

LAND FOR DEVELOPMENT

FOR SALE

±17.46-ACRE LAND SITE SUITABLE FOR RESIDENTIAL DEVELOPMENT

55 Smith Road, Denville, NJ 07834

For More Information, Contact the Exclusive Brokers

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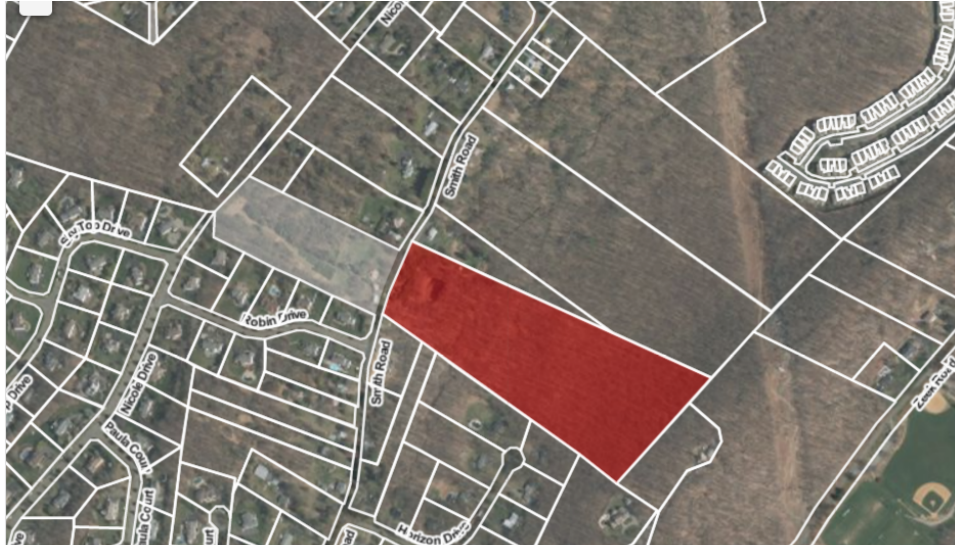


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PROPERTY DESCRIPTION

±17.46 Acres Land Site

PROPERTY HIGHLIGHTS

- ±17.46 Acres Land Site Suited for Development
- Water, Sewer, Gas, Electric Connections At Street
- Conceptual Lot Subdivision with Four/Five Lot Potential
- R-1B Zoning - Two Acre Residential Lot Minimum
- New Construction Homes Across Street
- Bordering Randolph and Morris Plains
- Access to Route 10 Shopping and Amenities within 2 Miles

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$650,000 |
| Lot Size: | 17.46 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,577 | 20,421 | 58,993 |
| Total Population | 4,120 | 56,277 | 164,656 |
| Average HH Income | \$148,793 | \$126,909 | \$116,955 |

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BUILDABLE AREA

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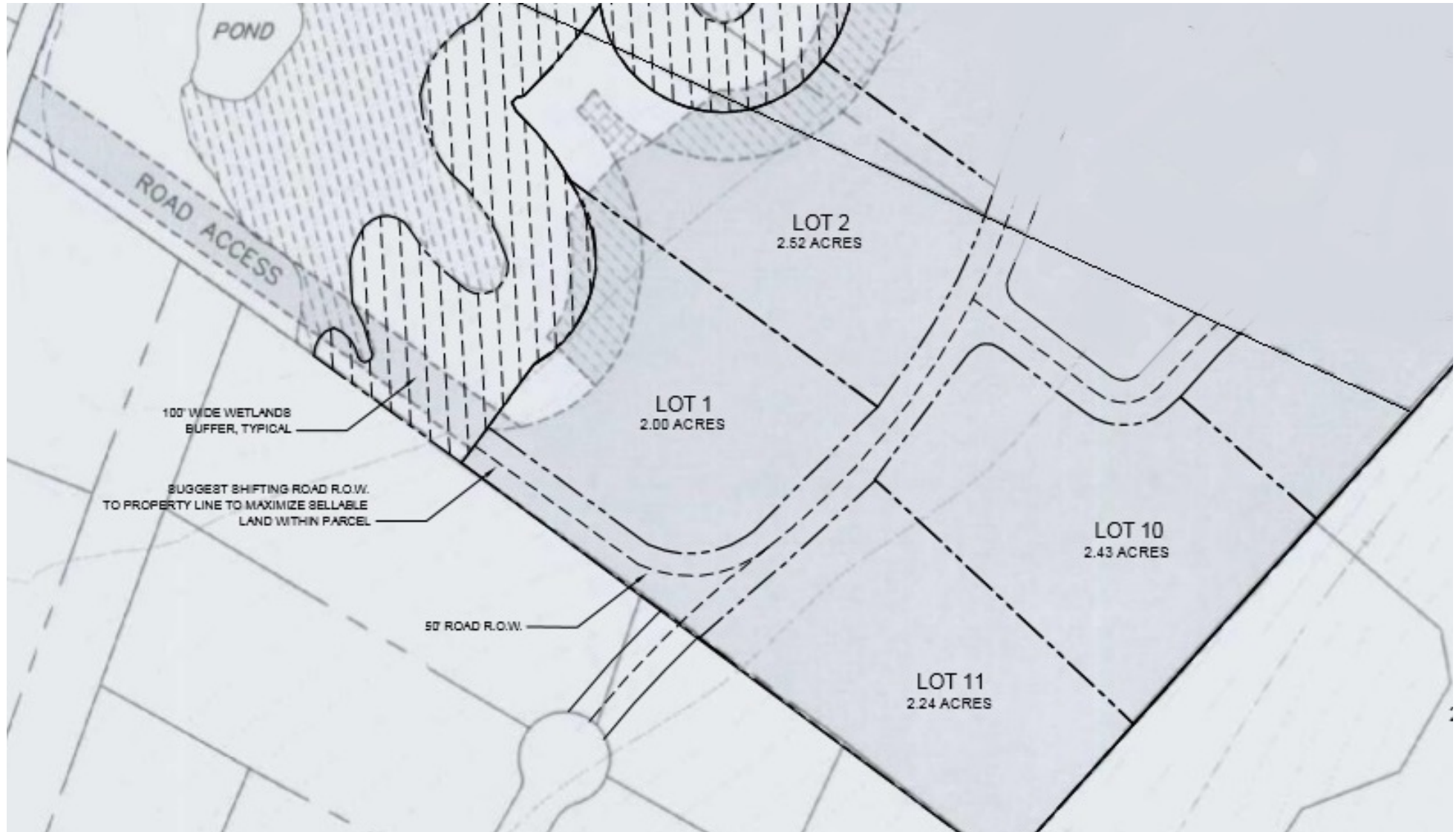
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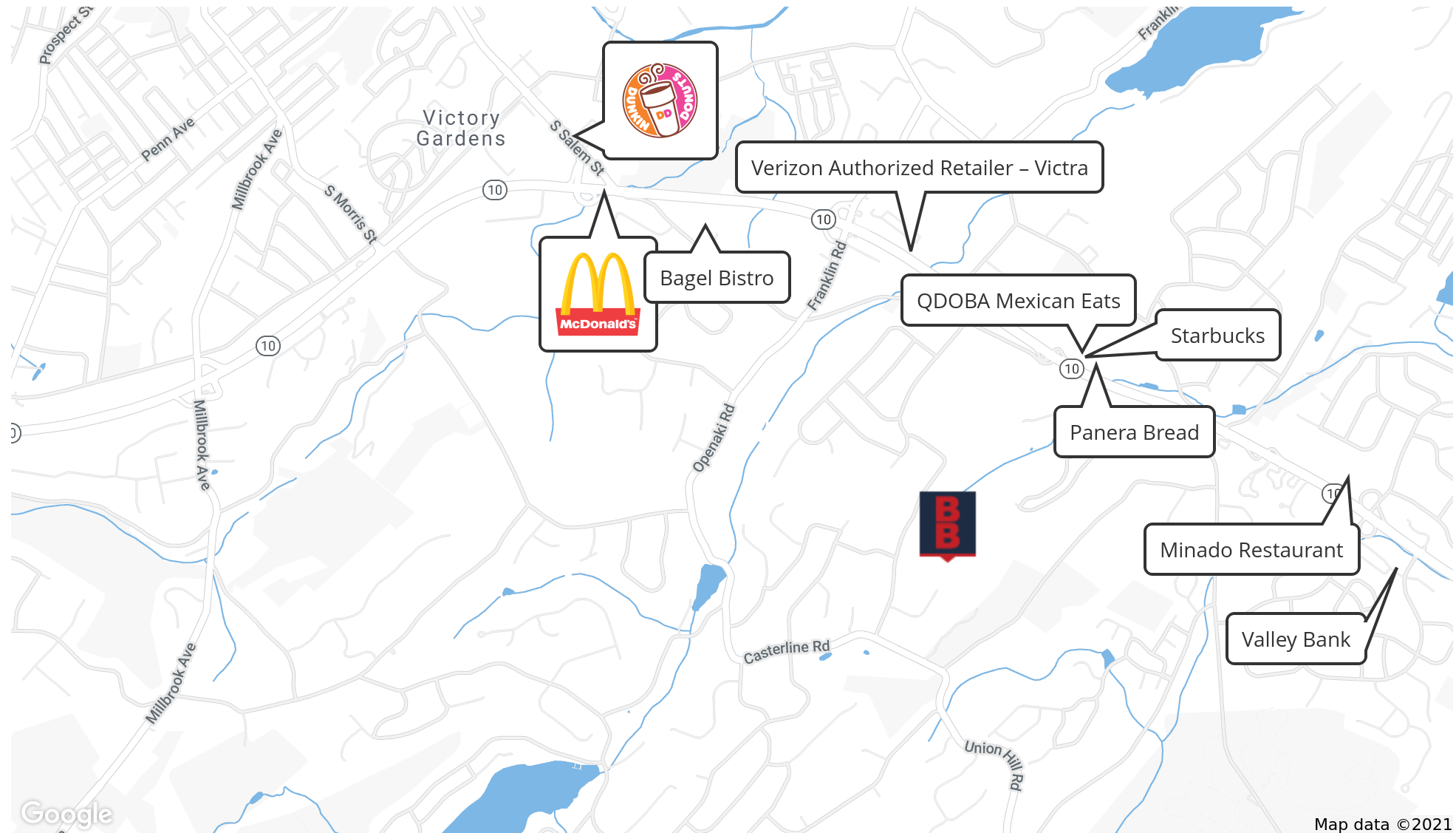
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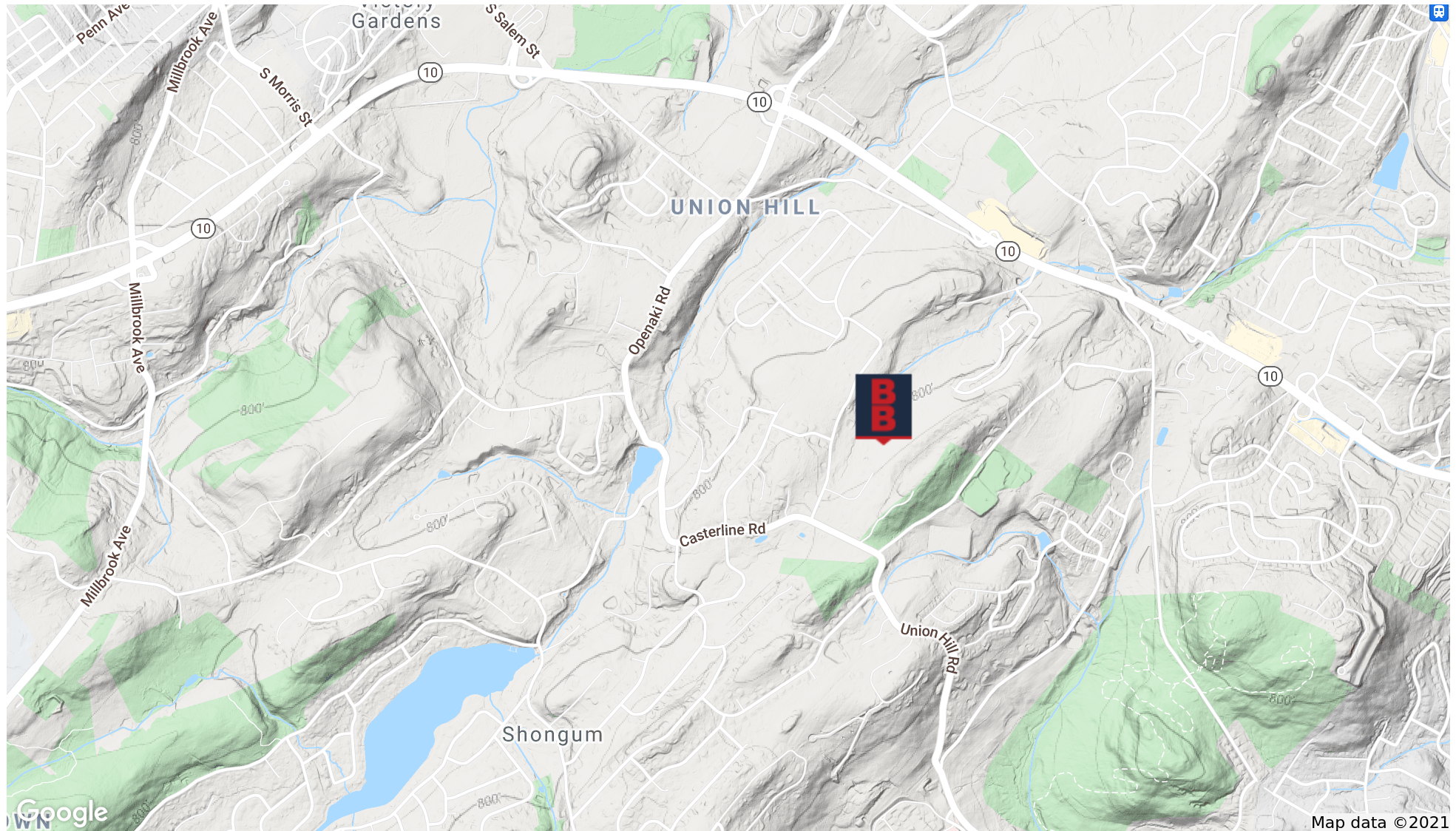
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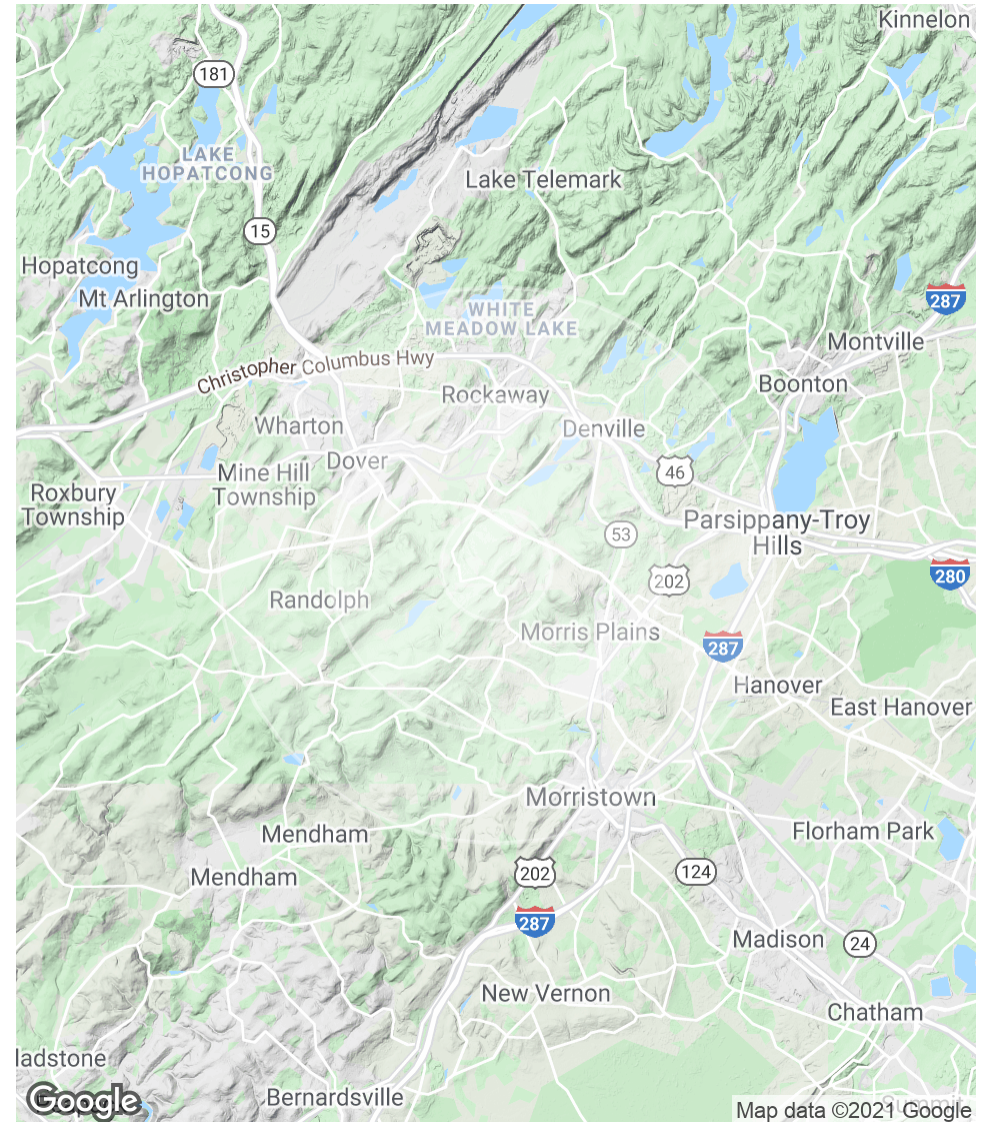
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,120 | 56,277 | 164,656 |
| Average age | 39.6 | 39.3 | 39.2 |
| Average age (Male) | 38.7 | 39.0 | 37.9 |
| Average age (Female) | 40.3 | 39.7 | 40.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,577 | 20,421 | 58,993 |
| # of persons per HH | 2.6 | 2.8 | 2.8 |
| Average HH income | \$148,793 | \$126,909 | \$116,955 |
| Average house value | \$560,408 | \$506,714 | \$489,429 |

* Demographic data derived from 2010 US Census



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