derived from AlphaMap