

# BUTLER, NJ

## Route 23 Development Site

### 1441 Route 23 South

**6.0 acres**  
for ground lease

**Prime Retail Site**

**Over 245' Of Route 23 Frontage**

**Excellent Access & Visibility**

**Over 75,000 Daily Car Count**

**Convenient Access To I-287**



### Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	7,229	27,209	74,210
Daytime Pop.	3,569	11,446	27,164
Households	2,867	10,153	26,800
Avg HH. Income	\$94,643	\$109,086	\$112,806

### Neighboring Tenants

KFC	Lowe's Home Improvement
Midas	Bed, Bath & Beyond
Wal-Mart	Firestone
Home Depot	Staples
Advance Auto Parts	Sears

### Exclusive Brokers

**Lew Finkelstein**

201.703.9700 ext. 22  
lfinkelstein@thegoldsteingroup.com

**CJ Huter**

201.703.9700 ext. 18  
cjhuter@thegoldsteingroup.com

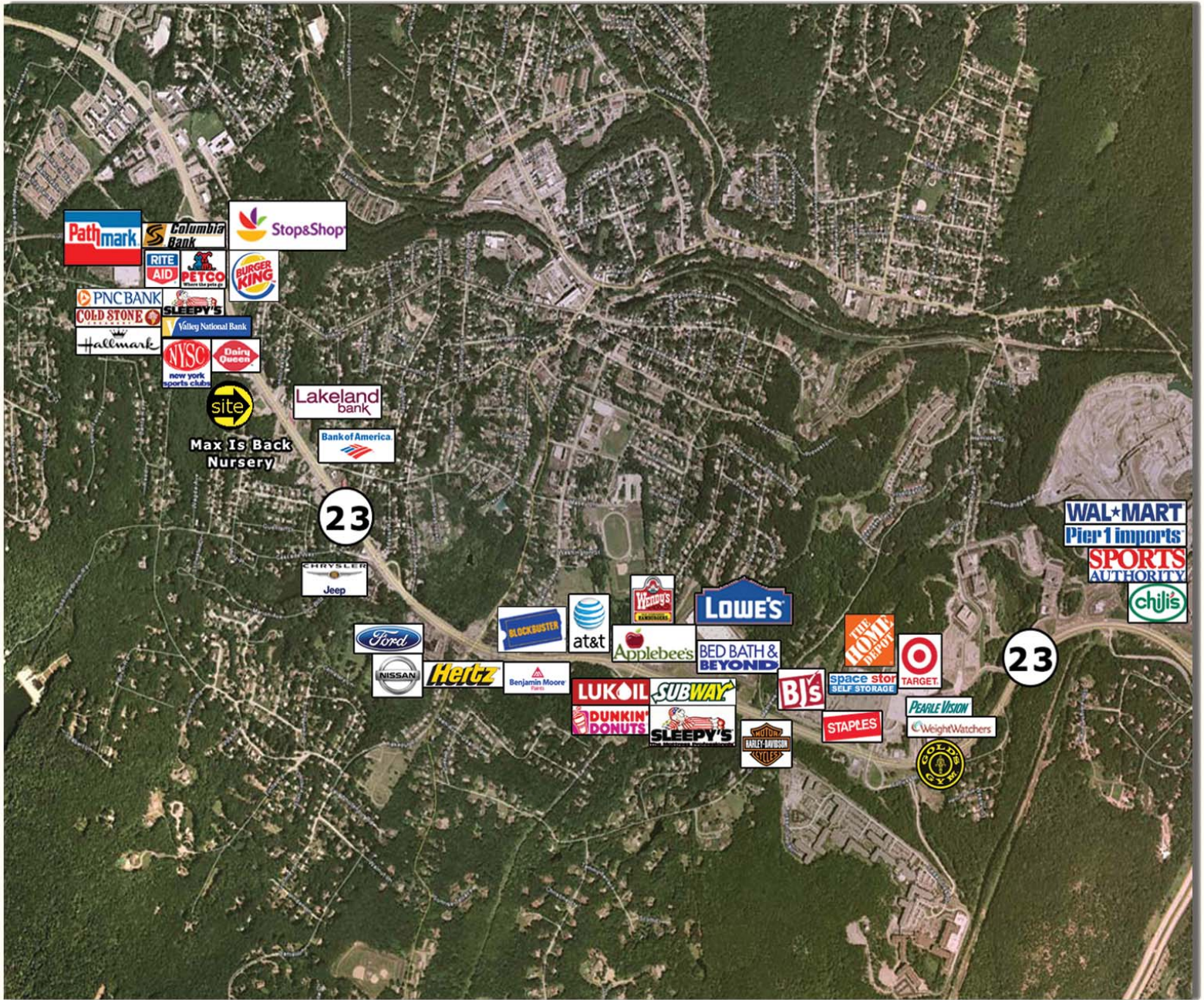


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