

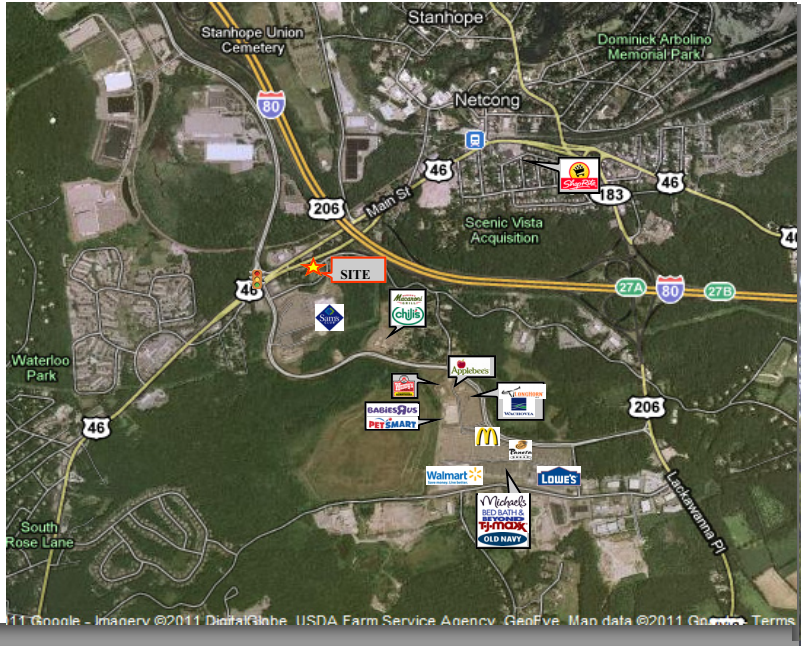


Eagle American Realty, Inc.

# FOR SALE

## 15 Route 46

### Budd Lake (Mt. Olive Twp.), Morris County, NJ



- “Last Stop Before Route 80”
- +/- 1.12 Acres (Frontage +/- 345 Ft)
- Existing Building: +/- 1,200 Sq Ft
- Located near the high traffic areas of Route 46, 206 & 80
- Near ITC Crossings Shopping Center and The International Trade Zone Complex
- ITC Crossings Shopping Center Anchors Include: Wal-Mart, Sam’s Club, Lowe’s
- Total ITC Crossings GLA: +/- 750,775 Sq Ft
- Zoned C-1
- Permitted Uses Include: Retail sales of goods and services, Professional and Medical Offices, Restaurants, Veterinary Services, Banks and Financial Institutions (See attached Mount Olive Twp zoning information for additional uses and restrictions)

For More Information Please Contact:

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# SITE PHOTO

15 Route 46, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.892503 Longitude: -74.716792



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# AERIAL

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# LOCATION MAP

15 Route 46, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.892503 Longitude: -74.716792



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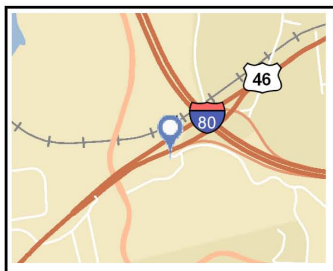


# TRAFFIC COUNT



15 Route 46, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.892503 Longitude: -74.716792

Ring: 1, 2, 3 Miles



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®



# TRAFFIC COUNT



15 Route 46, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.892503 Longitude: -74.716792

**Ring: 3 miles radius**

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.06	United States Highway 46	I-80 (0.06 miles NE)	2007	35,368
0.14	United States Highway 46	International Dr (0.06 miles SW)	1999	33,960
0.22	I-80	Waterloo Valley Rd (0.19 miles SE)	1998	14,688
0.40	Main St	Flanders Rd (0.06 miles SW)	1994	14,427
0.41	United States Highway 46	Village Way (0.09 miles SW)	1998	45,000
0.44	Old Budd Lake Rd	Lucas Ln (0.04 miles NE)	1999	660
0.52	Flanders Rd	Bank St (0.07 miles N)	2003	1,315
0.56	Main St	Church St (0.03 miles SW)	2000	13,047
0.57	Bank St	Flanders Rd (0.02 miles SE)	2002	1,092
0.60	Furnace St	Kelly Pl (0.11 miles NE)	2007	1,155
0.63	I-80	State Route 183 (0.36 miles E)	2008	59,925
0.66	Bank St	Lynn St (0.03 miles NW)	1998	18,190
0.68	Village Way	United States Highway 46 (0.05 miles SE)	1999	7,090
0.74	United States Highway 46	Lackawanna Plz (0.11 miles W)	2001	16,130
0.75	Main St	Maple Ave (0.08 miles S)	2008	6,637
0.78	United States Highway 46	Village Way (0.1 miles NE)	1999	30,270
0.85	Ledgewood Ave	Stoll St (0.03 miles N)	2003	19,350
0.85	Ledgewood Ave	Maple Ave (0.07 miles SE)	2003	16,856
0.86	Allen St	Dell Ave (0.02 miles E)	2007	6,009
0.88	Ledgewood Ave	Main St (0.02 miles S)	2008	19,759
0.90	State Rte 183	Main St (0.03 miles N)	1994	20,746
0.91	Lackawanna Pl	Helen St (0.03 miles SE)	2003	13,561
0.96	Netcong Rd	United States Highway 46 (0.07 miles NE)	2006	2,710
0.97	State Rte 183	Co Rd 602 (0.02 miles SE)	2008	15,615
1.03	United States Highway 206	Lackawanna Pl (0.04 miles SE)	1998	20,300
1.04	Main St	Bell Ct (0.03 miles NW)	2007	1,818
1.10	Allen St	Lake St (0.02 miles NE)	1989	6,098
1.13	McKinley St	State Rte 183 (0.02 miles W)	2000	8,529
1.14	United States Highway 46	Elizabeth Ln (0.1 miles N)	2000	29,080
1.15	Lackawanna Pl	International Dr S (0.03 miles S)	1998	20,000



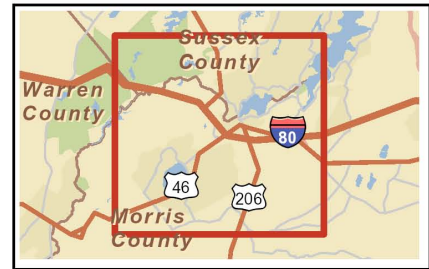
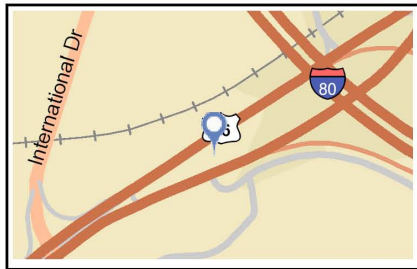
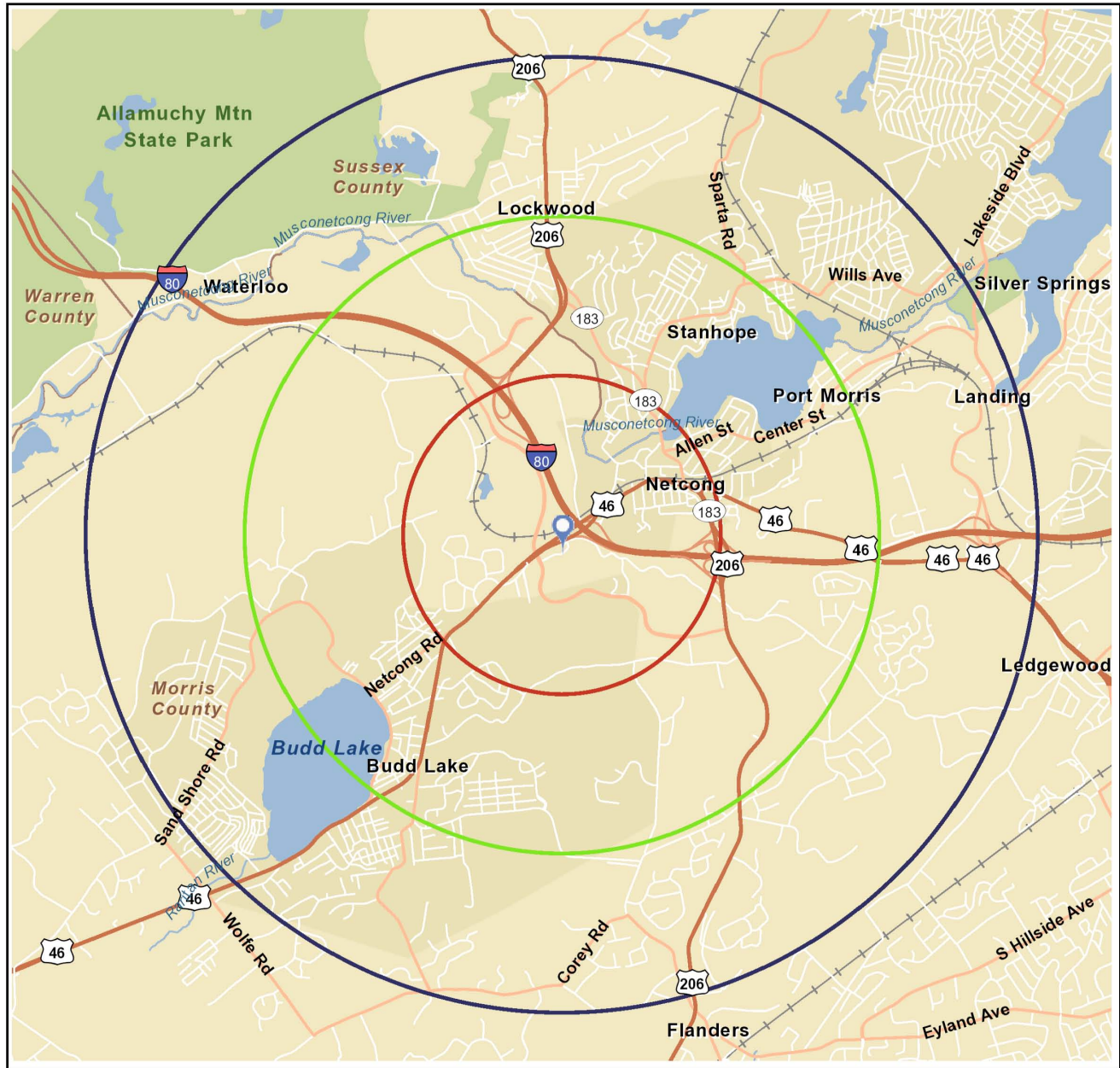
Eagle American Realty, Inc.

# DEMOGRAPHICS MAP

15 Route 46, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.892503 Longitude: -74.716792



Ring: 1, 2, 3 Miles



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# DEMOGRAPHICS



15 Route 46, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.892503 Longitude: -74.716792

**Ring: 1, 2, 3 Miles**

	1 mile radius	2 miles radius	3 miles radius
<b>2010 Population</b>			
Total Population	4,320	14,167	29,460
Male Population	49.3%	48.8%	49.1%
Female Population	50.7%	51.2%	50.9%
Median Age	38.4	38.6	37.7
<b>2010 Income</b>			
Median HH Income	\$70,290	\$74,130	\$78,498
Per Capita Income	\$36,869	\$36,683	\$38,151
Average HH Income	\$89,412	\$93,676	\$101,002
<b>2010 Households</b>			
Total Households	2,045	5,792	11,227
Average Household Size	2.11	2.44	2.62
<b>2010 Housing</b>			
Owner Occupied Housing Units	47.6%	63.1%	61.8%
Renter Occupied Housing Units	48.9%	32.7%	34.3%
Vacant Housing Units	3.5%	4.1%	3.9%
<b>Population</b>			
1990 Population	4,505	13,391	25,783
2000 Population	4,153	13,525	28,008
2010 Population	4,320	14,167	29,460
2015 Population	4,334	14,155	29,574
1990-2000 Annual Rate	-0.81%	0.1%	0.83%
2000-2010 Annual Rate	0.39%	0.45%	0.49%
2010-2015 Annual Rate	0.06%	-0.02%	0.08%

In the identified market area, the current year population is 29,460. In 2000, the Census count in the market area was 28,008. The rate of change since 2000 was 0.49 percent annually. The five-year projection for the population in the market area is 29,574, representing a change of 0.08 percent annually from 2010 to 2015. Currently, the population is 49.1 percent male and 50.9 percent female.

<b>Households</b>			
1990 Households	2,072	5,320	9,675
2000 Households	1,959	5,518	10,676
2010 Households	2,045	5,792	11,227
2015 Households	2,054	5,793	11,265
1990-2000 Annual Rate	-0.56%	0.37%	0.99%
2000-2010 Annual Rate	0.42%	0.47%	0.49%
2010-2015 Annual Rate	0.09%	0%	0.07%

The household count in this market area has changed from 10,676 in 2000 to 11,227 in the current year, a change of 0.49 percent annually. The five-year projection of households is 11,265, a change of 0.07 percent annually from the current year total. Average household size is currently 2.62, compared to 2.62 in the year 2000. The number of families in the current year is 7,895 in the market area.

**Housing**

Currently, 61.8 percent of the 11,685 housing units in the market area are owner occupied; 34.3 percent, renter occupied; and 3.9 percent are vacant. In 2000, there were 10,958 housing units - 60.4 percent owner occupied, 36.6 percent renter occupied and 3.0 percent vacant. The rate of change in housing units since 2000 is 0.63 percent. Median home value in the market area is \$295,513, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 5.23 percent annually to \$381,366. From 2000 to the current year, median home value changed by 5.62 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



# DEMOGRAPHICS



15 Route 46, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.892503 Longitude: -74.716792

**Ring: 1, 2, 3 Miles**

	1 mile radius	2 miles radius	3 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$40,293	\$43,232	\$44,929
2000 Median HH Income	\$58,349	\$60,303	\$63,620
2010 Median HH Income	\$70,290	\$74,130	\$78,498
2015 Median HH Income	\$82,708	\$89,965	\$96,651
1990-2000 Annual Rate	3.77%	3.38%	3.54%
2000-2010 Annual Rate	1.83%	2.03%	2.07%
2010-2015 Annual Rate	3.31%	3.95%	4.25%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$17,949	\$18,887	\$19,117
2000 Per Capita Income	\$26,873	\$26,100	\$27,763
2010 Per Capita Income	\$36,869	\$36,683	\$38,151
2015 Per Capita Income	\$42,030	\$41,473	\$43,006
1990-2000 Annual Rate	4.12%	3.29%	3.8%
2000-2010 Annual Rate	3.13%	3.38%	3.15%
2010-2015 Annual Rate	2.65%	2.48%	2.42%
<b>Average Household Income</b>			
1990 Average Household Income	\$43,906	\$47,972	\$50,948
2000 Average Household Income	\$67,075	\$68,048	\$73,835
2010 Average HH Income	\$89,412	\$93,676	\$101,002
2015 Average HH Income	\$102,141	\$105,905	\$113,966
1990-2000 Annual Rate	4.33%	3.56%	3.78%
2000-2010 Annual Rate	2.84%	3.17%	3.1%
2010-2015 Annual Rate	2.7%	2.48%	2.44%

**Households by Income**

Current median household income is \$78,498 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$96,651 in five years. In 2000, median household income was \$63,620, compared to \$44,929 in 1990.

Current average household income is \$101,002 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$113,966 in five years. In 2000, average household income was \$73,835, compared to \$50,948 in 1990.

Current per capita income is \$38,151 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$43,006 in five years. In 2000, the per capita income was \$27,763, compared to \$19,117 in 1990.

**Population by Employment**

Total Businesses	376	848	1,242
Total Employees	3,947	7,060	9,786

Currently, 91.2 percent of the civilian labor force in the identified market area is employed and 8.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 92.8 percent of the civilian labor force, and unemployment will be 7.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 75.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 70.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 16.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 84.7 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 34.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

**Population by Education**

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 6.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 30.3 percent were high school graduates only (29.6 percent in the U.S.)
- 7.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 25.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 11.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



# ZONING

15 Route 46, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.892503 Longitude: -74.716792

A. C-1 and C-2 Commercial Districts. The purpose of these districts is to recognize areas of existing retail development and to provide opportunities for new areas near existing and proposed population centers for the location of commercial services, limited entertainment facilities and employment opportunities.

(1) Permitted principal uses shall be as follows:

- (a) Retail sales of goods and services, including automobile/truck sales and laundromats in the C-2 District only. **[Amended 8-6-2002 by Ord. No. 28-2002]**
- (b) Professional and medical offices.
- (c) Veterinary hospitals.
- (d) Restaurants, bars and nightclubs. **[Amended 6-23-2009 by Ord. No. 10-2009]**
- (e) Banks and similar financial institutions in the C-2 District only.
- (f) Health and fitness centers.
- (g) Theaters, bowling alleys, gymnasiums, tennis courts and pools.
- (h) Recreation centers of a nonnuisance character, except for amusement arcades.
- (i) Motels and hotels.
- (j) Clubs, lodges and houses of worship.
- (k) Medical centers and mortuaries.
- (l) Utilities, excluding commercial radio and/or communications towers.
- (m) Public uses.
- (n) Antennas for wireless telecommunications services.  
**[Added 10-27-2009 by Ord. No. 22-2009]**

(2) Permitted accessory uses shall be as follows:

- (a) Parking areas, loading areas, trash and garbage collection areas and other uses customarily associated with the above uses, provided that such accessory uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.

(3) Conditional uses shall be as follows:

(a) C-1 District.

- [1] Service stations and auto repair, but not including body shops, in accordance with the standards regulating service stations in this chapter, specifically § [400-15D\(5\)](#) and [400-94](#).
- [2] Amusement arcades, provided that they shall be no closer than 750 feet to any church, school or place of business selling or disbursing alcoholic beverages. Furthermore, no amusement arcade shall be located where such a use will be prejudicial to the character of the neighborhood, create a threat to public safety or have a damaging or adverse effect upon adjacent properties.
- [3] Convenience markets with a minimum of one parking space per 100 square feet of gross floor area.
- [4] Adult entertainment uses, in accordance with the standards regulating such uses in § [400-79](#).
- [5] Retail sales of goods and services but not including automobile truck sales, provided that the minimum lot area is one acre and the minimum lot frontage is 200 feet.

*Editor's Note: Former Subsection A(3)(a)[6], Restaurants, bars and nightclubs, was repealed 6-23-2009 by Ord. No. 10-2009. This ordinance also redesignated former Subsection A(3)(a)[7] and [8] as Subsection [A\(3\)\(a\)\[6\]](#) and [\[7\]](#), respectively.*

- [6] Banks and similar financial institutions, provided that the minimum lot area is one acre and the minimum lot frontage is 200 feet.
- [7] Fast-food restaurants in accordance with § [400-101A\(3\)\(b\)\[2\]](#).