

LAND FOR DEVELOPMENT

FOR SALE

±17.46-ACRE LAND SITE SUITABLE FOR RESIDENTIAL DEVELOPMENT

55 Smith Road, Denville, NJ 07834

For More Information, Contact

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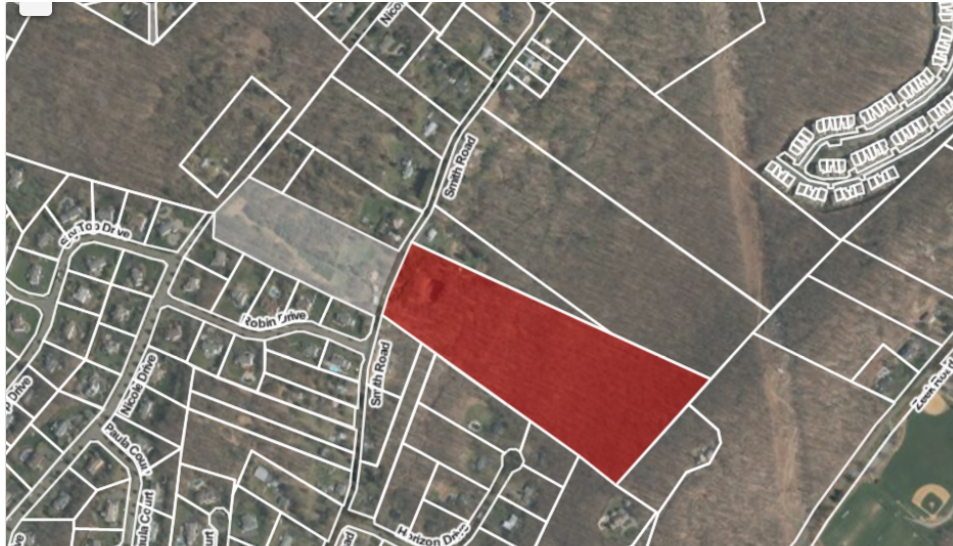
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±17.46 Acres Land Site

PROPERTY HIGHLIGHTS

- ±17.46 Acres Land Site Suited for Residential Development
- Water, Sewer, Gas, Electric Connections at Street
- Conceptual Subdivision with Two (2) Acre Lots
- R-1B Zoning
- New Construction Homes Across Street
- Bordering Randolph and Morris Plains
- Access to Route 10 Shopping and Amenities within Two (2) Miles

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	17.46 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,577	20,421	58,993
Total Population	4,120	56,277	164,656
Average HH Income	\$148,793	\$126,909	\$116,955

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BUILDABLE AREA

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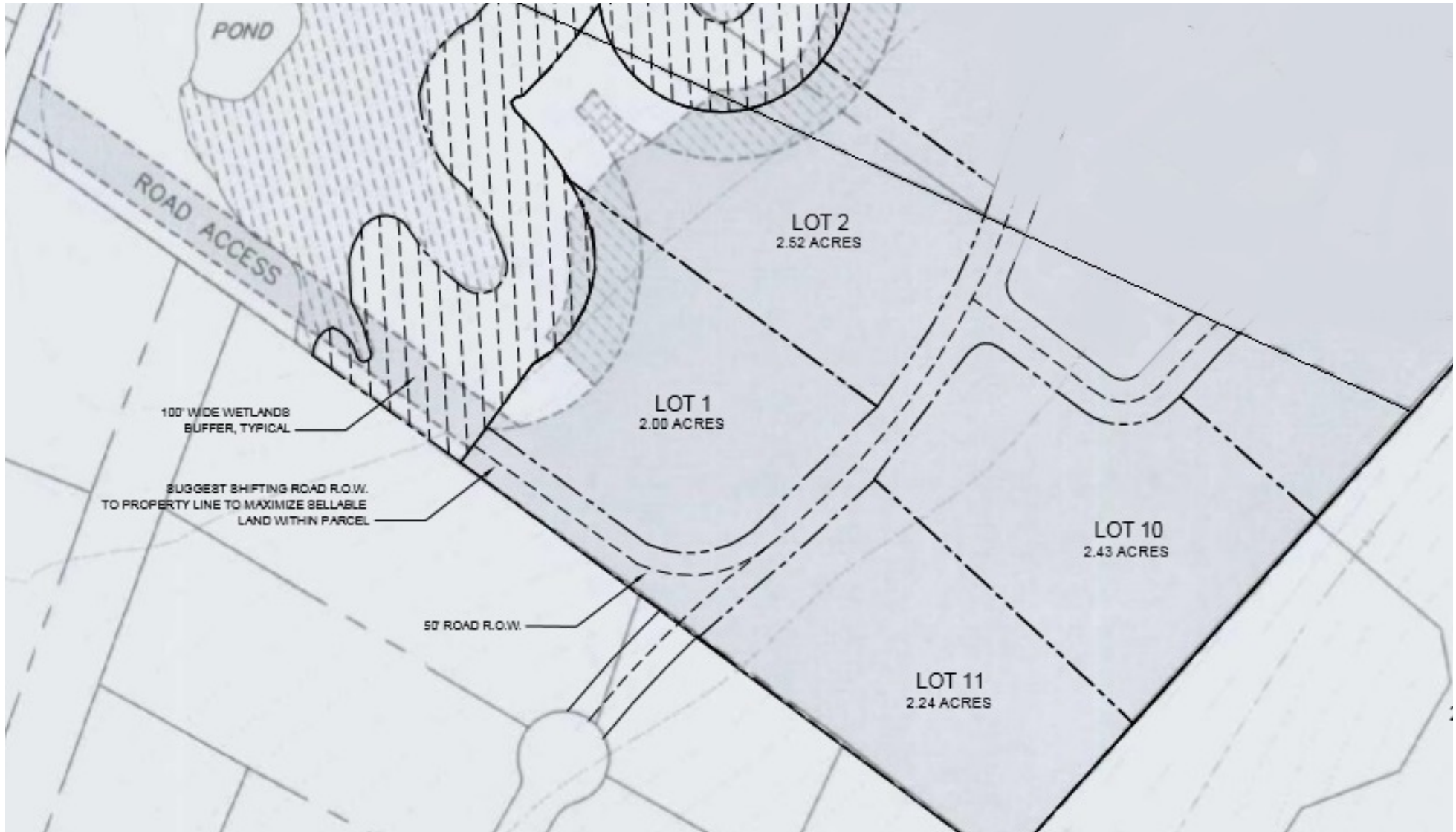
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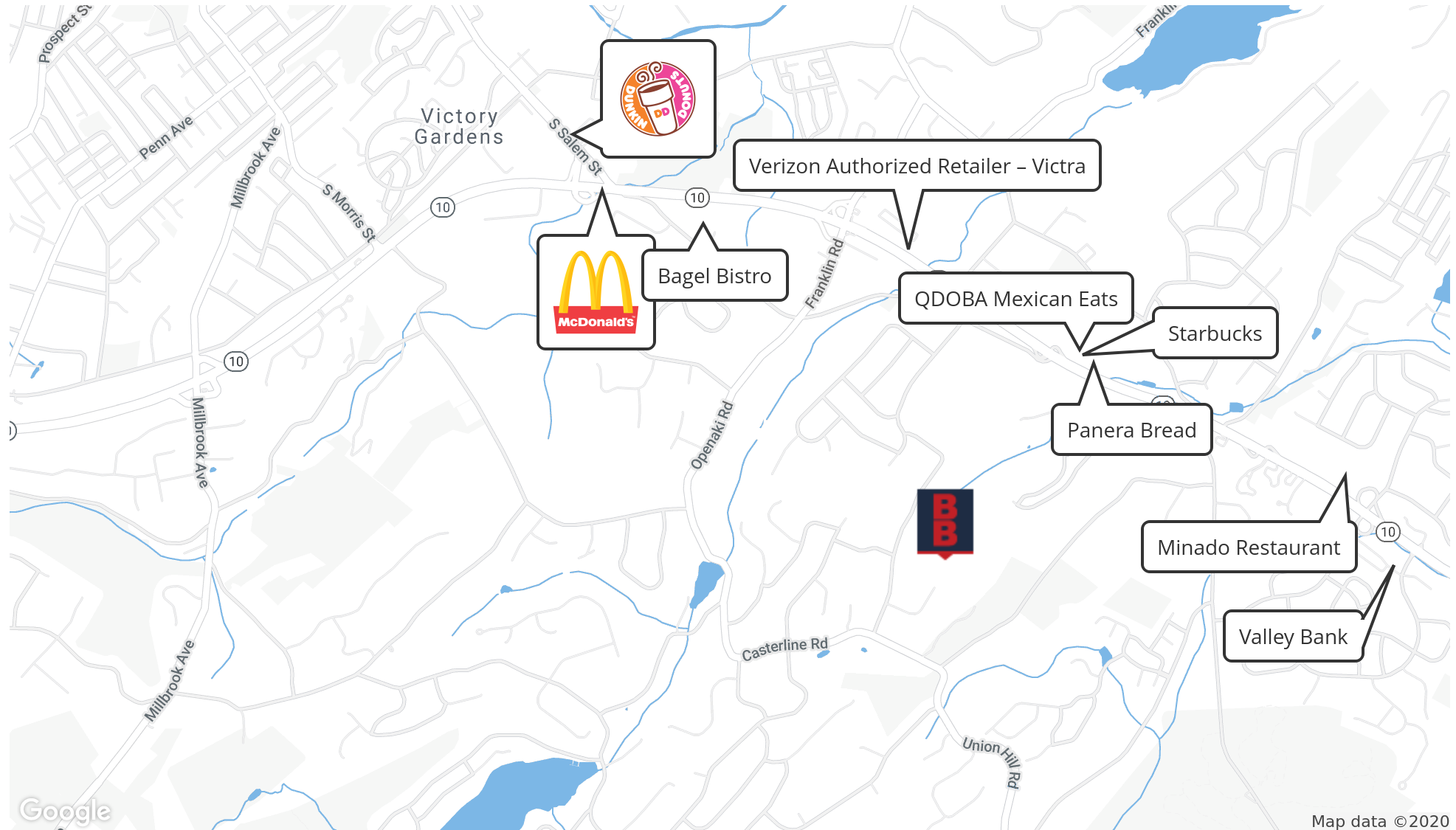
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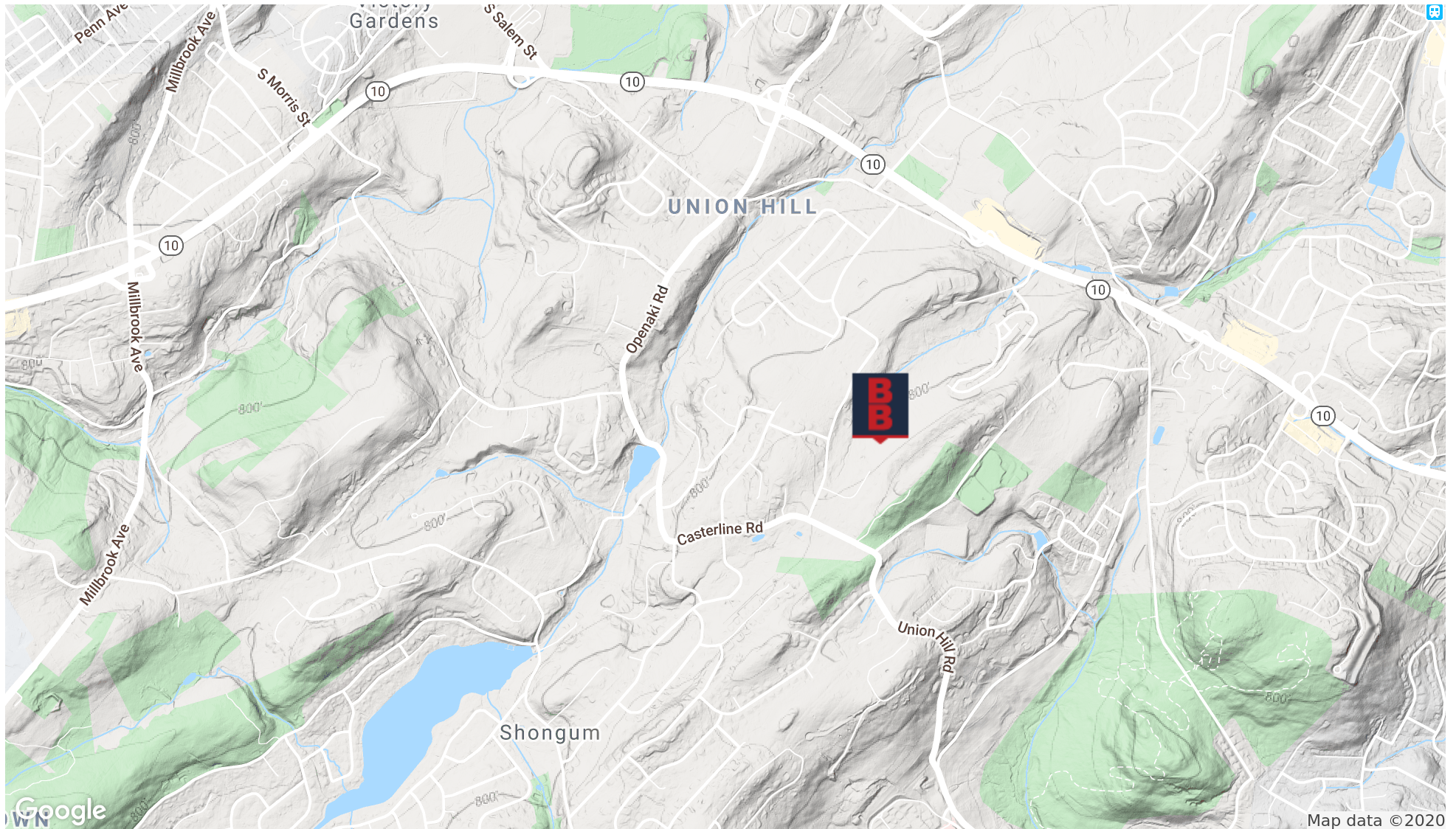
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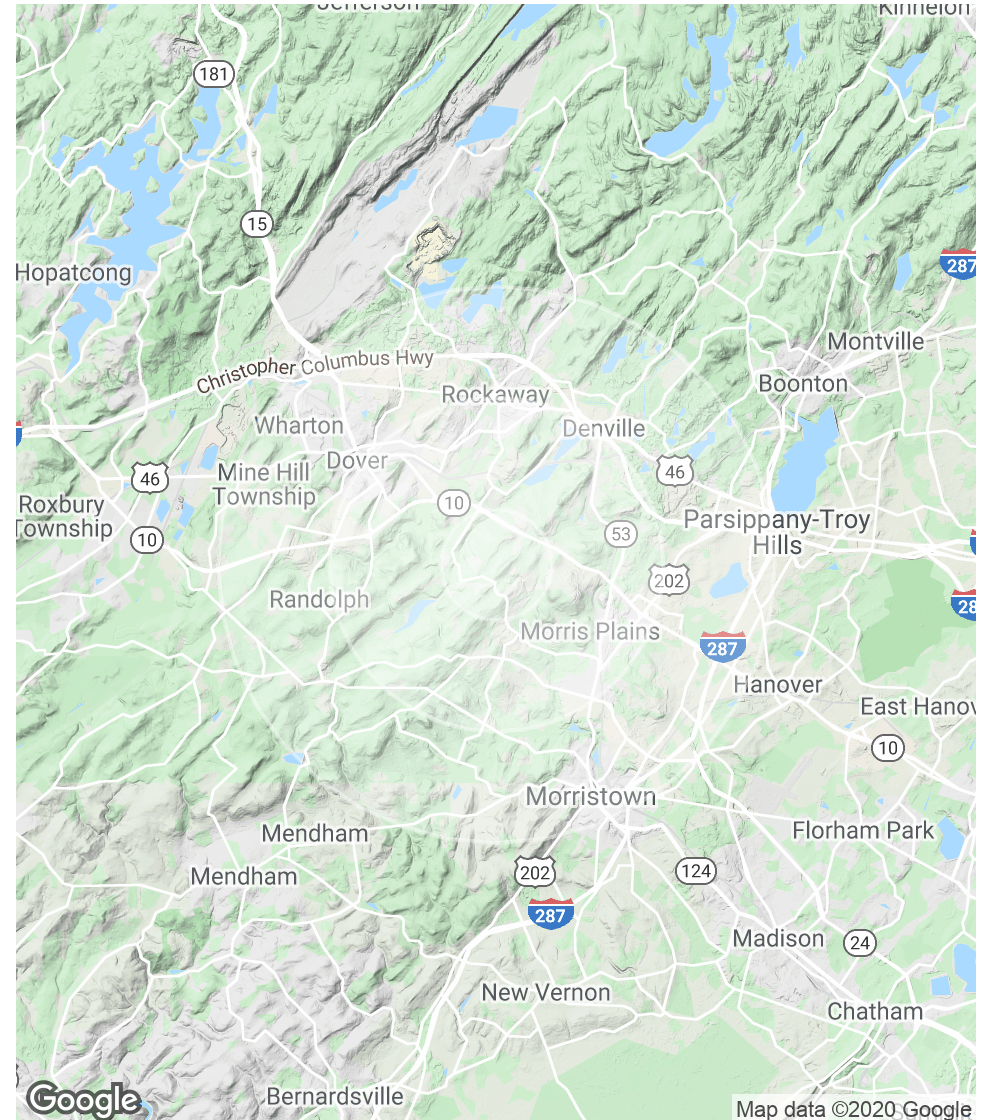
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,120	56,277	164,656
Average age	39.6	39.3	39.2
Average age (Male)	38.7	39.0	37.9
Average age (Female)	40.3	39.7	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,577	20,421	58,993
# of persons per HH	2.6	2.8	2.8
Average HH income	\$148,793	\$126,909	\$116,955
Average house value	\$560,408	\$506,714	\$489,429

* Demographic data derived from 2010 US Census



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