

BUDD LAKE, NJ

Route 46 Redevelopment Site

118 Route 46

*redevelopment site
for sale or lease*

**2,600 sf Building On
0.42 Acre Of Land**

Prime Retail Site

**Traffic Light Corner Of
Route 46 & Woodland
Avenue**

**Over 70,000 Daily
Car Count**

**Convenient Access To
I-80 And Route 206**



**Available
Immediately**

Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	26,621	72,141	129,091
Daytime Pop.	9,511	23,259	42,048
Households	10,307	26,801	48,541
Avg. HH. Income	\$83,590	\$93,418	\$93,385

Neighboring Tenants

Chili's	Bed, Bath & Beyond
TJ Maxx	Wachovia Bank
Wal-Mart	Sam's Club
Applebee's	Michaels
Lowe's Home Improvement	Staples

Exclusive Brokers

Matt Flath

201.703.9700 ext. 19
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Chuck Lanyard

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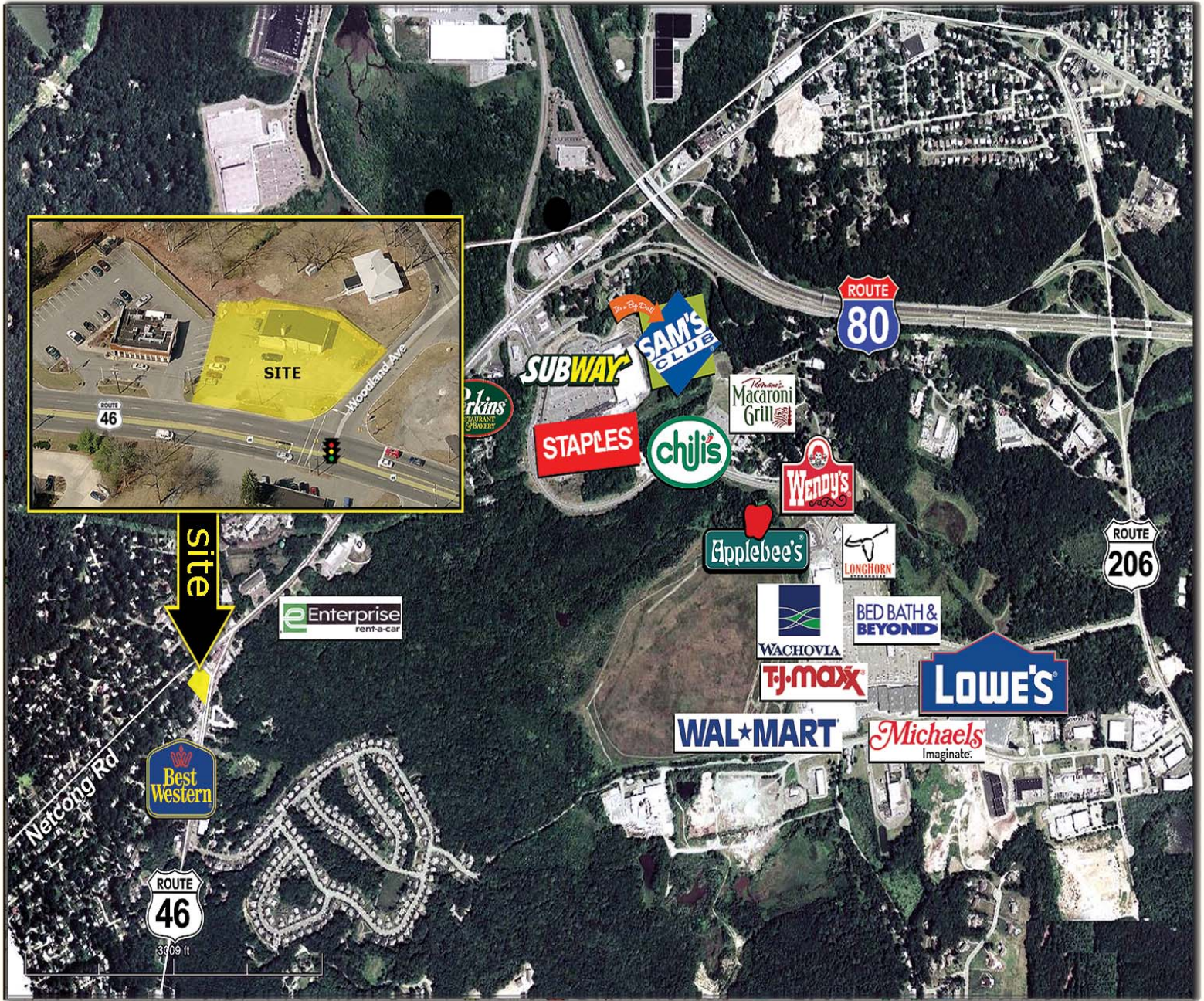


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 **THE GOLDSTEIN GROUP**