



MIXED-USE OFFICE / RETAIL BUILDING

FOR SALE & LEASE

±1,900 SF RETAIL / OFFICE FREESTANDING BUILDING

160 Main Road, Montville, NJ 07045

For More Information, Contact the Exclusive Brokers

JASON M. CRIMMINS, CCIM, SIOR

President

jmcrimmins@blauberg.com

973.379.6644 x122



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

www.blauberg.com

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LOCATION DESCRIPTION

Less Than 1 Mile to I-287
 Approx. 4.32 Miles to Route 46
 Approx. 4.73 Miles to I-80
 Approx. 19.4 Miles to Garden State Parkway
 Approx. 25.3 Miles to NJ Turnpike
 Approx. 27.4 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	\$399,000
Lease Rate:	\$18.00 SF/yr (Plus Utilities)
Lot Size:	1.01 Acres
Building Size:	1,900 SF

PROPERTY HIGHLIGHTS

- ±1,900 SF Retail / Office Freestanding Building
- Canal House Historic Site
- 3 Floors
- High Visibility, Corner Lot
- B1 Business District Zone
- Strong Demographics
- 9 Parking Spaces
- ±1.01 Acres (Block 56, Lot 14)
- Taxes at \$7,623.48 (2020)
- Easy Access to I-287, I-80 and Route 46

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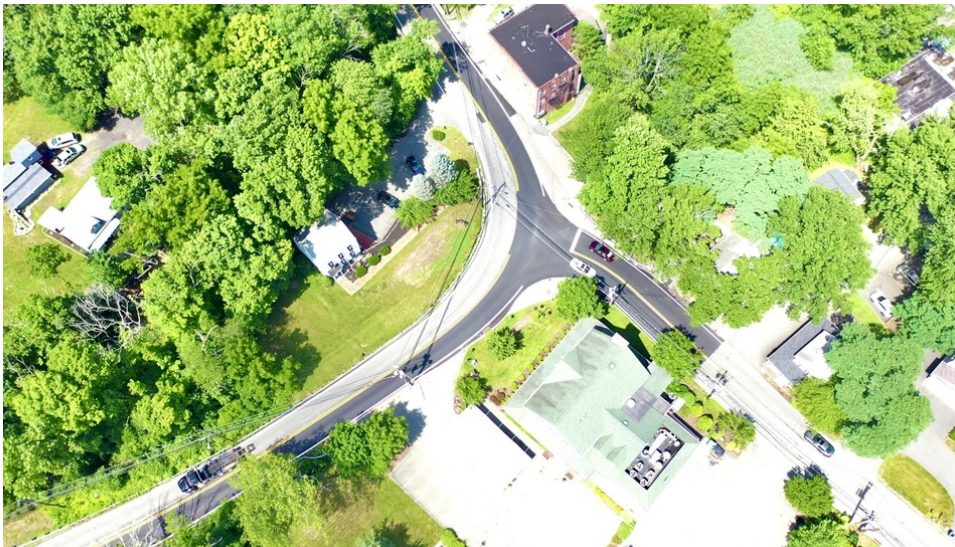
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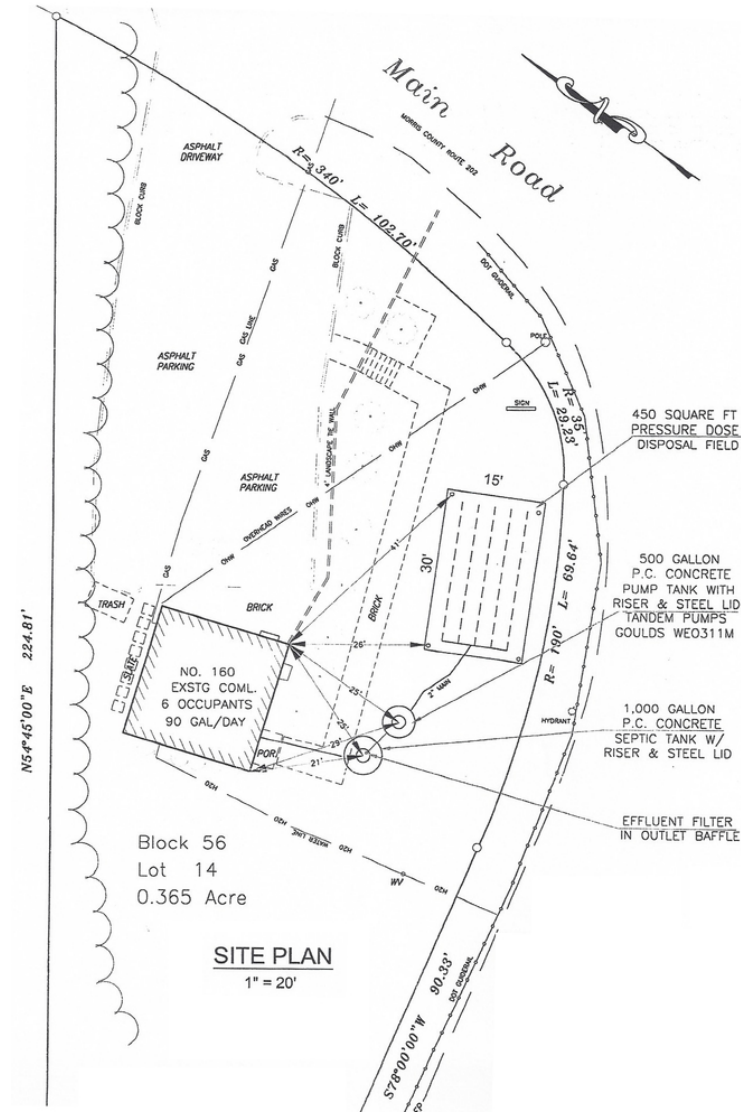
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Radius	1 Mile	3 Mile	10 Mile
Population:			
2025 Projection	4,620	39,978	520,997
2020 Estimate	4,598	39,945	518,702
2010 Census	4,464	39,612	510,893
Growth 2020-2025	0.48%	0.08%	0.44%
Growth 2010-2020	3.00%	0.84%	1.53%
2020 Population Hispanic Origin	239	3,459	76,808
2020 Population by Race:			
White	3,626	30,356	424,466
Black	83	1,138	23,159
Am. Indian & Alaskan	7	99	1,795
Asian	795	7,378	59,663
Hawaiian & Pacific Island	0	9	269
Other	88	965	9,348
U.S. Armed Forces:	0	4	104
Households:			
2025 Projection	1,743	14,675	189,658
2020 Estimate	1,735	14,662	188,824
2010 Census	1,684	14,525	185,804
Growth 2020 - 2025	0.46%	0.09%	0.44%
Growth 2010 - 2020	3.03%	0.94%	1.63%
Owner Occupied	1,606	11,307	142,325
Renter Occupied	129	3,355	46,500
2020 Avg Household Income	\$182,143	\$145,715	\$140,516
2020 Med Household Income	\$165,589	\$114,911	\$111,483
2020 Households by Household Inc:			
<\$25,000	121	1,074	16,156
\$25,000 - \$50,000	141	1,720	20,907
\$50,000 - \$75,000	161	1,818	23,335
\$75,000 - \$100,000	132	1,661	24,298
\$100,000 - \$125,000	108	1,773	21,153
\$125,000 - \$150,000	123	1,223	15,625
\$150,000 - \$200,000	263	1,797	25,818
\$200,000+	687	3,595	41,533

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