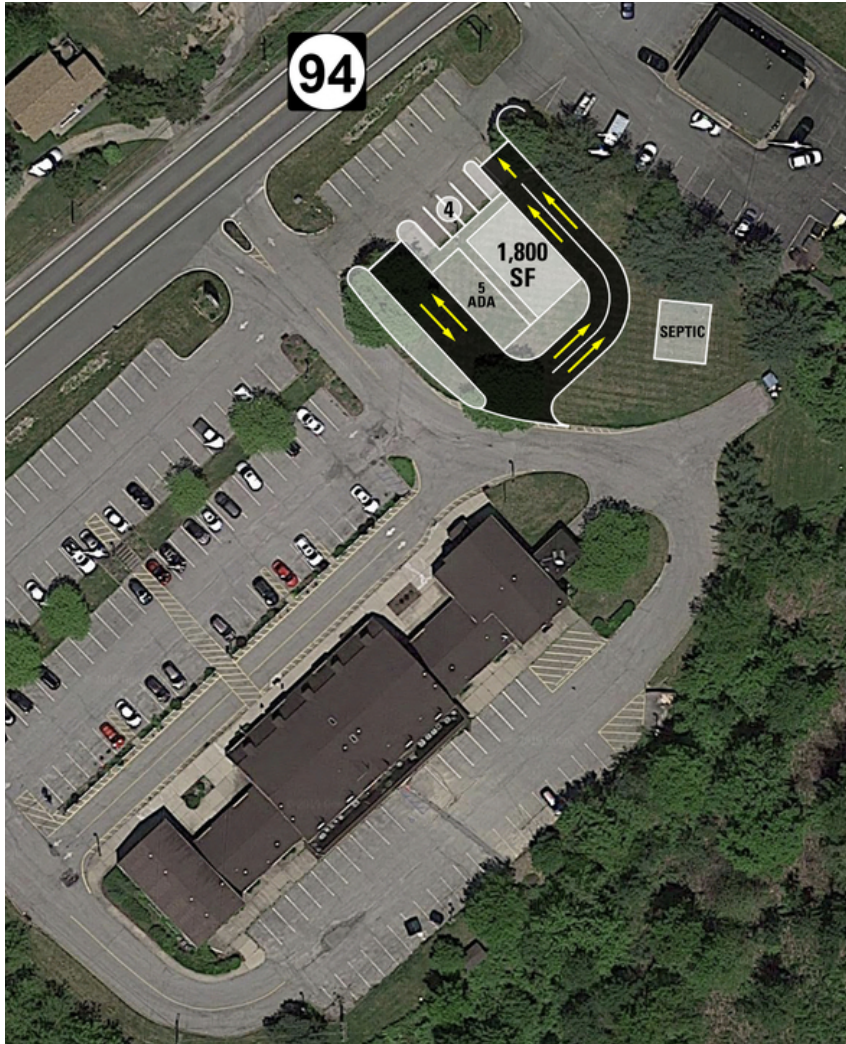


FOR LEASE | LAND

# PAD SITE WITH DRIVE-THRU

40 Route 94 | Vernon, NJ 07462



## PROPERTY SUMMARY

Available SF:	± 1,800 SF
Lease Rate:	Negotiable
Lot Size:	± 7.13 Acres
Cross Streets:	Old Rudeltown and Old Coach Roads

## PROPERTY OVERVIEW

Pad Site with Drive-Thru Available at Vernon Colonial Plaza

## LOCATION OVERVIEW

Located on Hamburg McAfee Road (NJ-94), a main retail thoroughfare. Quick access to Route 23.

## PROPERTY HIGHLIGHTS

- The property is located just minutes away from Mountain Creek - Crystal Springs Resorts & Spa which is an extremely popular vacation spot in New Jersey.
- There are also seven golf courses within a five-minute drive that attracts thousands of enthusiasts each year.
- Zoning allows for broad range of uses including office, banks, restaurant, and healthcare services.

FOR MORE INFORMATION, PLEASE CONTACT:

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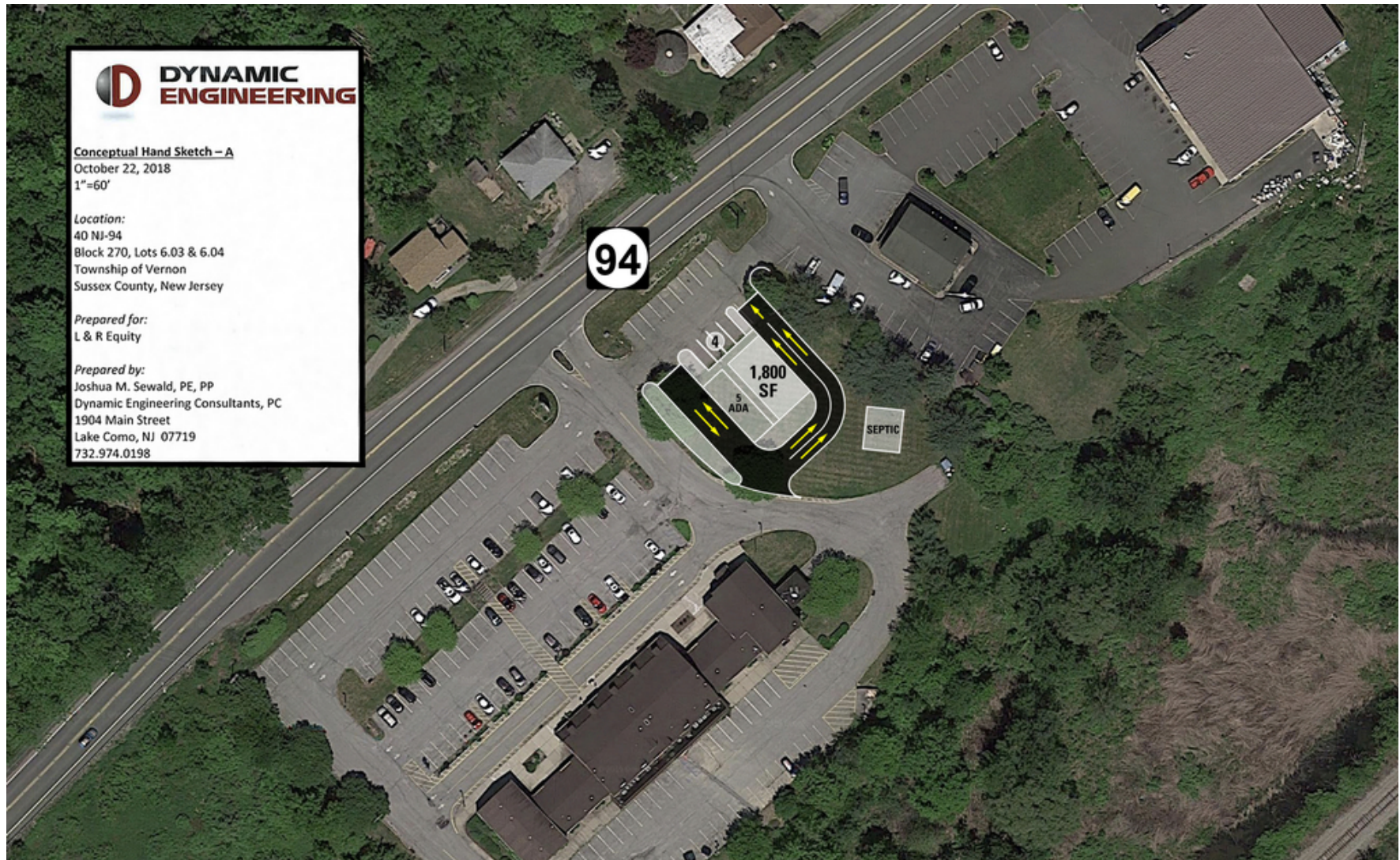


FOR LEASE | LAND

# PAD SITE WITH DRIVE-THRU



40 Route 94 | Vernon, NJ 07462



**DYNAMIC ENGINEERING**

**Conceptual Hand Sketch – A**  
October 22, 2018  
1"=60'

**Location:**  
40 NJ-94  
Block 270, Lots 6.03 & 6.04  
Township of Vernon  
Sussex County, New Jersey

**Prepared for:**  
L & R Equity

**Prepared by:**  
Joshua M. Sewald, PE, PP  
Dynamic Engineering Consultants, PC  
1904 Main Street  
Lake Como, NJ 07719  
732.974.0198

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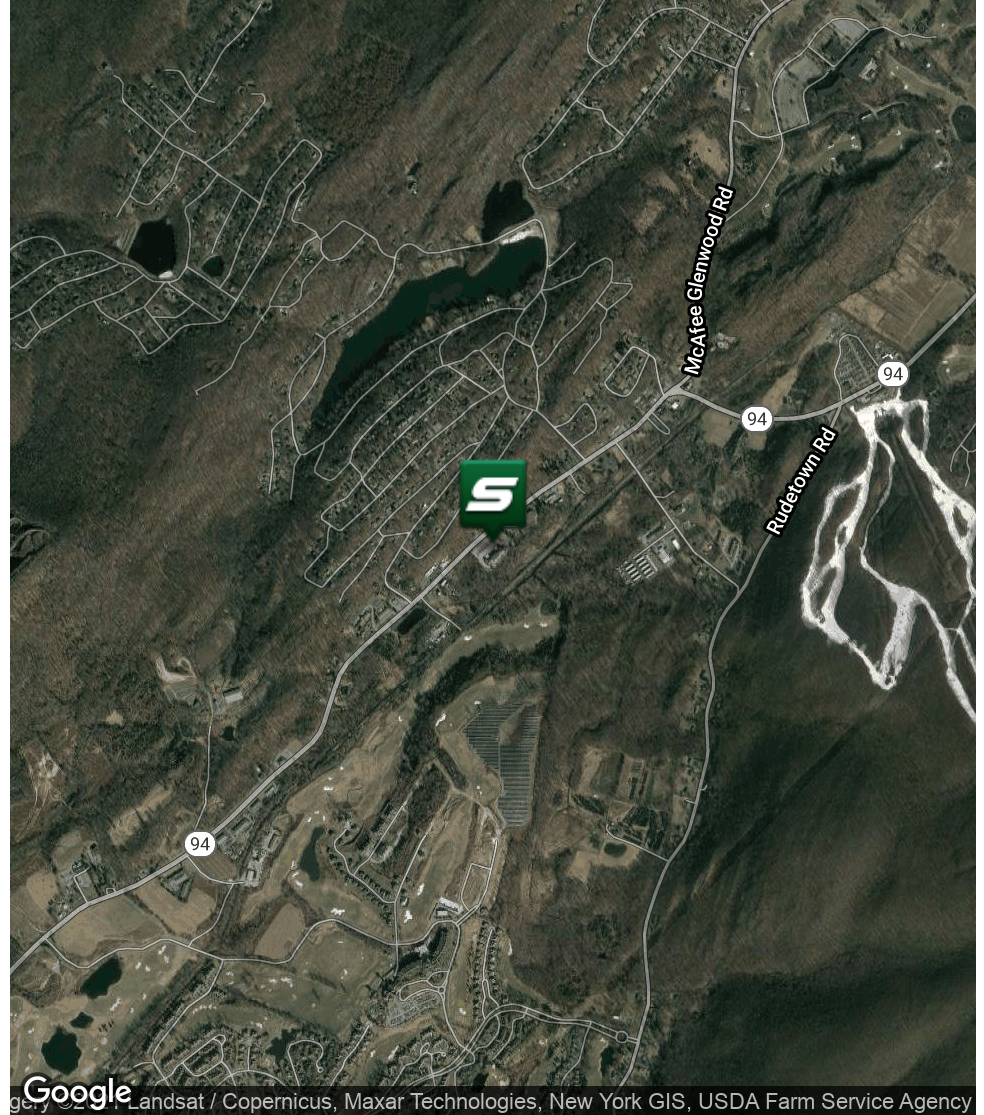
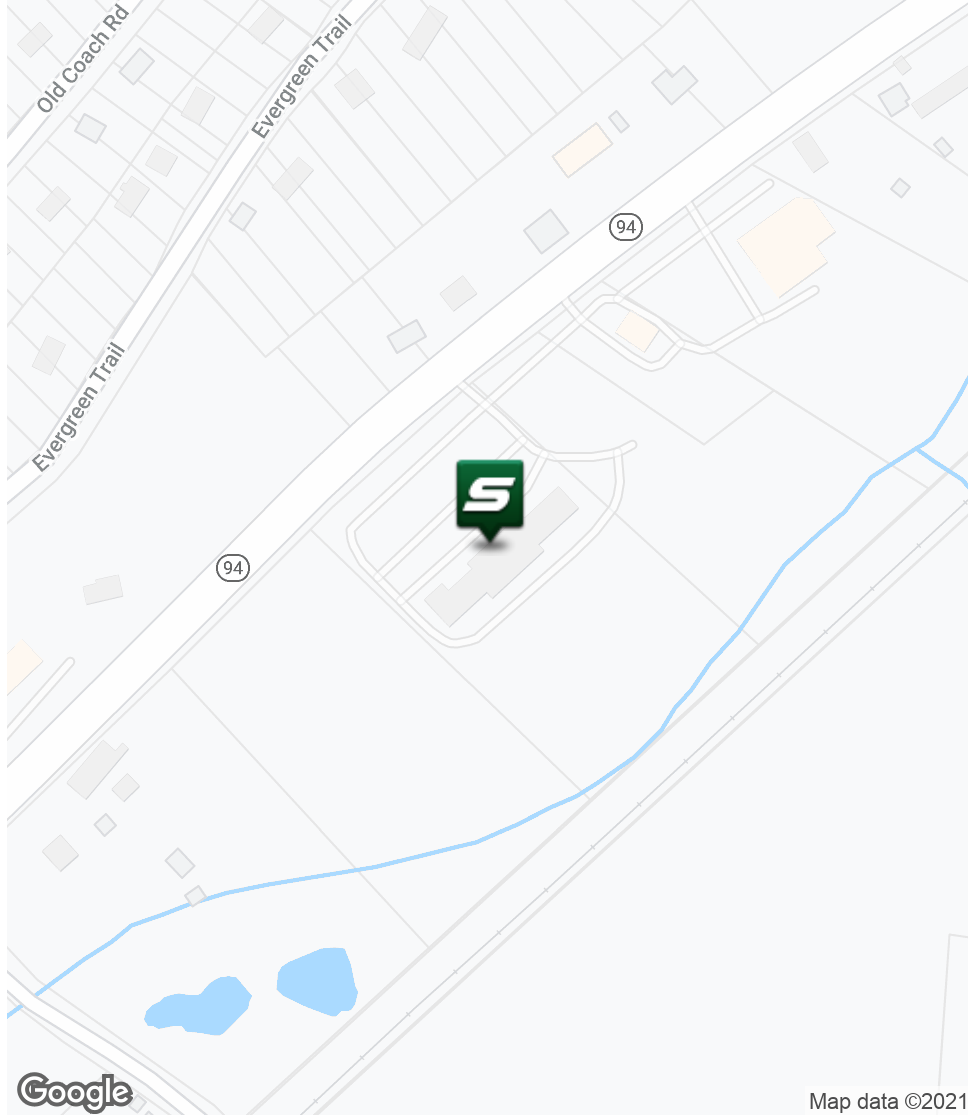


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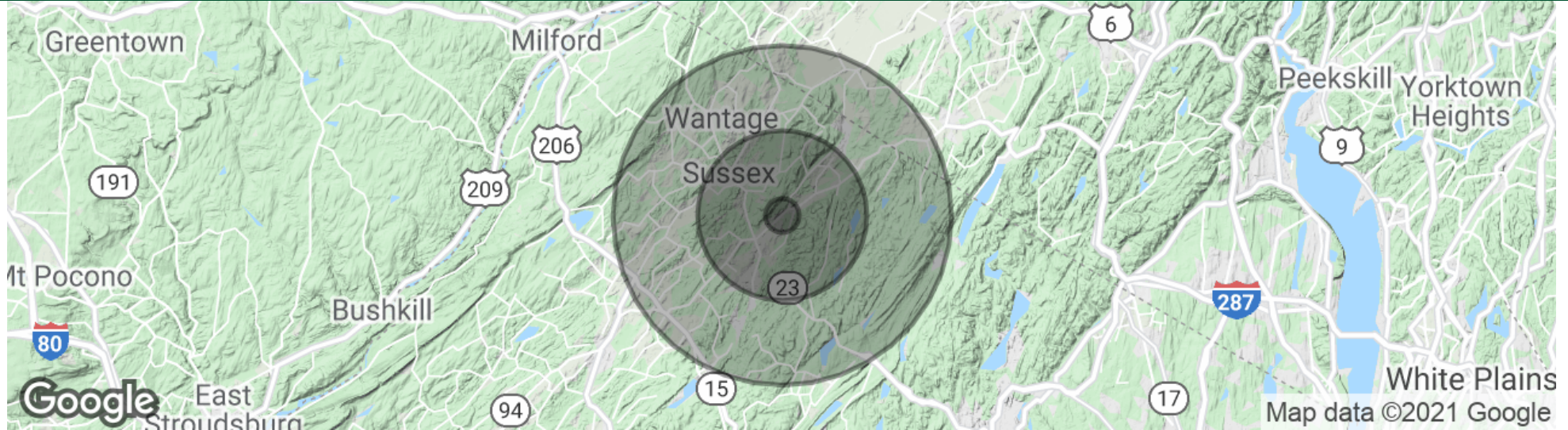
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,599	32,555	92,462
Median age	38.6	39.2	39.9
Median age (Male)	38.4	38.5	38.9
Median age (Female)	39.1	40.0	40.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	569	12,647	34,003
# of persons per HH	2.8	2.6	2.7
Average HH income	\$98,523	\$85,129	\$92,492
Average house value	\$329,391	\$295,251	\$353,115

\* Demographic data derived from 2010 US Census

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## Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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