



1,600SF RETAIL SPACE FOR LEASE
41 ROUTE 46 BUDD LAKE, NJ 07828

Presented By:

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To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective tenant proceeds at its own risk.

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PROPERTY OVERVIEW

This 1,600SF existing retail space is in the heart of the Retail Corridor of Budd Lake/Mount Olive, NJ. The space is in raw condition, but could easily be configured for a retail/food use! Your co-tenancy is with Sweetspot Cannabis Dispensary!!

This 1.4 acre property features approximately 75 parking spaces and is located along Route 46. The traffic count for this section of Route 46 is 35,301 VPD. The property is easily accessible from both sides of the highway, features great accessibility to the major highway in the area; .4 miles away from Interstate 80, and only .7 miles away from the Walmart Center.

The surrounding area is densely populated and boasts strong income demographics. The site is surrounded by national retailers including Multiple Banks, Amazon, Walmart, Jersey Mike's, McDonald's, Wendy's, Dunkin, Firestone AutoCare, and many more!



DEAL POINTS

GREAT OPPORTUNITY IN BUDD LAKE/MOUNT OLIVE!

ZONED: C-1- COMMERCIAL

1,600SF - PERFECT FOR RETAIL OR A FOOD USE!

APPROXIMATELY 75 PARKING SPACES

CEILING HEIGHTS: 12' - 15'

OFFERING SPECIFICATIONS

ASKING RENT	PLEASE CALL
SQUARE-FOOTAGE	1,600SF
LAND SIZE	1.4 AC
YEAR BUILT	1998

LOCATION AERIAL



INTERIOR PHOTOS





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PLEASE CALL FOR MORE INFORMATION!