



LAND

FOR SALE

REDEVELOPMENT OPPORTUNITY

123 1/2 North Main Street, Wharton, NJ 07721

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

±4.84-AC Land Redevelopment Opportunity

LOCATION DESCRIPTION

Less than 1 Mile to I-80 Exit 34
 Approx. 8 Miles to I-287
 Approx. 4.2 Miles to Succasunna
 Approx. 7.5 Miles to Morris Plains
 Approx. 8.9 Miles to Boonton Township



PROPERTY HIGHLIGHTS

- Type: Land - Redevelopment Opportunity
- Size: ±4.84 AC (Block 703, Lot 33)
- Zoned Office / Assisted Living (Restaurants, Offices, Banks, Assisted Living Facilities)
- Taxes: \$13,807.70 (2019)

OFFERING SUMMARY

Sale Price:	\$2,475,000
Lot Size:	4.84 Acres

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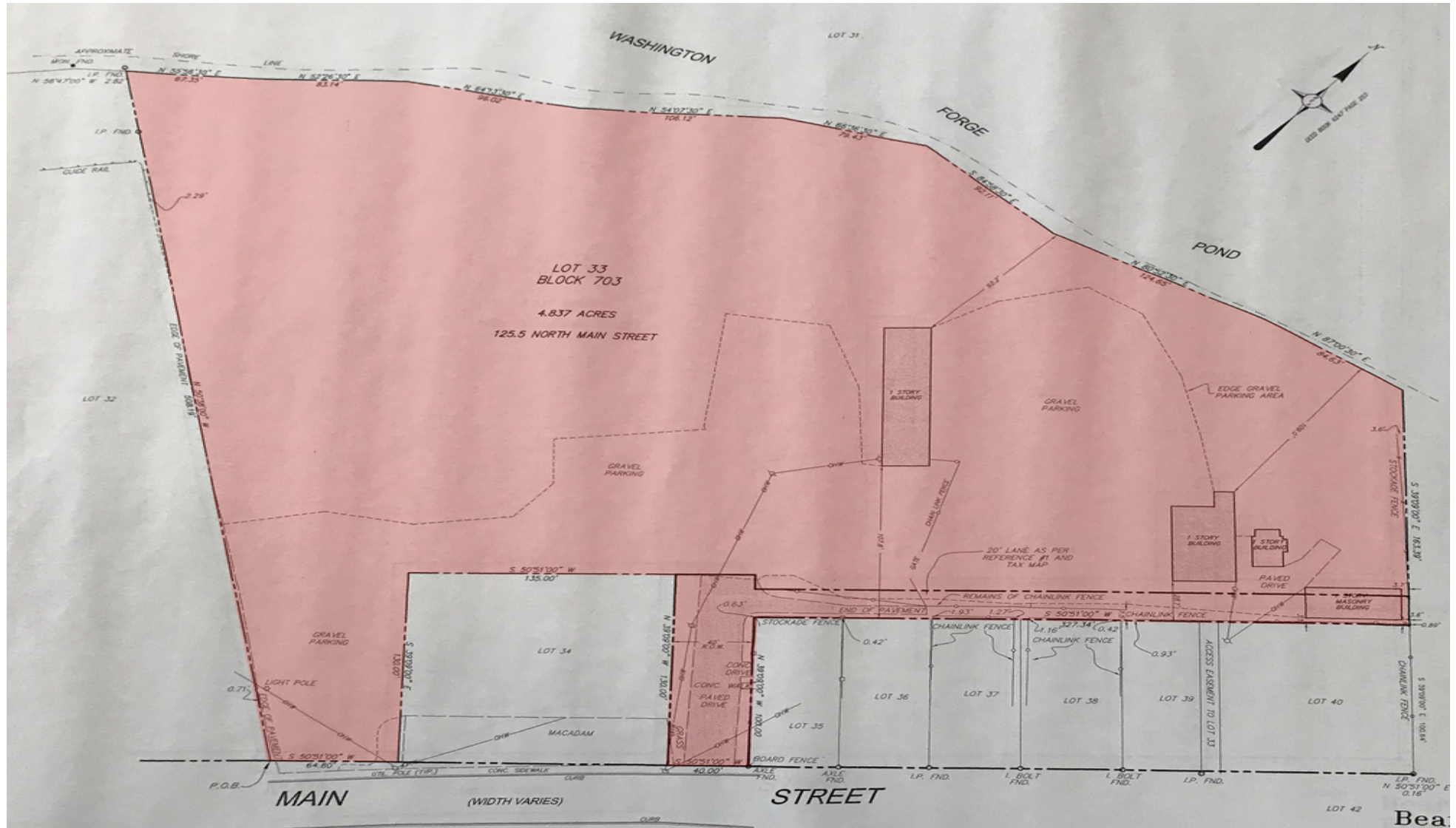
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WHARTON CODE

Zone	Minimum Lot Area (square feet)	Minimum Lot Area Within This	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)	Maximum Building Height		Density/ Floor Area Ratio
										Stories	Feet	
OAL (restaurants, offices and banks)	40,000	NA	100	300	50	30	40	40	70	2 1/2	35	NA/ FAR 0.35
OAL (assisted living facilities)	40,000	NA	100	300	50	30	40	30	60	3	35	35/ FAR NA

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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	6,260	57,807	117,588
2019 Estimate	6,223	57,240	117,066
2010 Census	6,065	54,562	114,571
Growth 2019-2024	0.59%	0.99%	0.45%
Growth 2010-2019	2.61%	4.91%	2.18%
2019 Population Hispanic Origin	2,783	23,137	30,219
2019 Population by Race:			
White	5,218	48,011	100,054
Black	373	3,218	5,128
Am. Indian & Alaskan	31	396	510
Asian	421	4,344	8,971
Hawaiian & Pacific Island	8	45	81
Other	172	1,226	2,322
U.S. Armed Forces:	0	55	60
Households:			
2024 Projection	2,261	20,690	42,763
2019 Estimate	2,246	20,481	42,563
2010 Census	2,178	19,473	41,574
Growth 2019 - 2024	0.67%	1.02%	0.47%
Growth 2010 - 2019	3.12%	5.18%	2.38%
Owner Occupied	1,333	12,742	31,439
Renter Occupied	913	7,739	11,124
2019 Avg Household Income	\$88,471	\$103,165	\$117,620
2019 Med Household Income	\$69,384	\$84,168	\$95,247
2019 Households by Household Inc:			
<\$25,000	346	2,319	3,816
\$25,000 - \$50,000	351	3,488	6,421
\$50,000 - \$75,000	498	3,363	6,149
\$75,000 - \$100,000	267	2,919	6,044
\$100,000 - \$125,000	240	2,890	5,823
\$125,000 - \$150,000	310	1,825	4,056
\$150,000 - \$200,000	109	1,687	4,367
\$200,000+	126	1,990	5,886

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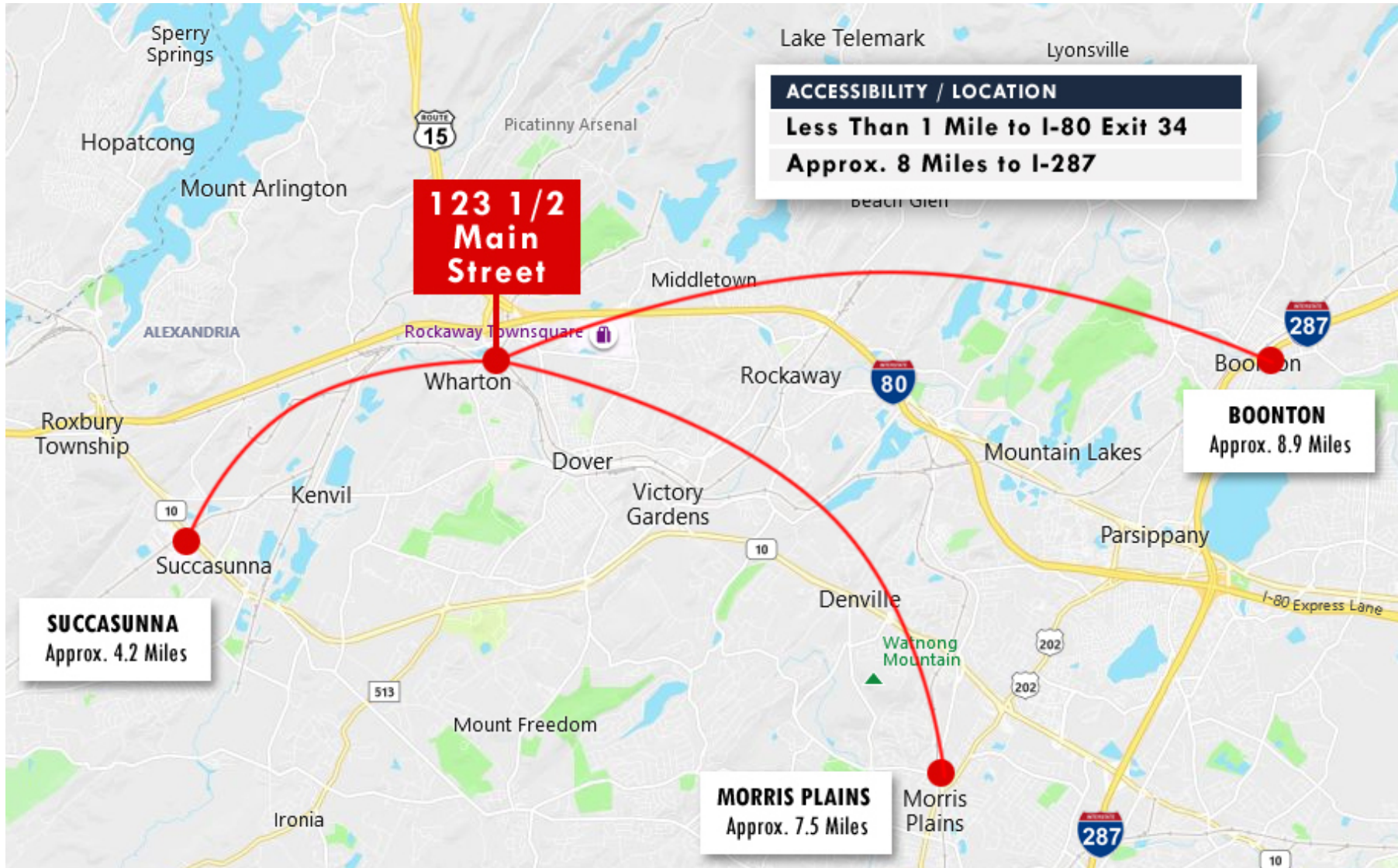
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