

**ROCKAWAY, NJ - FREESTANDING BUILDING**

202 US HIGHWAY 46, ROCKAWAY, NJ 07866



**OFFERING SUMMARY**

Sale Price: Negotiable  
Building Size: 600 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Available Immediately: 600 SF service station for sale on .473 acres in Rockaway NJ

**PROPERTY HIGHLIGHTS**

- Available Immediately
- Land Area: .473 Acres
- Building Size: 600 SF Freestanding Building
- Existing Shell Gas Station
- Keep as Gas Station or Redevelopment Site
- Signalized Intersection
- Excellent Highway Exposure & Access

FOR MORE INFORMATION CONTACT:

**LEW FINKELSTEIN**  
201.703.9700 x122  
lfinkelstein@thegoldsteingroup.com

**CJ HUTER**  
201.703.9700 x118  
cjhuter@thegoldsteingroup.com



THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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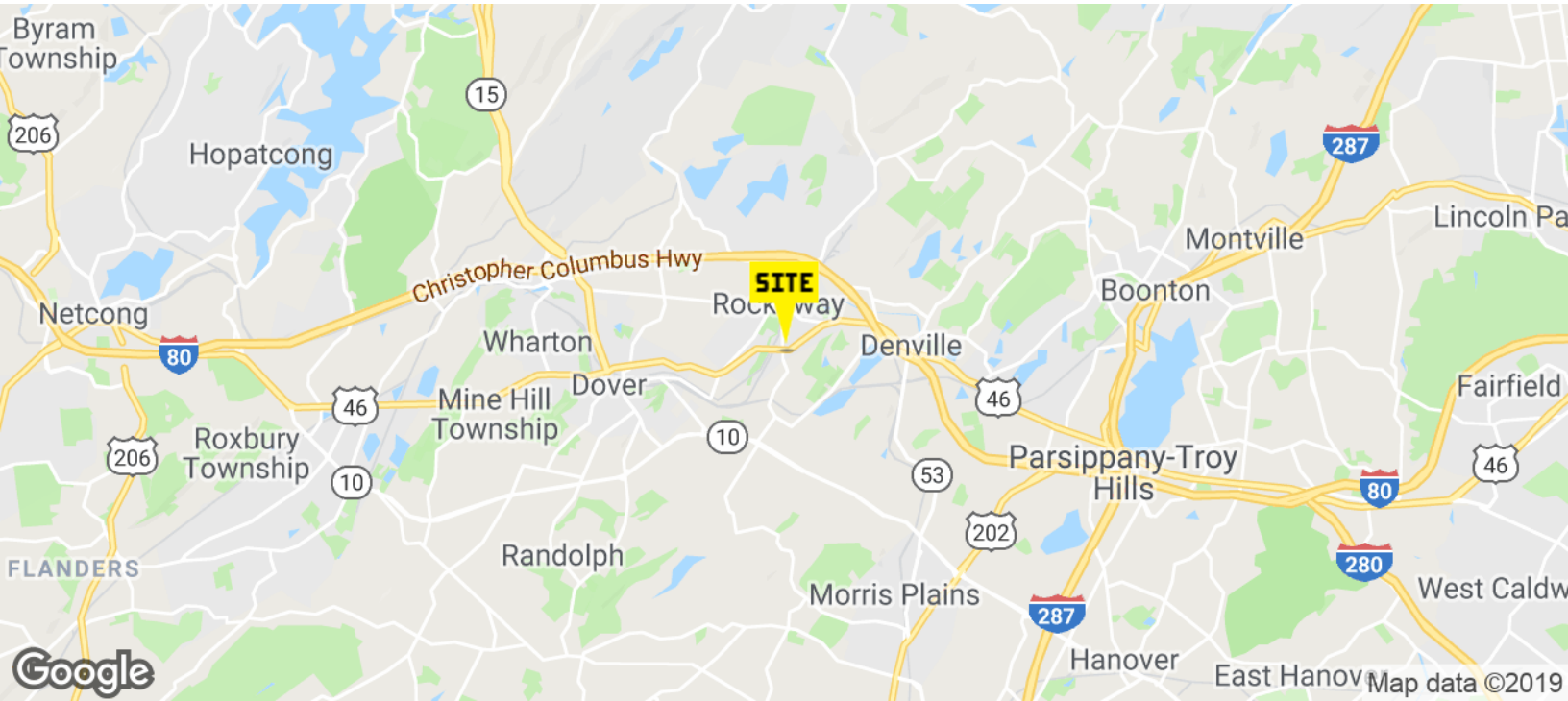
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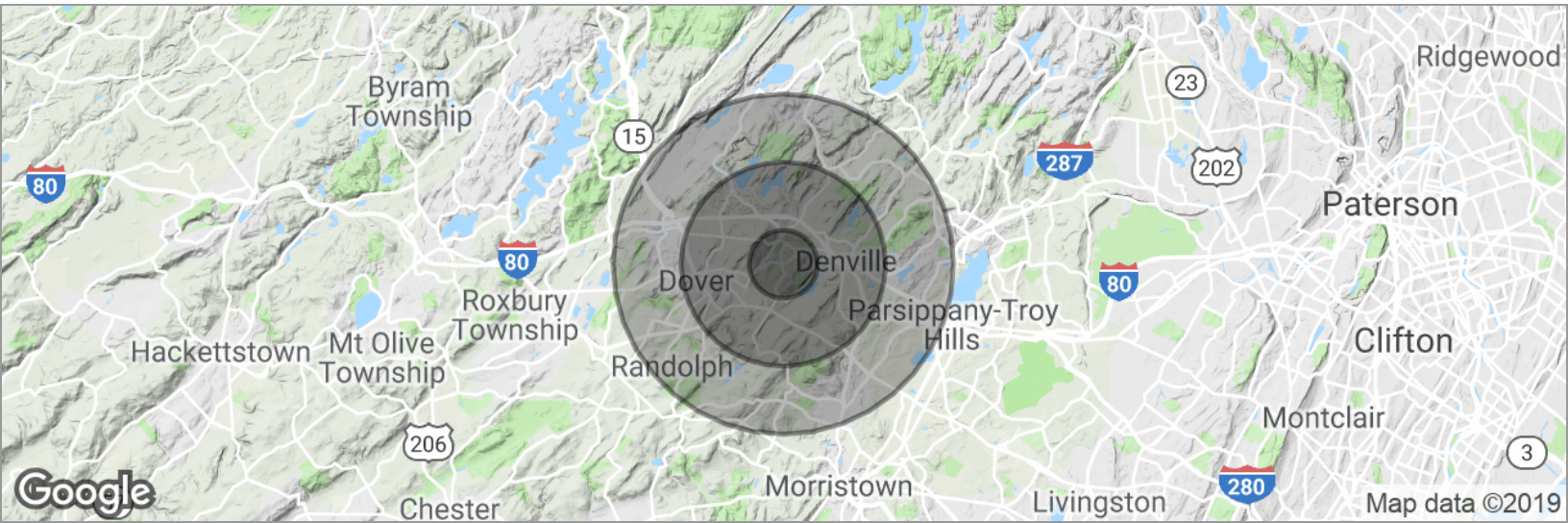
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,321	61,849	138,762
Median age	41.2	39.3	39.6
Median age (Male)	40.9	38.6	38.2
Median age (Female)	40.9	39.9	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,138	22,221	49,745
# of persons per HH	2.7	2.8	2.8
Average HH income	\$105,257	\$109,370	\$113,084
Average house value	\$416,109	\$435,124	\$461,938

\* Demographic data derived from 2010 US Census

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