



For Sale

Property information

- Highly visible condo fronting Mountain Boulevard
- Conveniently located in close proximity to I-78 and Route 22
- Opportunity to own within a supply constrained market
- Densely populated area
- Basement for added storage

± 1,325 SF

**5 Mountain Boulevard
Unit 2
Warren, NJ 07059**

Blake Shanaphy

Associate

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jllretail.com

Asking price

- \$375,000.00

Zoning

- Property is in the BR40 zone

Traffic counts

- Mountain Boulevard: 14,817 VPD



Population



Median Household
Income



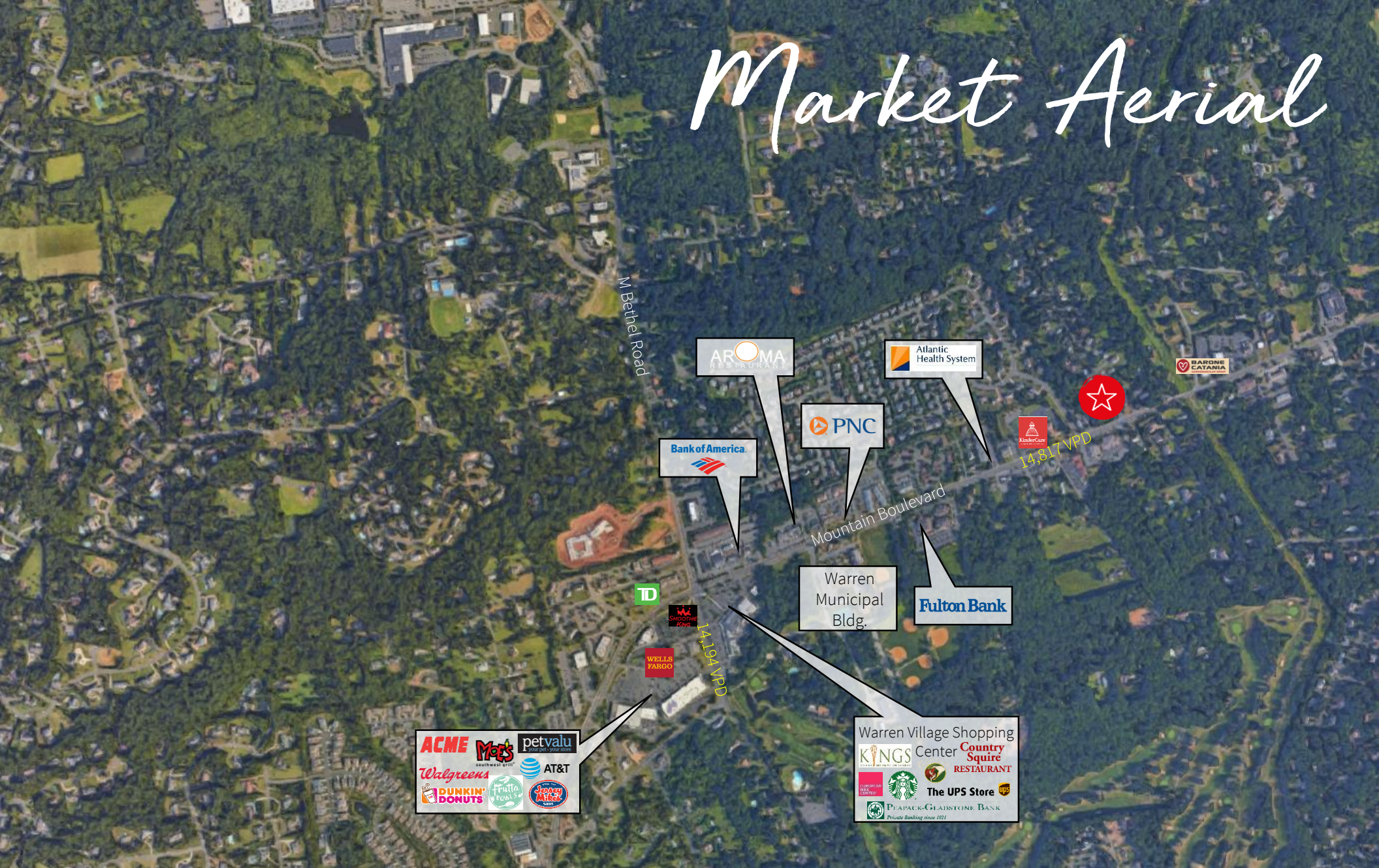
Employees



Number of
Businesses

	Population	Median Household Income	Employees	Number of Businesses
1-mile	3,273	\$152,605	3,029	318
3-mile	51,522	\$98,678	21,810	2,142
5-mile	204,887	\$86,705	75,868	6,727

Market Aerial



For more information contact:

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