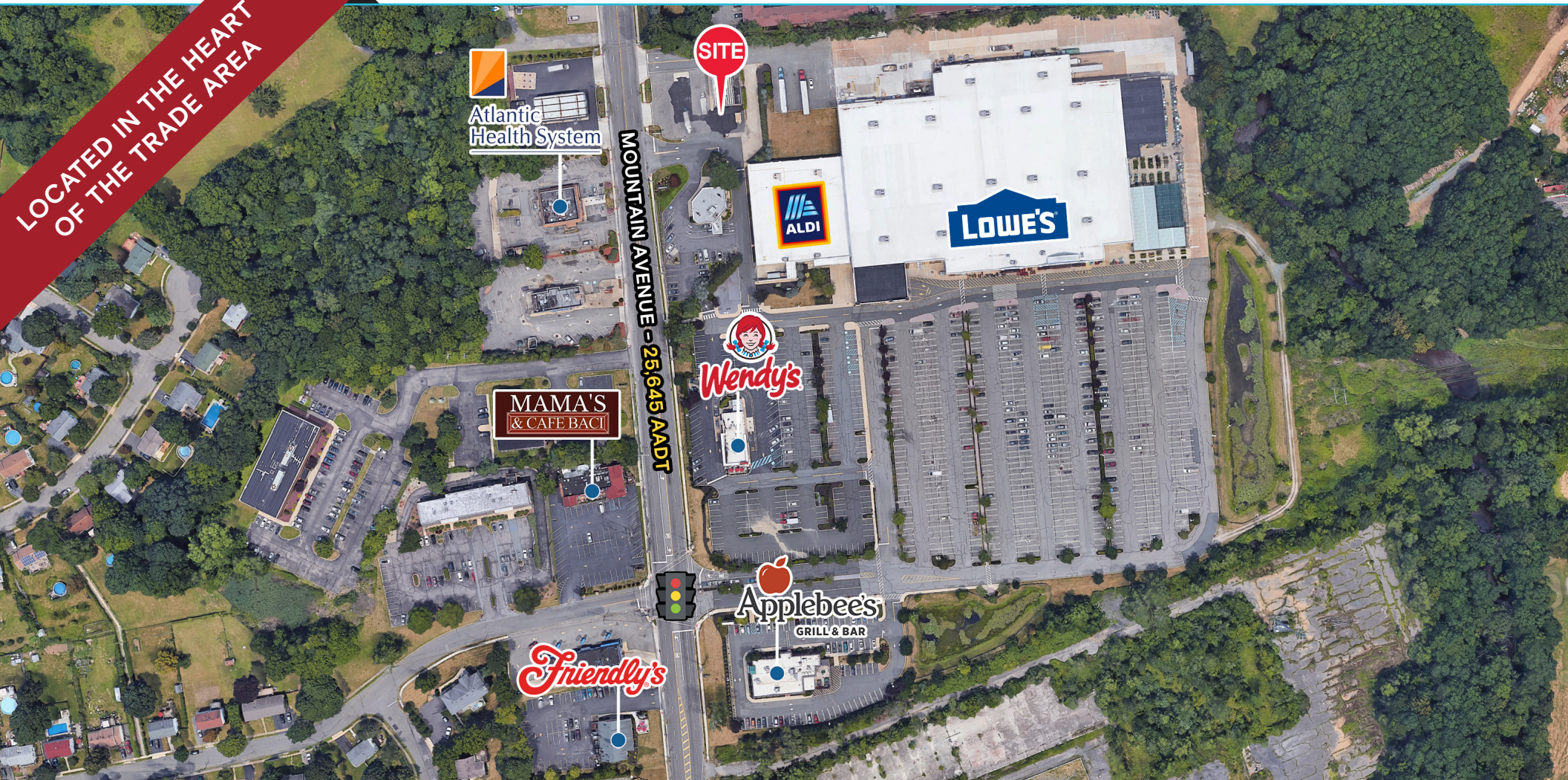


RETAIL SPACE FOR LEASE

PAD SITE AVAILABLE

215 Mountain Avenue | Hackettstown NJ, 07840

LOCATED IN THE HEART
OF THE TRADE AREA



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Property Overview

HIGHLIGHTS

- Site is approximately 1/3 of an acre
- Great visibility and access from Mountain Avenue
- Ample Parking
- Neighboring Retailers:



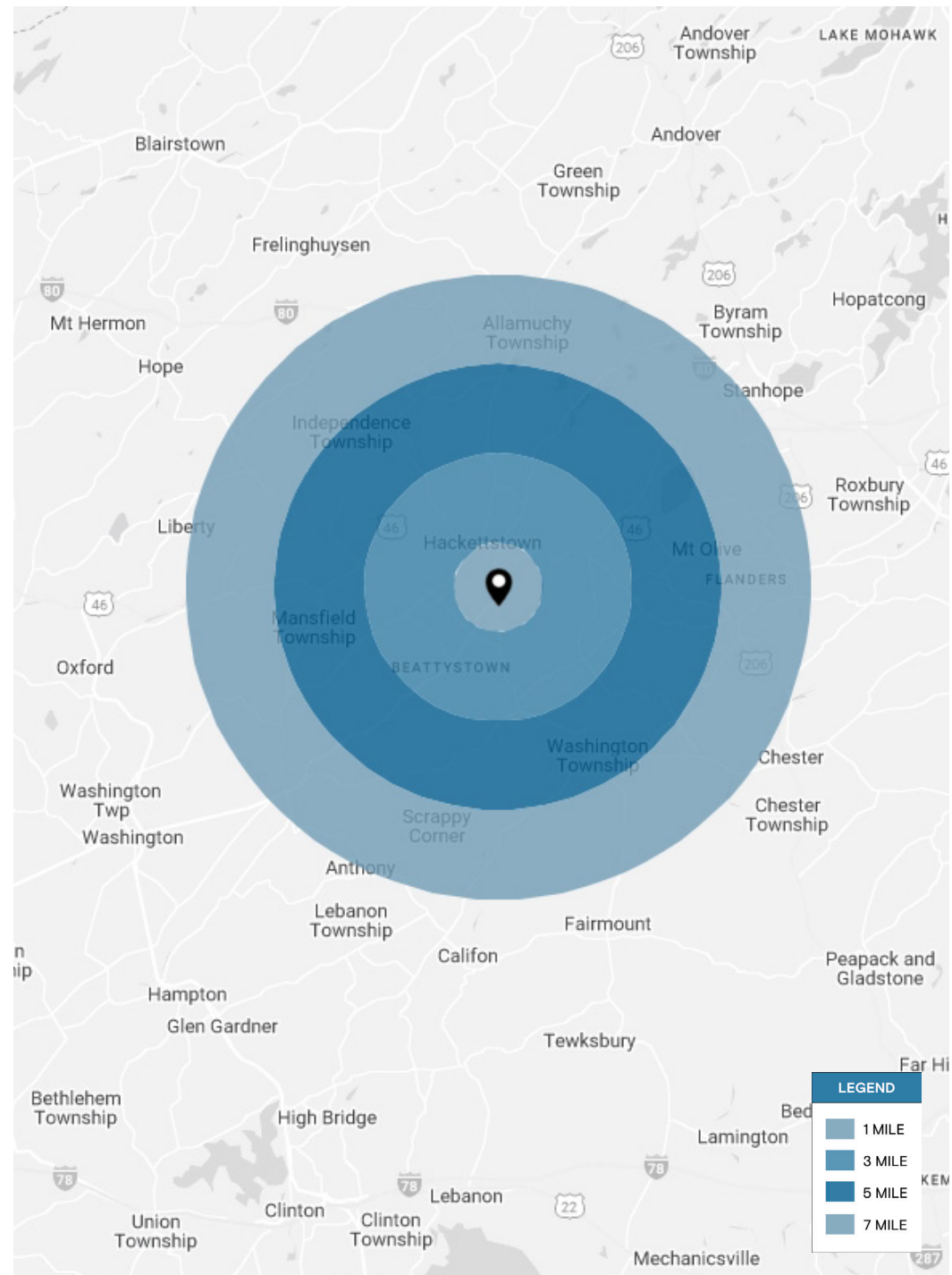
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	8,816	29,366	53,646	80,140
HOUSEHOLDS	3,303	10,952	19,871	29,728
DAYTIME EMPLOYEES	7,238	24,135	44,113	66,052
AVERAGE HH INCOME	\$100,890	\$118,654	\$121,805	\$131,834

TRAFFIC COUNTS

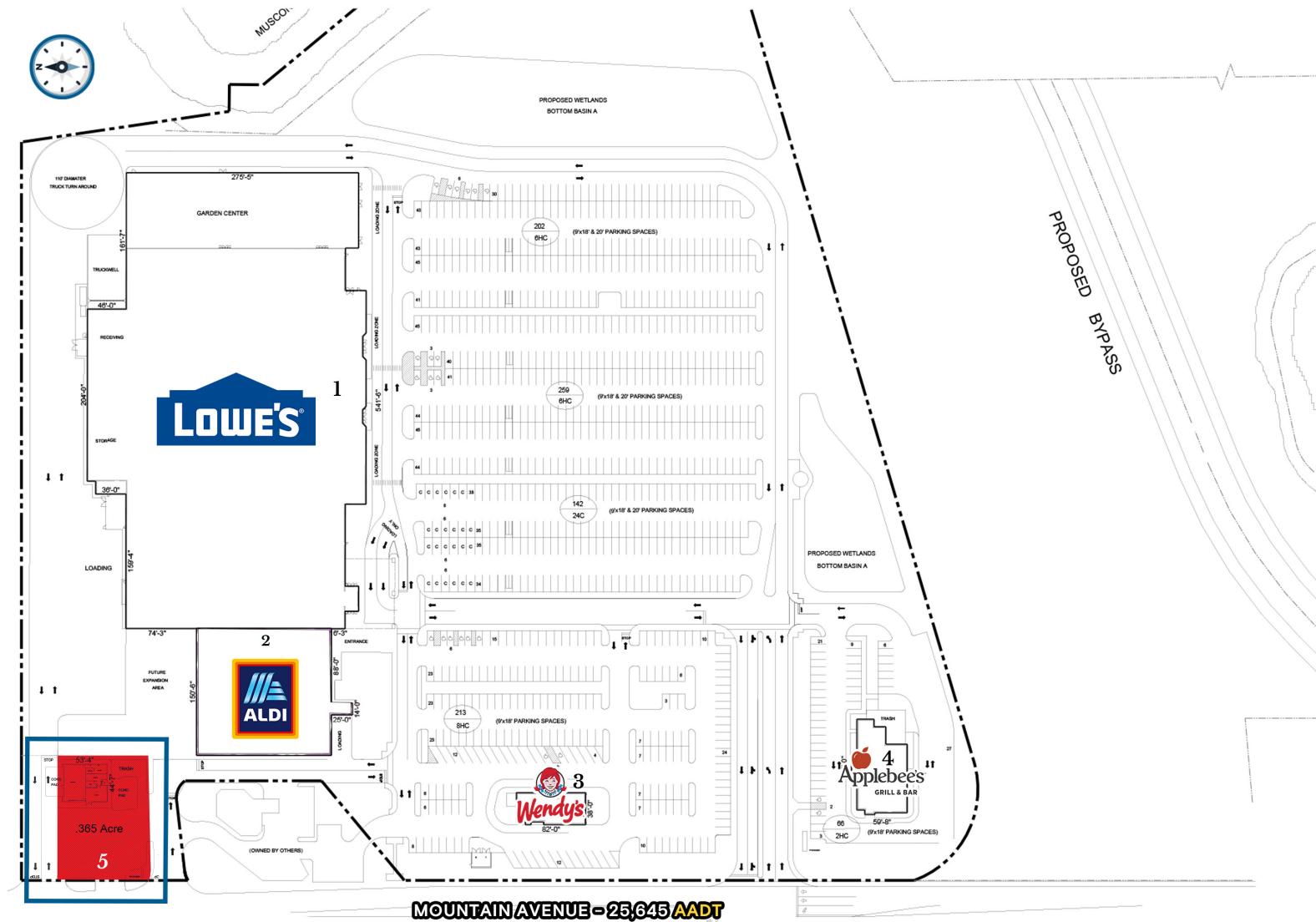
MOUNTAIN AVE – RT. 182

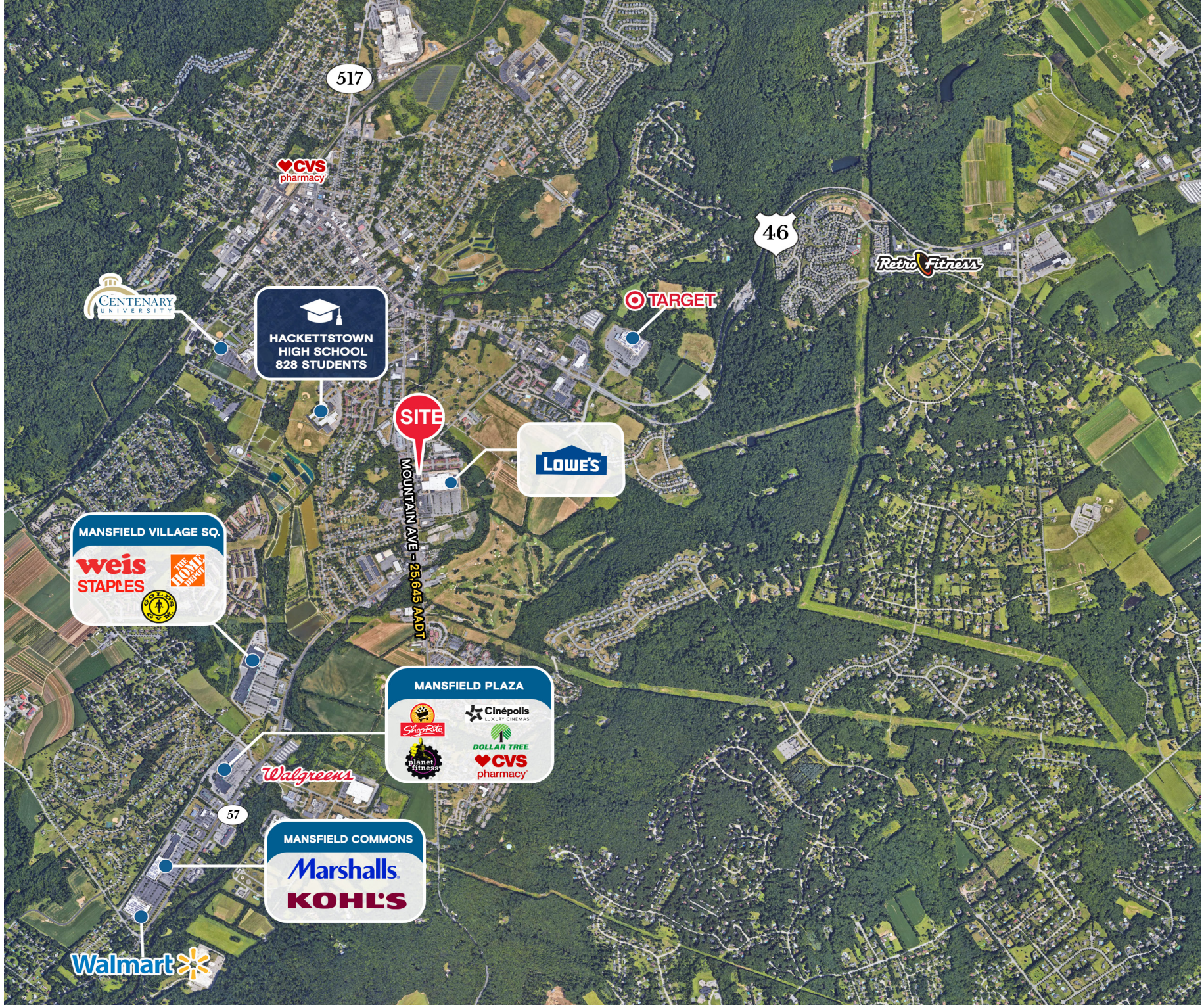
25,645 AADT



Tenant Roster

- 1 Lowes
- 2 Aldi (Opening Soon)
- 3 Wendy's
- 4 Applebees
- 5 .365 Acres Available







Contact Agent

Amy Staats
VICE PRESIDENT
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201.731.8494



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katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.12.25