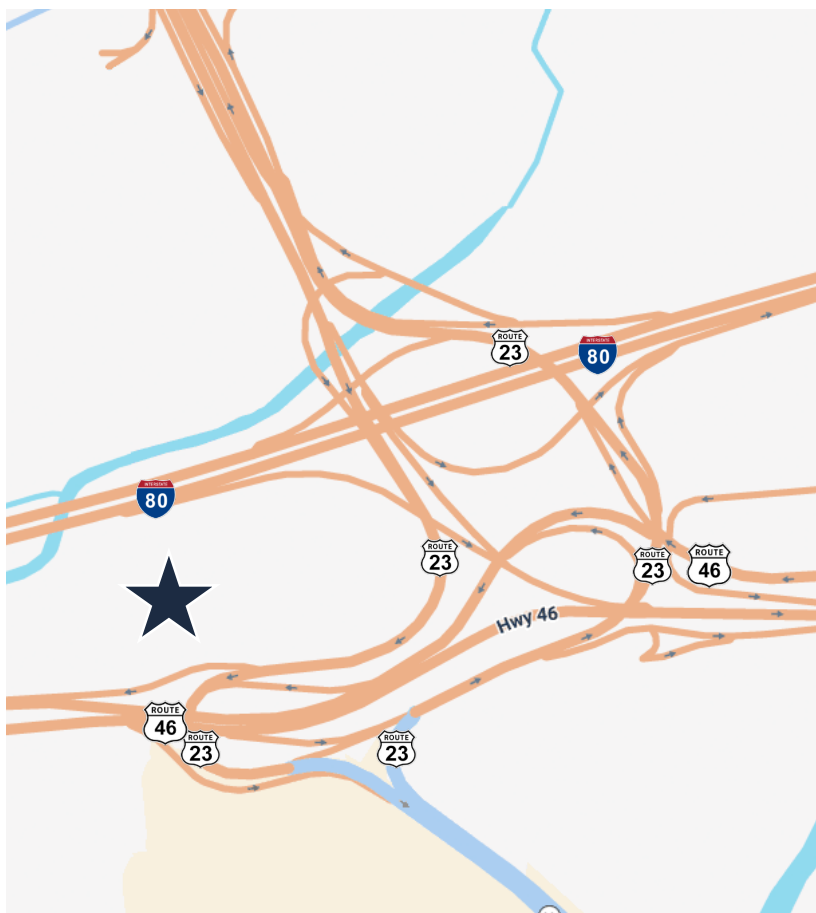




Specifications

±10.79 AC
Block 300, Lot 6.02 at ±3.12 AC
Block 300, Lot 6.03 at ±7.59 AC
TOTAL LOT SIZE

Daily Traffic at 104,256 on I-80 and
59,440 on Route 46
TRAFFIC COUNT

Retail Services/Establishments
Professional Offices
Car Washes and Car Dealers
Elderly Housing (Nursing, Assisted, Etc.)
Indoor Recreation
PERMITTED USES INCLUDED BUT NOT LIMITED TO

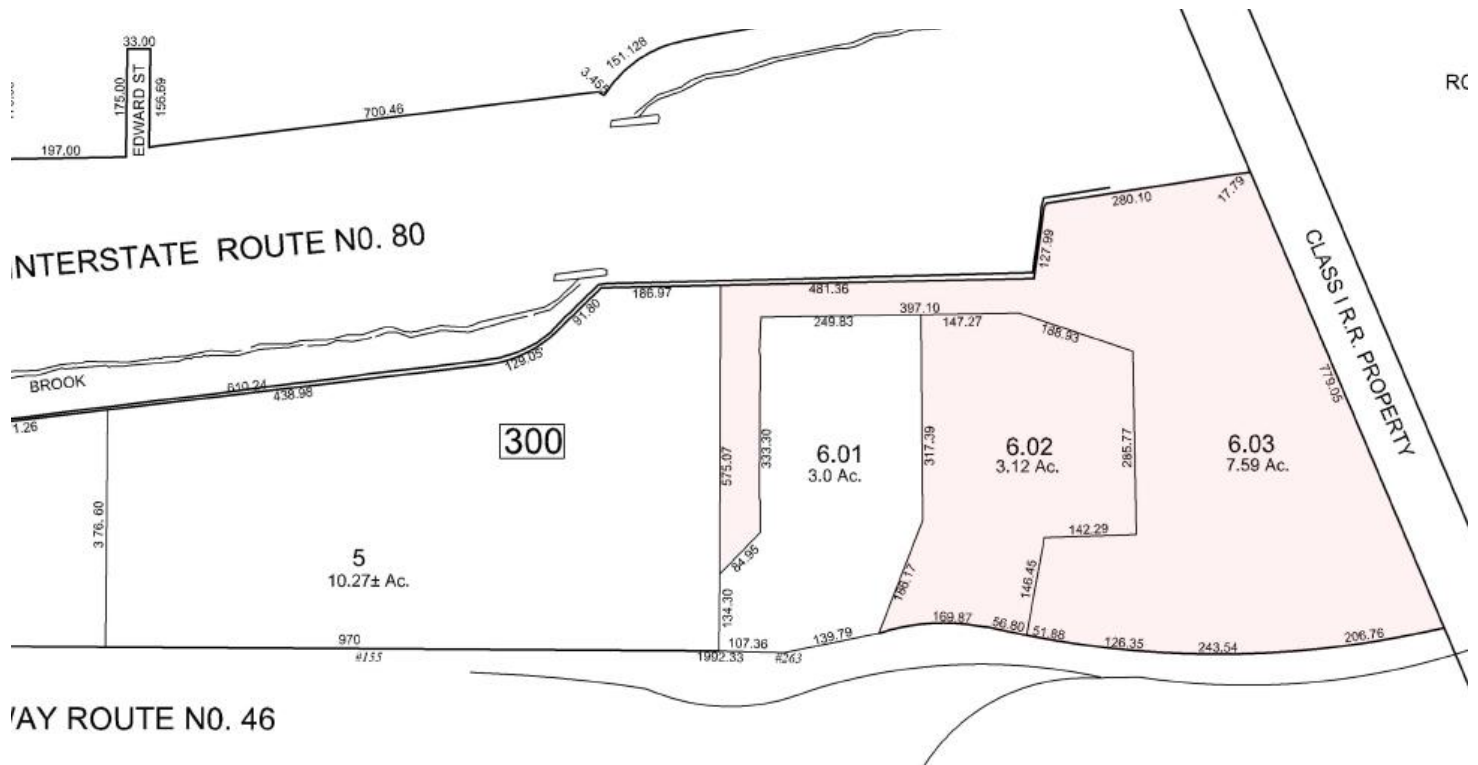
HC
ZONING

Highway Frontage on Route 46 and
Route 23 Extension
Visible from I-80
Accessible from Route 46
Across from Willowbrook Mall
COMMENTS

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please contact the exclusive brokers:

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Executive Director
973.379.6644 x 147
SGSavastano@blauberg.com

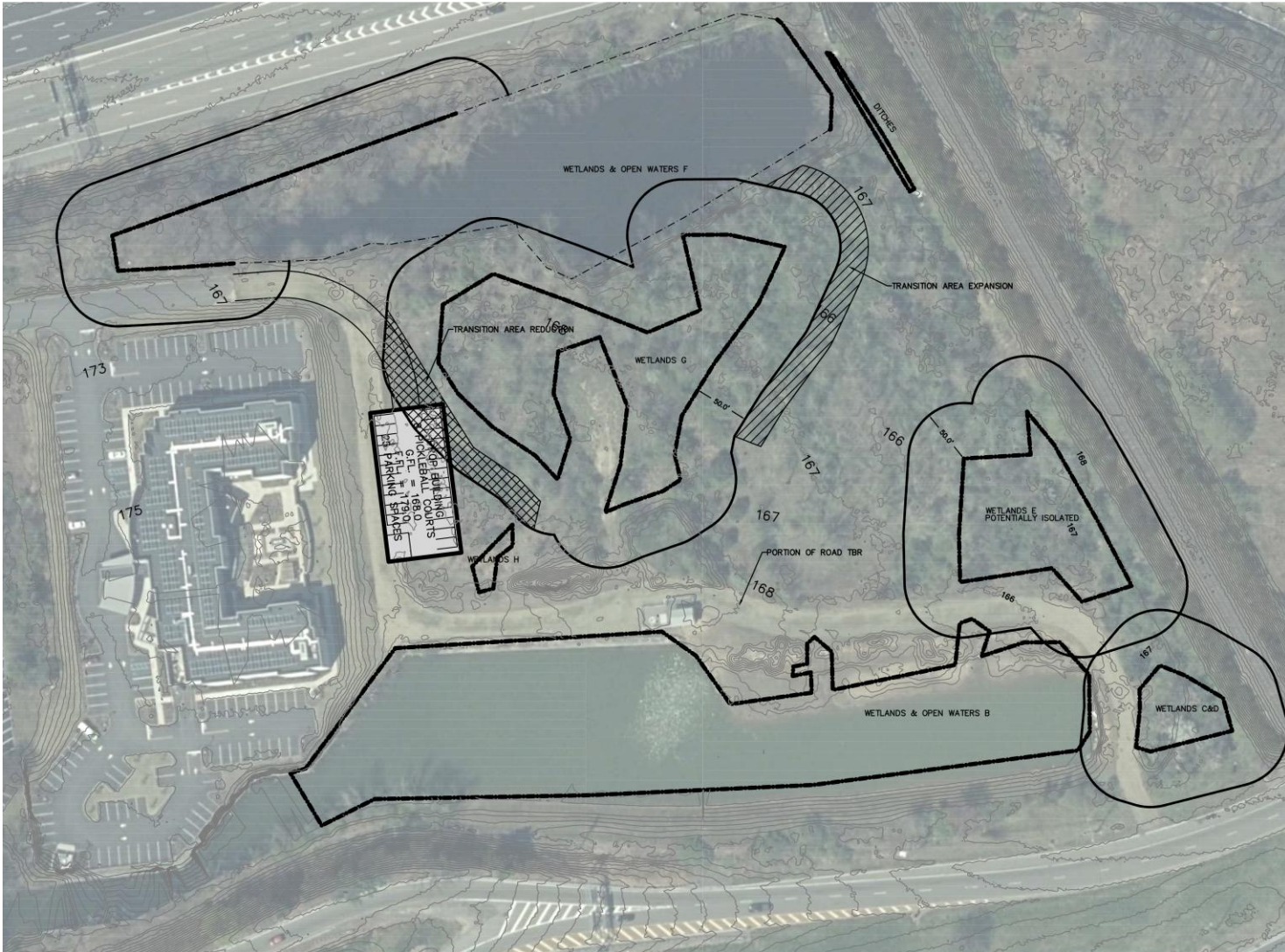
Nicholas A. Savastano
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WETLANDS MAP

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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



5 MILES

- Total Population: 278,601
- Households: 98,160
- Median Household Income: \$129,988
- Average Household Size: 2.7
- Transportation to Work: 140,953
- Labor Force: 224,113

10 MILES

- Total Population: 1.43M
- Households: 520,444
- Median Household Income: \$120,307
- Average Household Size: 2.7
- Transportation to Work: 741,435
- Labor Force: 1.15M

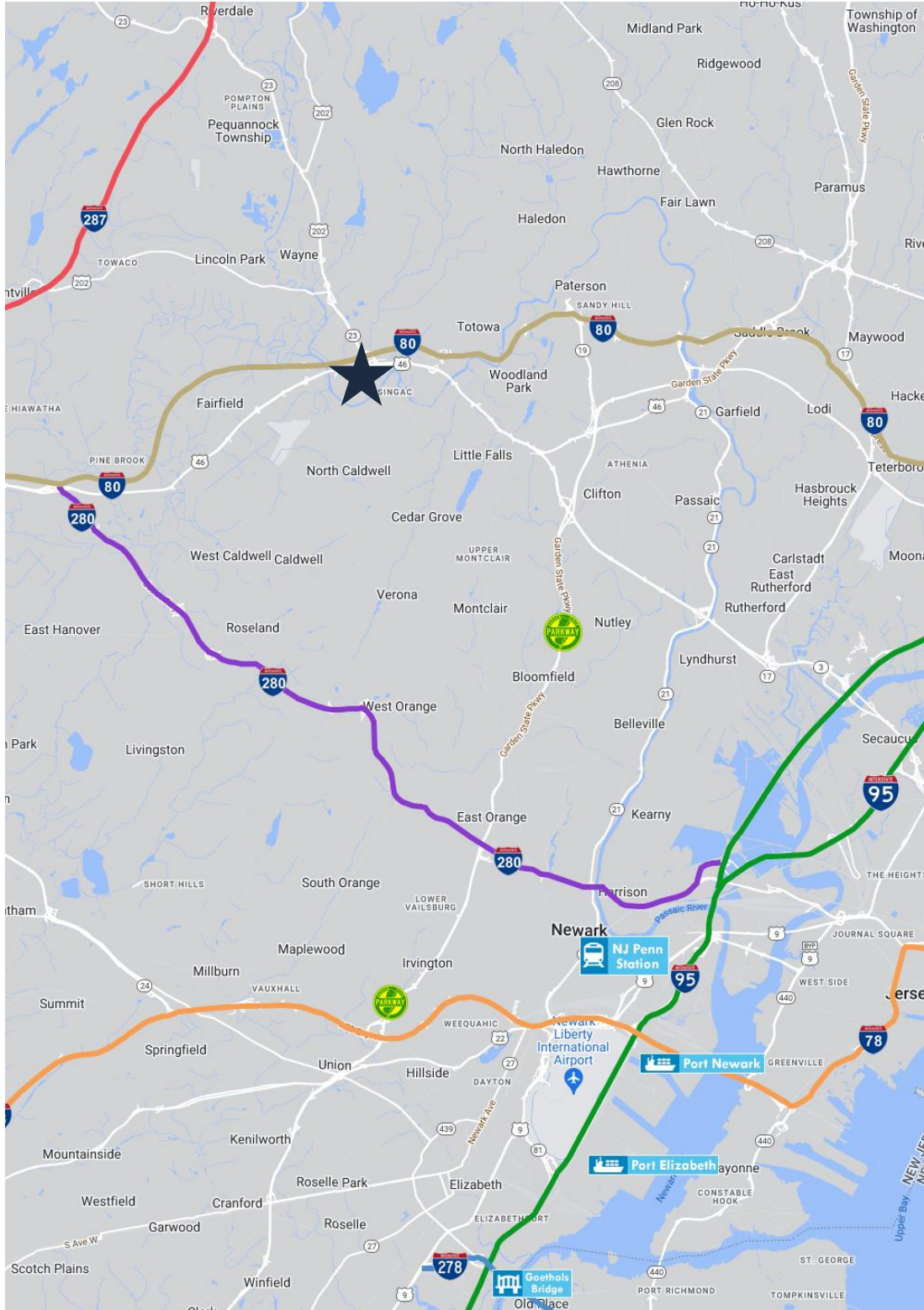
15 MILES

- Total Population: 3.01M
- Households: 1.1M
- Median Household Income: \$118,175
- Average Household Size: 2.7
- Transportation to Work: 1.56M
- Labor Force: 2.44M

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ACCESSIBILITY



1.6 MI
I-80



1.9 MI
Route 23



5.3 MI
Route 3



6.7 MI
GSP Exit 153



9.8 MI
I-287

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