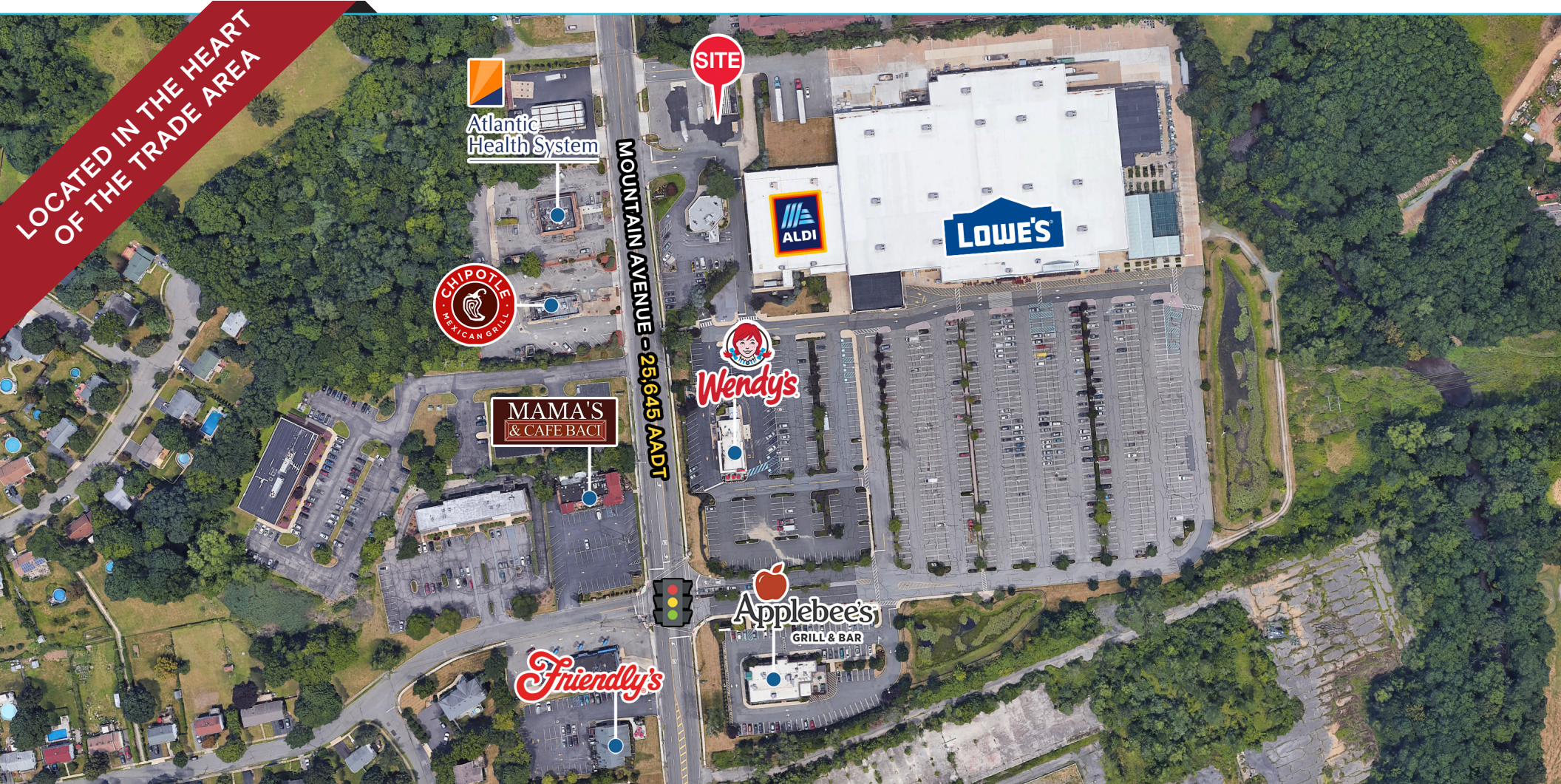


RETAIL SPACE FOR LEASE

PAD SITE AVAILABLE

215 Mountain Avenue | Hackettstown NJ, 07840

LOCATED IN THE HEART
OF THE TRADE AREA



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Property Overview

HIGHLIGHTS

- Site is approximately 1/3 of an acre
- Great visibility and access from Mountain Avenue
- Ample Parking
- Neighboring Retailers:



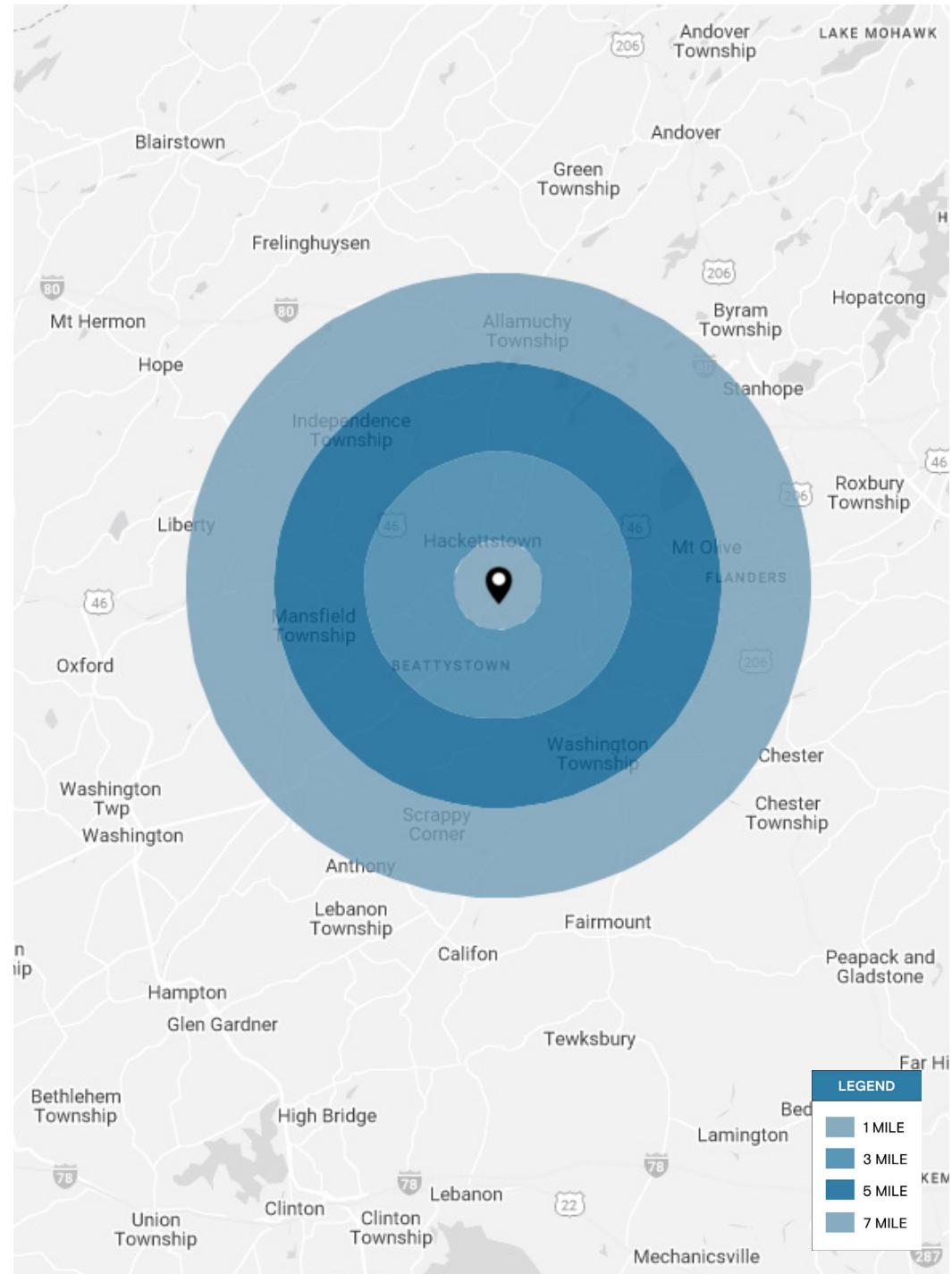
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	8,816	29,366	53,646	80,140
HOUSEHOLDS	3,303	10,952	19,871	29,728
DAYTIME EMPLOYEES	7,238	24,135	44,113	66,052
AVERAGE HH INCOME	\$100,890	\$118,654	\$121,805	\$131,834

TRAFFIC COUNTS

MOUNTAIN AVE – RT. 182

25,645 AADT



LEGEND

- 1 MILE
- 3 MILES
- 5 MILE
- 7 MILE

Tenant Roster

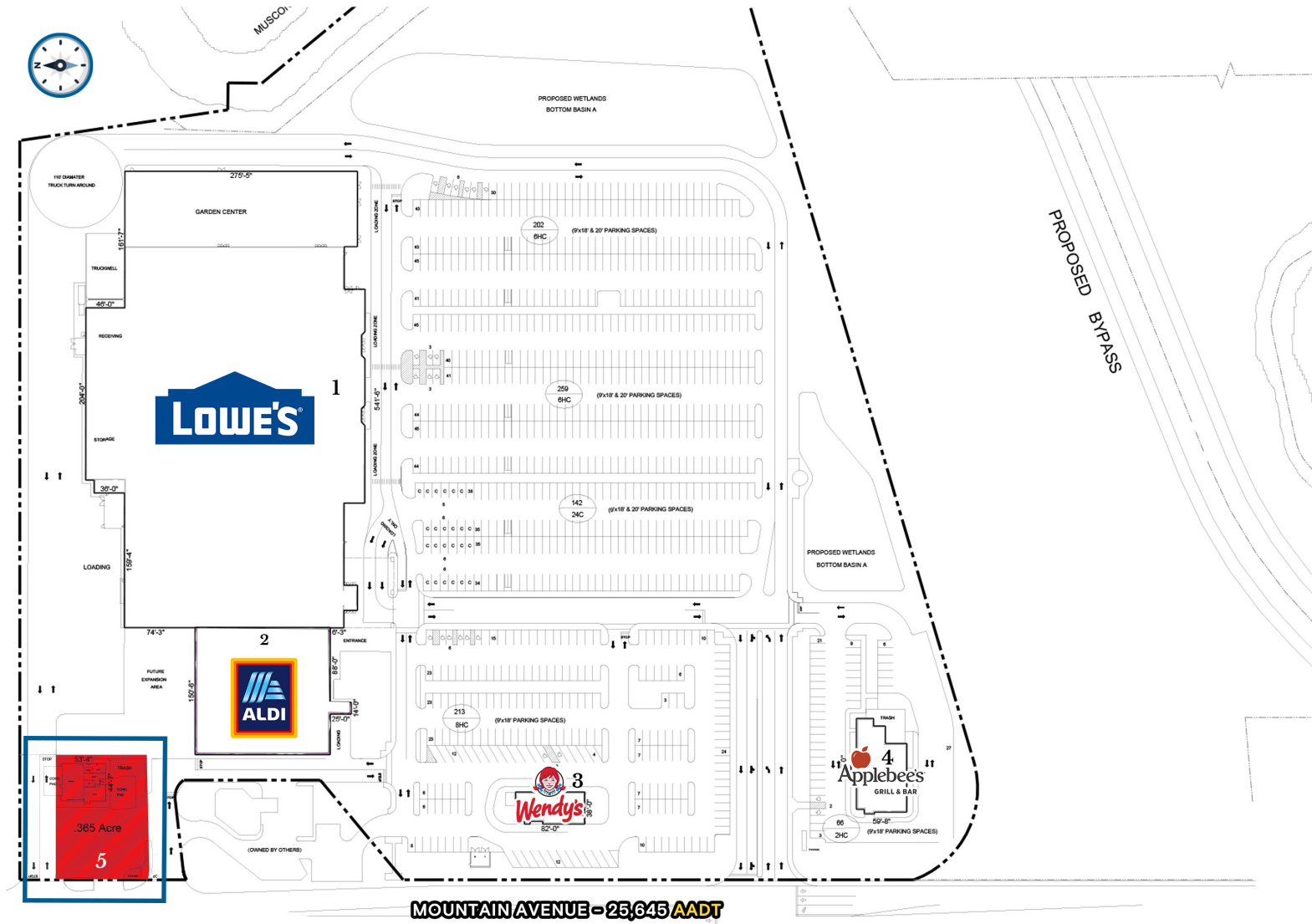
- 1 Lowe's

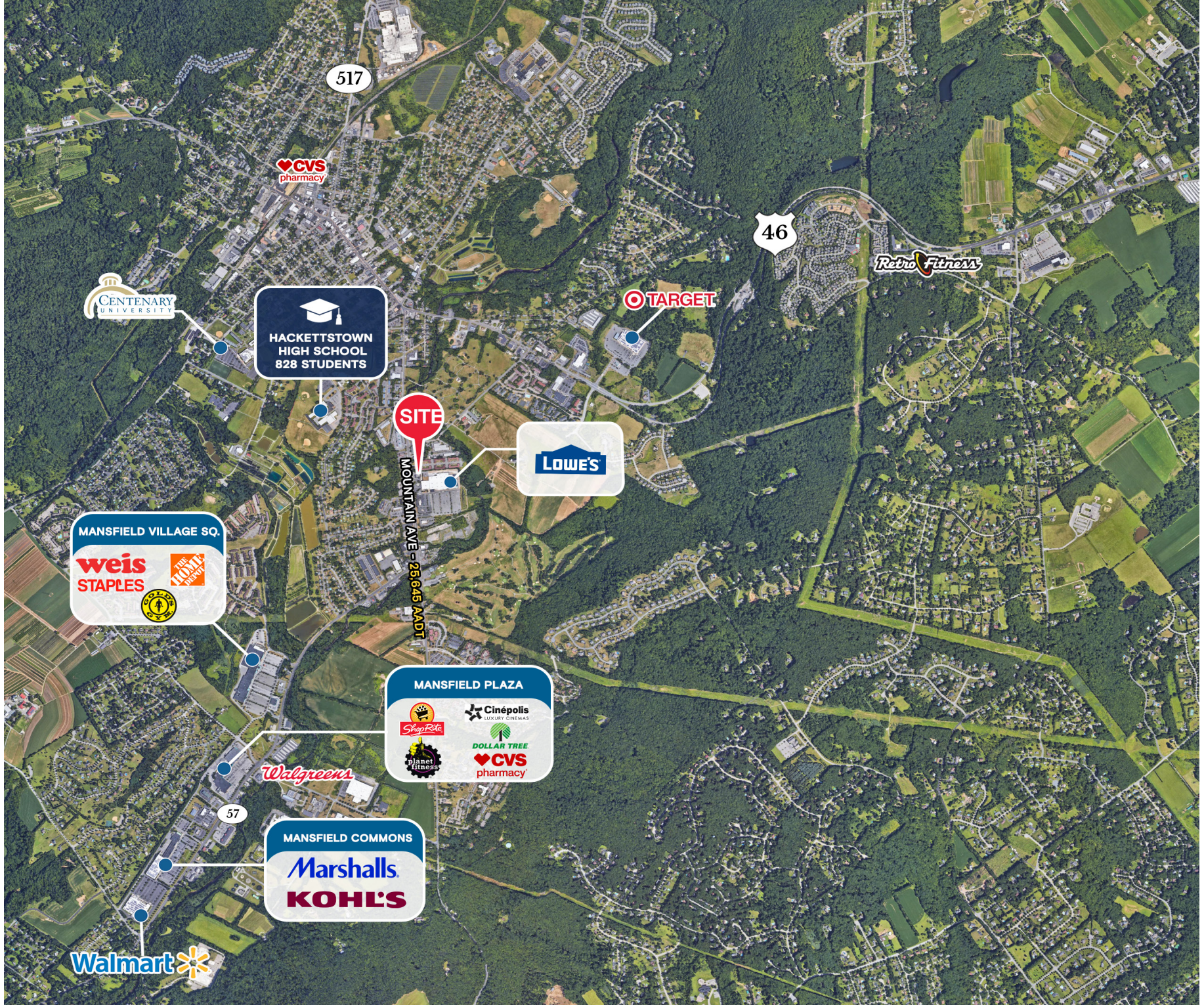
- 2 Aldi

- 3 Wendy's

- 4 Applebees

- 5 .365 Acres Available





CENTENARY UNIVERSITY

HACKETTSTOWN HIGH SCHOOL
828 STUDENTS

CVS pharmacy

TARGET

Retro Fitness

LOWE'S

MANSFIELD VILLAGE SQ.
weis STAPLES

SITE

MOUNTAIN AVE - 25,648 ADT

MANSFIELD PLAZA
ShopRite Cinépolis LUXURY CINEMAS
DOLLAR TREE CVS pharmacy

Walgreens

MANSFIELD COMMONS
Marshalls KOHL'S

Walmart





Contact Agent

Amy Staats
VICE PRESIDENT
astaats@katzretail.com
201.731.8494



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 05.08.26