

**SCOTT CENTER**

439-455 ROUTE 23, POMPTON PLAINS, NJ 07444



**OFFERING SUMMARY**

Sale Price: \$3,300,283  
 Cap Rate: 6.36%  
 NOI: \$209,898  
 Building Size: 18,900 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

FOR SALE: Highway Strip Center

**PROPERTY HIGHLIGHTS**

- Prime Retail Strip Center For Sale: 18,900 SF Building On 1.3 Acres
- 100% Occupancy: Universal Sports, KC Bagel, Gate House Galleries, Deals All Year and State Farm Insurance
- Excellent Location - Intersection of Route 23 and Jackson Avenue
- Easy Access and Great Exposure Along Route 23
- 4:1 Parking Ratio

FOR MORE INFORMATION CONTACT:

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

**CJ HUTER**  
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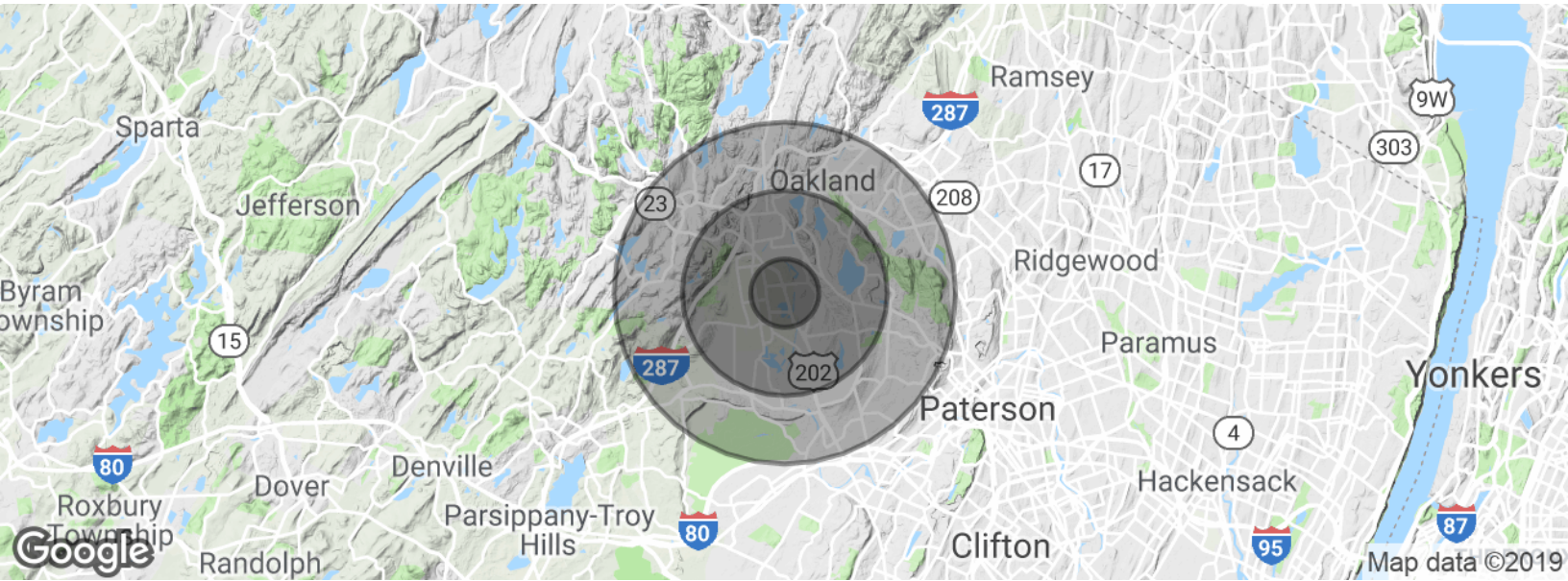
[THEGOLDSTEINGROUP.COM](http://THEGOLDSTEINGROUP.COM)

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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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,503	61,805	145,143
Median age	41.0	41.7	42.0
Median age (Male)	39.0	40.1	40.4
Median age (Female)	43.1	43.3	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,517	21,343	50,596
# of persons per HH	3.0	2.9	2.9
Average HH income	\$110,035	\$115,315	\$115,054
Average house value	\$612,838	\$511,767	\$495,969

\* Demographic data derived from 2010 US Census

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