

# butler, nj

## 1441 route 23

pad site available | for sale or lease



**Seeking:  
Daycare,  
Office,  
Medical, and  
other uses**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,102	34,353	77,359
Median HHI	\$88,804	\$90,490	\$96,872
Daytime Population	5,086	14,548	30,512

Available	2,000 - 10,000 square feet
Asking Rent	Upon Request
Purchase Price	Upon Request
Extras	Upon Request
Area Retail	7-Eleven, Applebee's, Wendy's, Home Depot, Dunkin' Donuts, Lowe's, Bed Bath & Beyond, BJ's, Staples, Target, Chili's, Pier 1 Imports, Walmart, Best Buy, McDonald's, Bank of America and more
Comments	<ul style="list-style-type: none"><li>• pad opportunity adjacent to new Quick Chek</li><li>• sits on heavily trafficked Route 23 South with over 53,000 vehicles per day</li><li>• strong retail trade area</li></ul>

### For More Information:

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**Sean Pyle** | Associate | pyle@sabre.life | T 201 249 8911 x1541

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**sabre.life**

# SABRE



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## CONCEPT PLAN



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