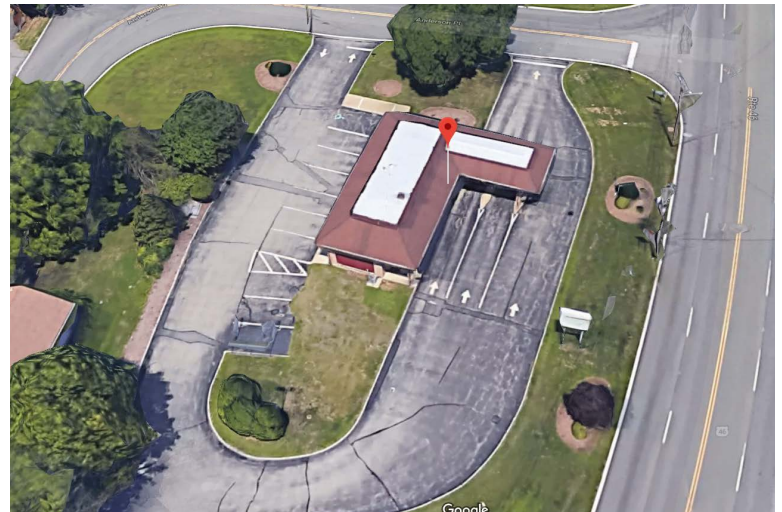




## 202 ROUTE 46, BUDD LAKE, NJ 07828

- Available Space: 1,800 SF
- Total Available Stores: 1
- Signage: Pylon Sign + Building Sign
- Availability: Immediately
- Acreage: .87 Acre
- Current Tenants: Valley National Bank
- Asking Price: 340,000

*Former Bank Branch with Double Drive Thru*



Jennifer Corrao  
Vice President

Office: 973-267-7778

Cell: 973-222-5944

[jcorrao@weichertcommercial.com](mailto:jcorrao@weichertcommercial.com)

John Negri

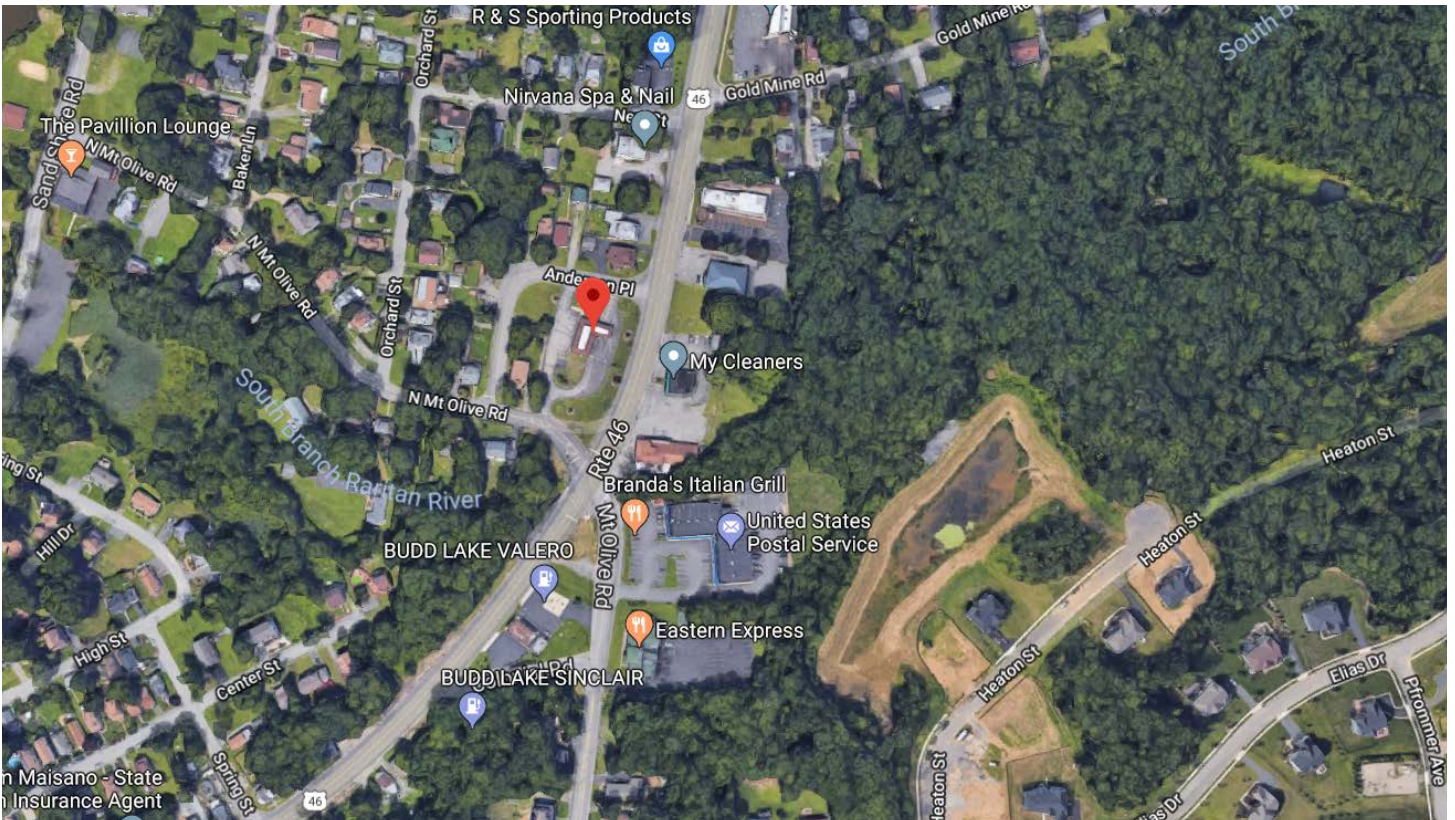
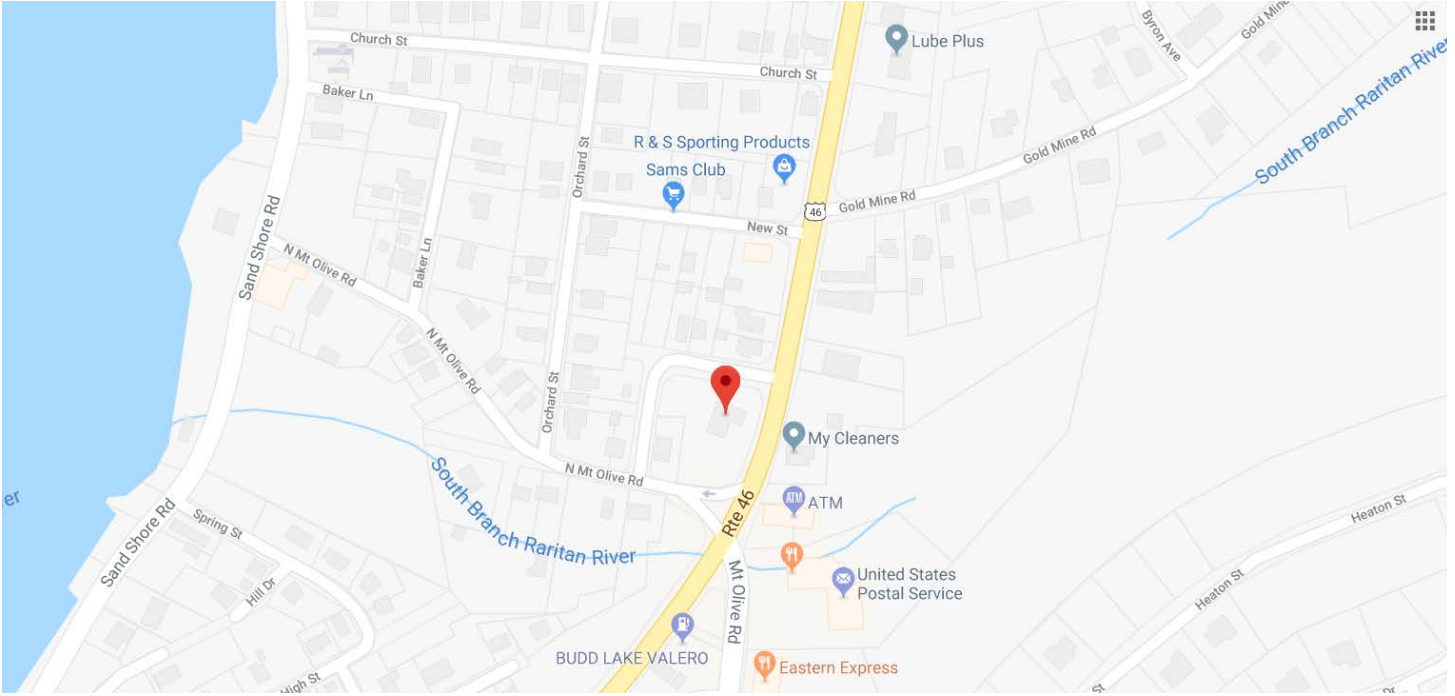
Senior Vice President

Office: 973-267-7778

Cell: 973-865-3456

[jnegri@weichertcommercial.com](mailto:jnegri@weichertcommercial.com)

## LOCATION MAP



**DEMOGRAPHICS**

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,964	24,281	63,714
2010 Population	4,355	28,041	68,401
2017 Population	4,724	28,919	69,817
2022 Population	4,921	29,425	70,718
2000-2010 Annual Rate	0.95%	1.45%	0.71%
2010-2017 Annual Rate	1.13%	0.43%	0.28%
2017-2022 Annual Rate	0.82%	0.35%	0.26%
2017 Male Population	50.1%	49.4%	48.9%
2017 Female Population	49.9%	50.6%	51.1%
2017 Median Age	39.4	38.6	41.1

In the identified area, the current year population is 69,817. In 2010, the Census count in the area was 68,401. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 70,718 representing a change of 0.26% annually from 2017 to 2022. Currently, the population is 48.9% male and 51.1% female.

2010 Residential Population:	68,401	2017 Total Sales (\$000)	\$7,697,164
2017 Residential Population:	69,817	2017 Total Employees	33,691
2022 Residential Population:	70,718	Employee/Residential Population Ratio:	0.48:1
Annual Population Growth 2017 - 2022	0.26%	Total Number of Businesses:	2,780

Households by Income	2017		2022	
	Number	Percent	Number	Percent
Household	1,586	100%	1,642	100%
<\$15,000	168	10.6%	177	10.8%
\$15,000-\$24,999	80	5.0%	80	4.9%
\$25,000-\$34,999	35	2.2%	35	2.1%
\$35,000-\$49,999	126	7.9%	115	7.0%
\$50,000-\$74,999	228	14.4%	179	10.9%
\$75,000-\$99,999	212	13.4%	184	11.2%
\$100,000-\$149,999	344	21.7%	372	22.7%
\$150,000-\$199,999	227	14.3%	280	17.1%
\$200,000+	167	10.5%	221	13.5%
Median Household Income	\$92,071		\$104,540	
Average Household Income	\$109,498		\$126,279	
Per Capita Income	\$39,360		\$44,954	

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.