



RETAIL PROPERTY

FOR LEASE

±3,062 SF RETAIL BUILDING

325 Route 15, Wharton, NJ 07885

For More Information, Contact the Exclusive Brokers

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

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LOCATION DESCRIPTION

Approx. 1 Mile to I-80
Approx. 1.39 Miles to Route 46

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	3,062 SF
Building Size:	3,062 SF

PROPERTY HIGHLIGHTS

- ±3,062 SF Retail Building
- Lot Size at ±1.18 AC (Block 402, Lot 4)
- Ample Parking
- Zoned B-2
- Ideal for Retail Trade and Service Establishments (Excluding Taxi and Limousine Operations), Eating and Drinking Establishments, Auto Sales, Business and Professional Offices, Banks and Financial Institutions, Municipal Buildings and Facilities, Child Care Centers, Wholesale Clubs, Supermarkets, Car Wash

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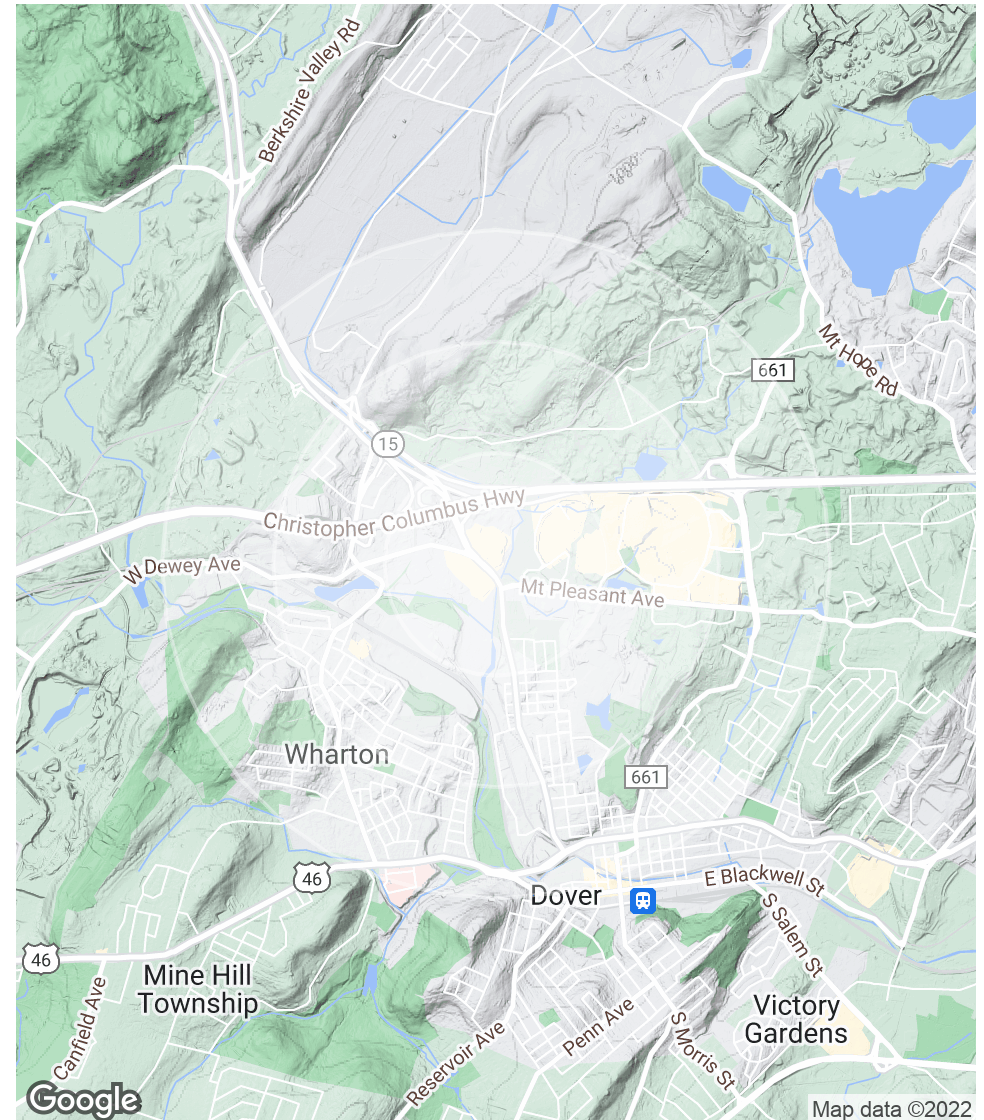
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,067	8,535	18,404
Average Age	38.2	38.7	40.0
Average Age (Male)	36.8	37.3	38.5
Average Age (Female)	42.1	41.4	42.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	839	3,397	7,290
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$102,593	\$94,965	\$91,888
Average House Value	\$309,353	\$290,729	\$301,157

* Demographic data derived from 2020 ACS - US Census



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