



RETAIL / REDEVELOPMENT PROPERTY

FOR SALE

239 US HIGHWAY 206

239 US Highway 206, Flanders, NJ 07836

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER | *Director* | mschipper@blauberg.com | 973.379.6644 x146



THE BLAU & BERG COMPANY

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

www.blauberg.com

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PROPERTY DESCRIPTION

±24.98-Acre Lot For Sale

LOCATION DESCRIPTION

Half (½) Mile to High Traffic Commercial Center
 Four (4) Miles to Route 80 Interchange 27A/B
 Across From Multi-Tenant Retail Center & Office Park
 Curb Cut Directly to Route 206 Northbound

OFFERING SUMMARY

Sale Price:	\$5,495,000
Lot Size:	24.98 Acres
Building Size:	5,568 SF

PROPERTY HIGHLIGHTS

- Total Property Size: ±24.98 Acres
- Improvement: ±5,568 SF Retail Building
- Frontage: 946 Feet Along Route 206 N
- Zoning: C-2 Commercial
- Highest Use: Commercial Redevelopment
- Vicinity: Commercial / State Highway
- Traffic Count: ±22,000 Vehicles Per Day
- Taxes: \$74,425.20 (2019)

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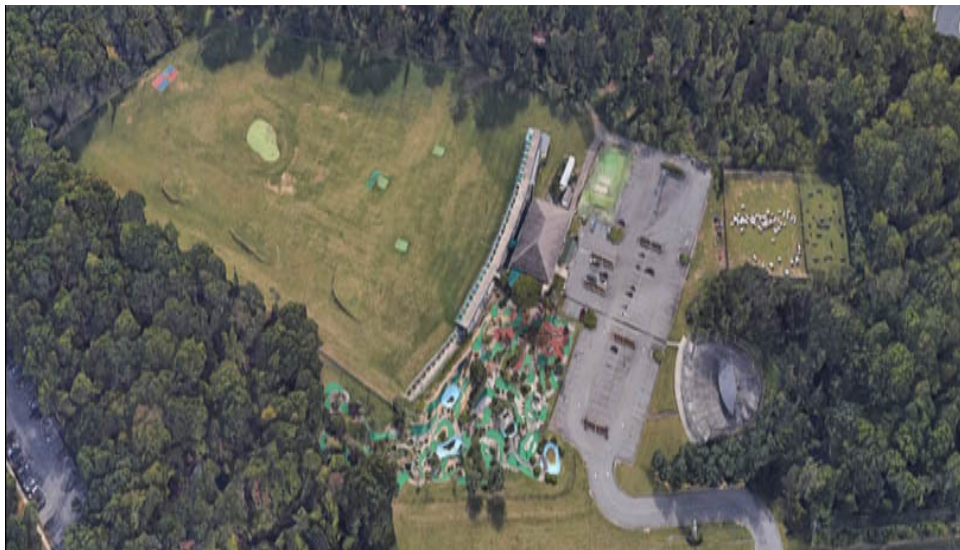
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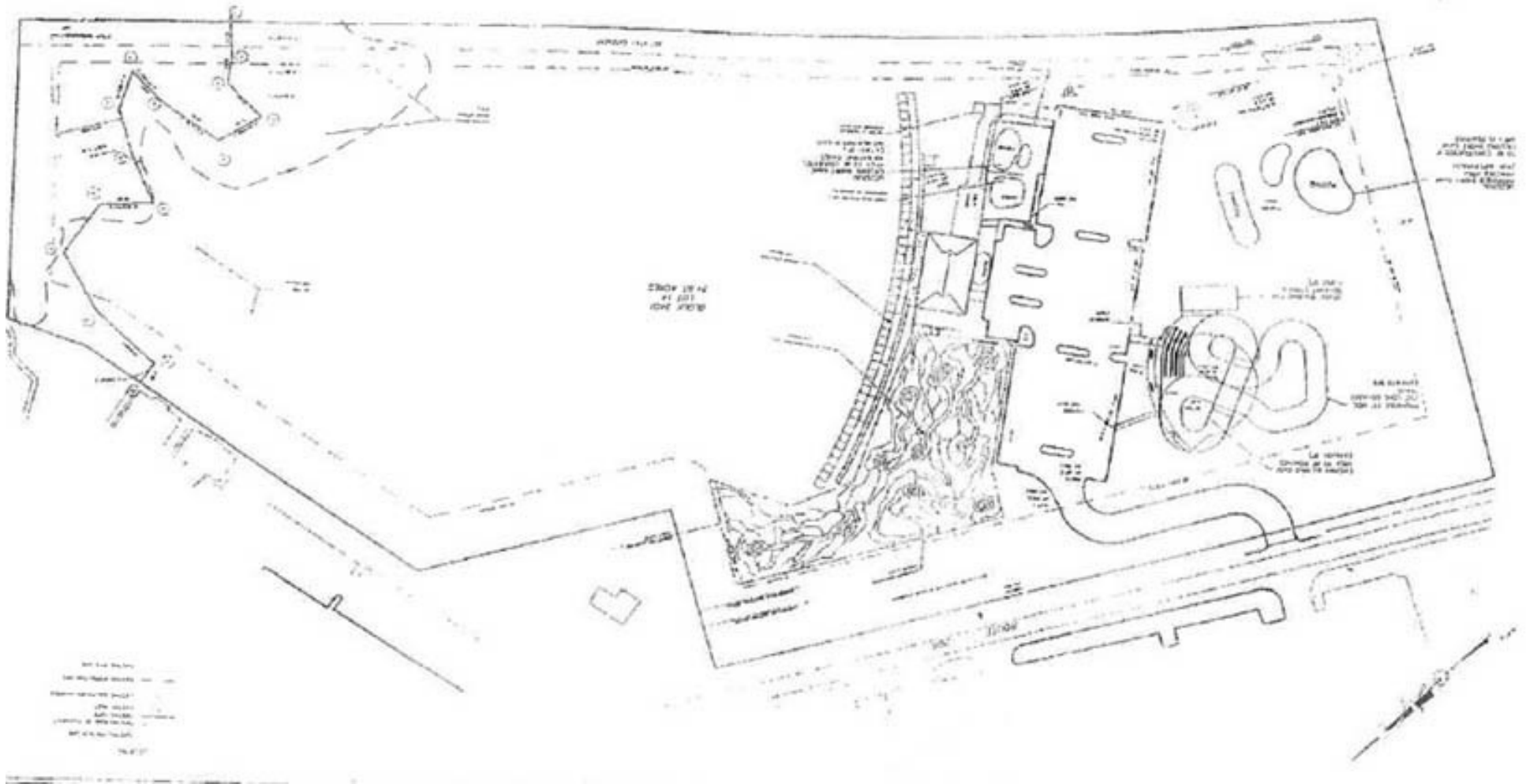
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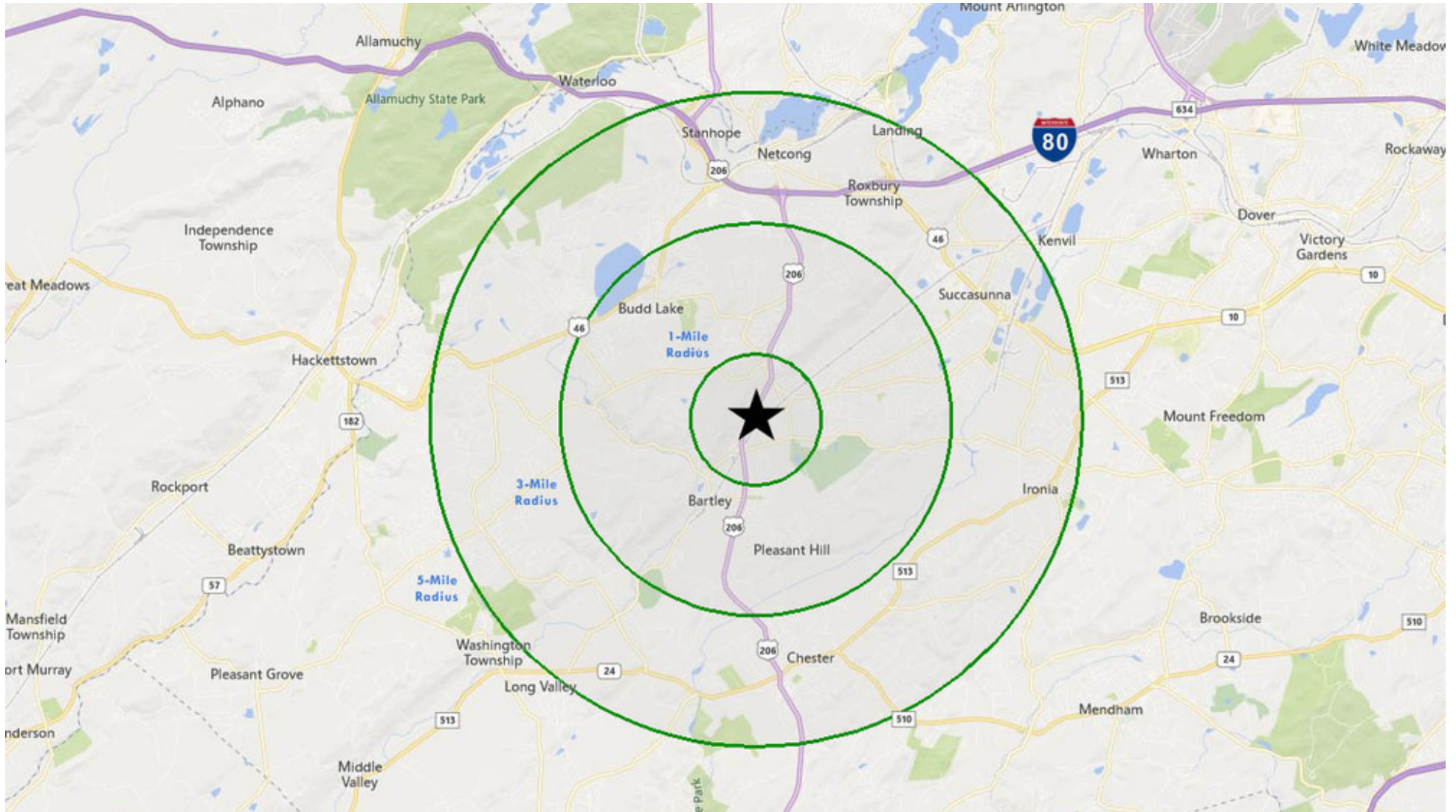


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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	2,497	26,878	63,752
2019 Estimate	2,470	26,937	63,781
2010 Census	2,341	27,391	64,214
Growth 2019-2024	1.09%	(0.22%)	(0.05%)
Growth 2010-2019	5.51%	(1.66%)	(0.67%)
2019 Population Hispanic Origin	236	3,031	7,273
2019 Population by Race:			
White	2,141	22,908	55,057
Black	107	1,305	2,605
Am. Indian & Alaskan	7	53	169
Asian	181	2,180	4,744
Hawaiian & Pacific Island	0	19	26
Other	33	473	1,179
U.S. Armed Forces:	0	0	0
Households:			
2024 Projection	908	9,579	23,146
2019 Estimate	897	9,629	23,186
2010 Census	844	9,941	23,486
Growth 2019 - 2024	1.23%	(0.52%)	(0.17%)
Growth 2010 - 2019	6.28%	(3.14%)	(1.28%)
Owner Occupied	611	6,934	16,956
Renter Occupied	287	2,695	6,230
2019 Avg Household Income	\$122,140	\$139,094	\$136,381
2019 Med Household Income	\$106,651	\$112,629	\$110,169
2019 Households by Household Inc:			
<\$25,000	107	899	2,121
\$25,000 - \$50,000	96	1,027	2,729
\$50,000 - \$75,000	94	1,049	2,778
\$75,000 - \$100,000	122	1,301	2,855
\$100,000 - \$125,000	109	1,065	2,730
\$125,000 - \$150,000	129	846	1,949
\$150,000 - \$200,000	118	1,414	3,346
\$200,000+	121	2,027	4,679

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JASON M. CRIMMINS, CCIM, SIOR

President

973.568.6611

jmcrimmins@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

973.432.1648

aconte@blauberg.com



PETER J. MURANO, JR., SIOR

Senior Executive Director

973.214.9375

pjmurano@blauberg.com



MICHAEL F. SCHIPPER

Director

973.936.4173

mschipper@blauberg.com



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