

115 Route 46, Suite D28, Mountain Lakes NJ 07046

Available for Sale at \$230,000 or For Lease at \$20SF + TE



Lori Hascsak
Director
(973) 768-3976
lorihascsak@gmail.com

Cheryl Darmanin
Principal
(917) 696-0802
cheryl@darmgrp.com

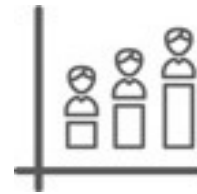
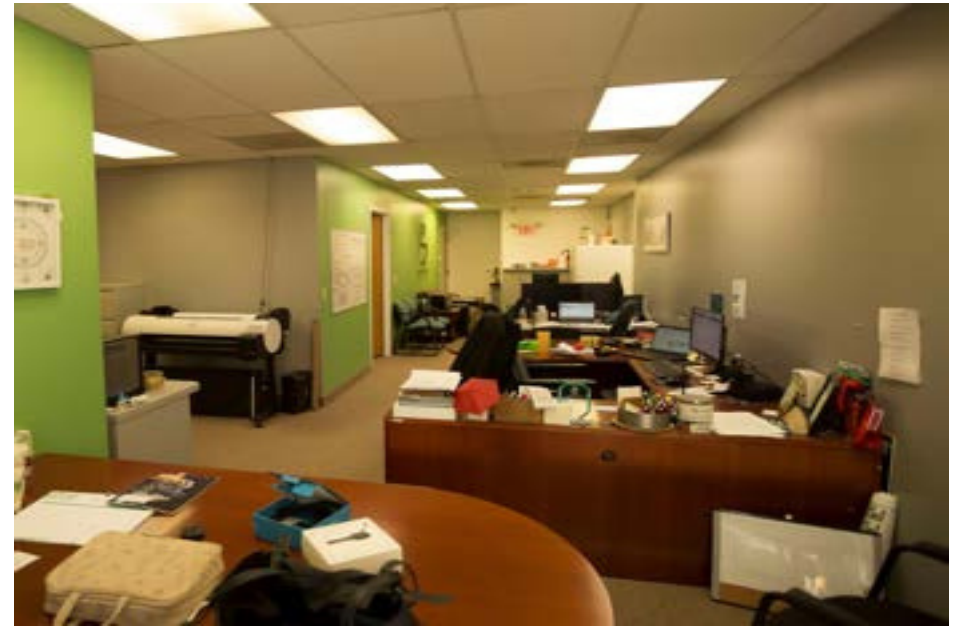


THE SPACE

Location	115 Route 46, Suite D28, Mountain Lakes , NJ, 07046
COUNTY	Morris

HIGHLIGHTS

- Opportunity to lease or purchase an office suite in a professional office building in Mountain Lakes, NJ
- Prime location and accessibility at 115 Route 46
- Suite comprises four separate and spacious offices, a well-equipped kitchenette, and a private restroom
- The suite is approximately 1,234 square feet
- Designed to provide a professional atmosphere
- High-quality finishes, including flooring and ample natural light
- Ideal space for businesses such as medical professionals, financial advisors, lawyers, and consultants
- Building is well-maintained and professionally managed
- Spacious waiting area for receiving clients and visitors
- Easy access to major highways, public transportation, and other essential amenities



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,054	63,323	140,534



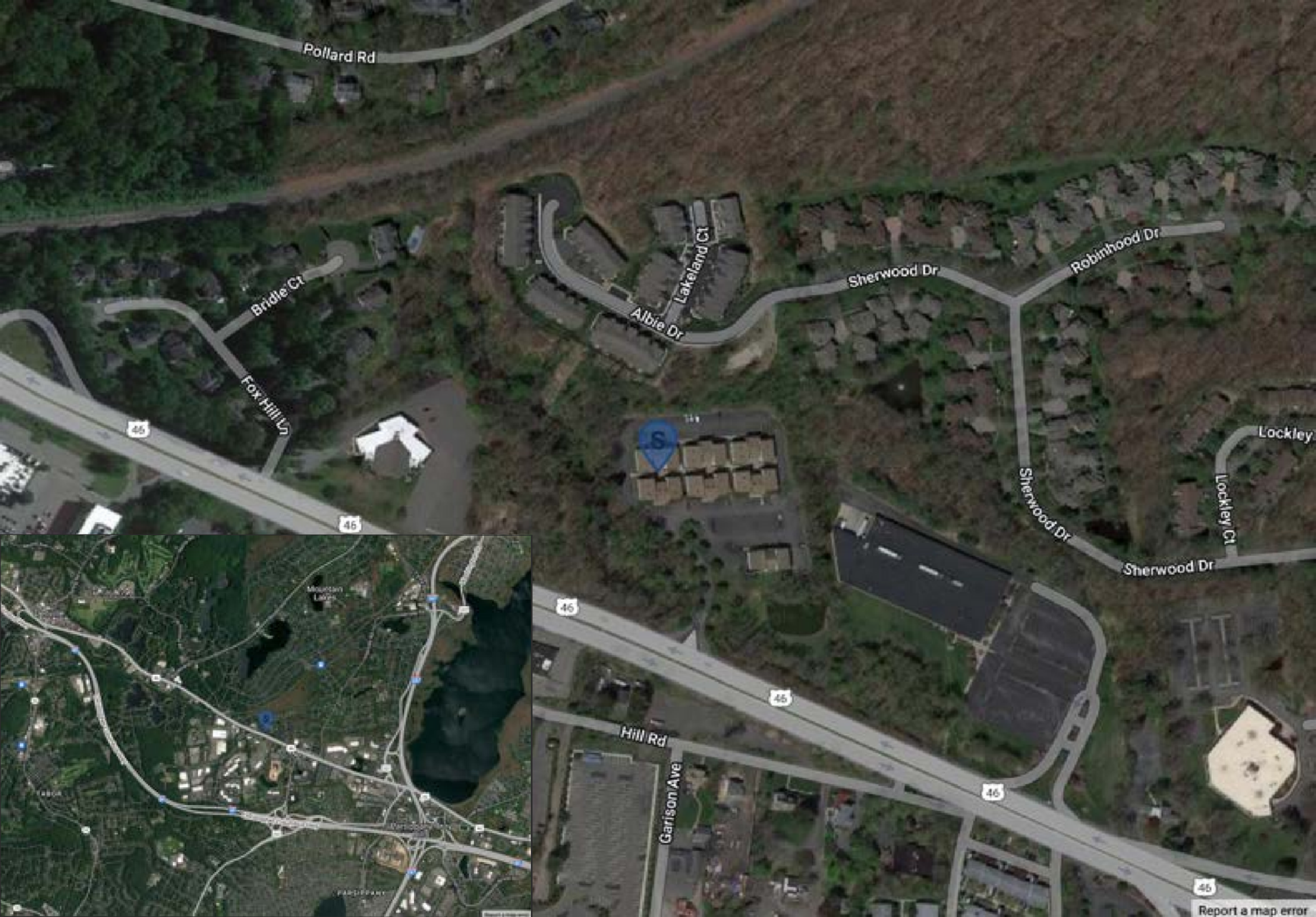
AVERAGE HOUSEHOLD INCOME

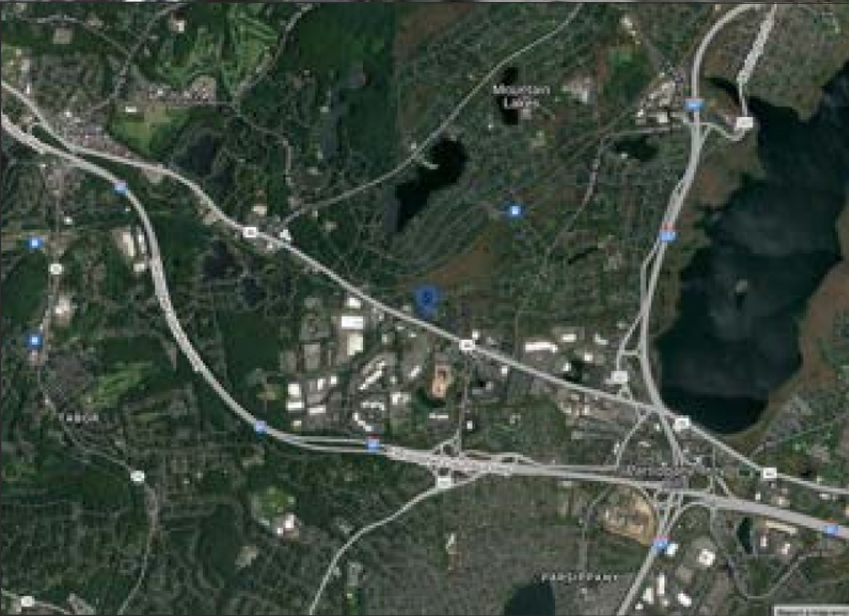
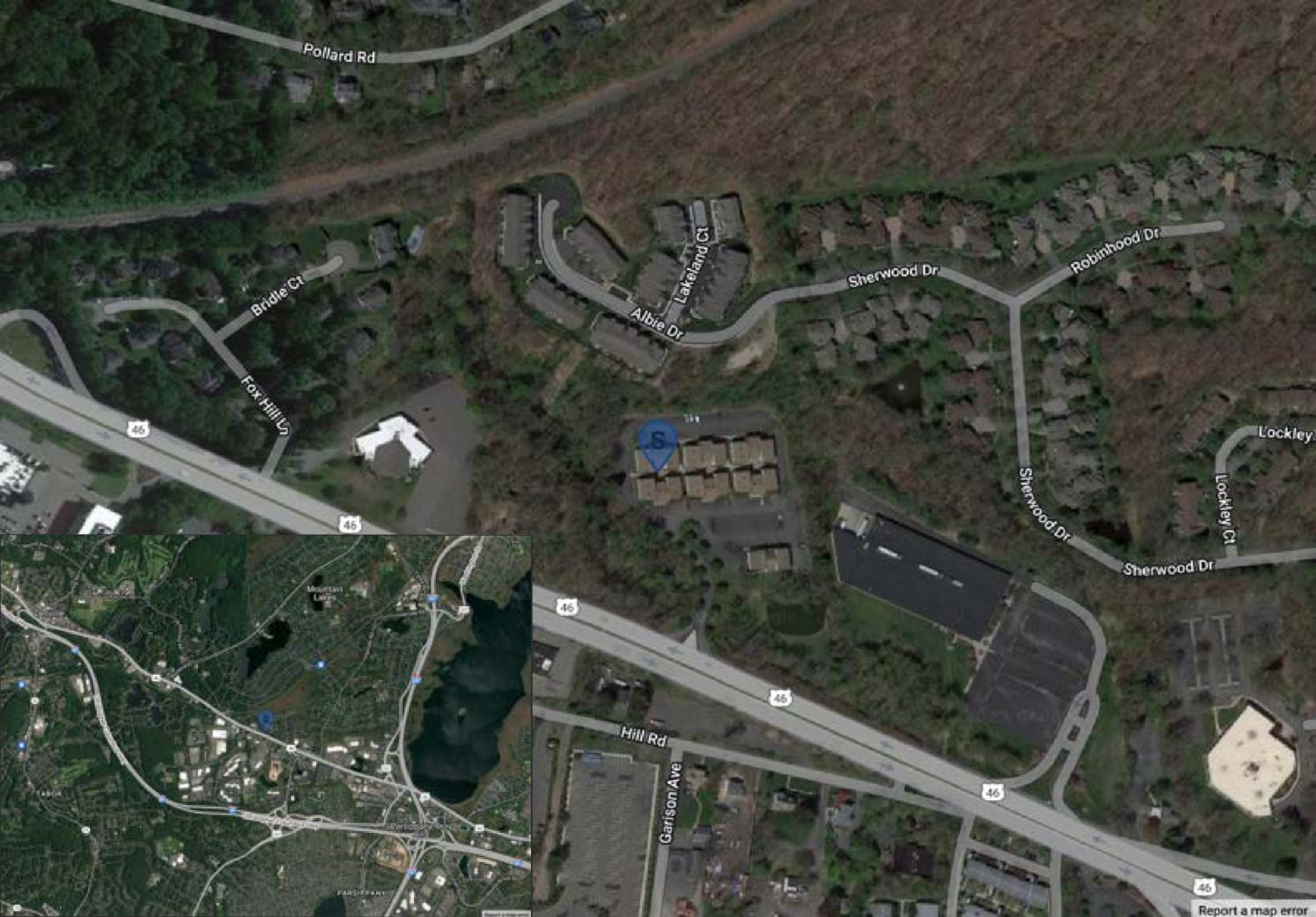
1.00 MILE	3.00 MILE	5.00 MILE
\$209,857	\$164,005	\$173,299



NUMBER OF HOUSEHOLDS

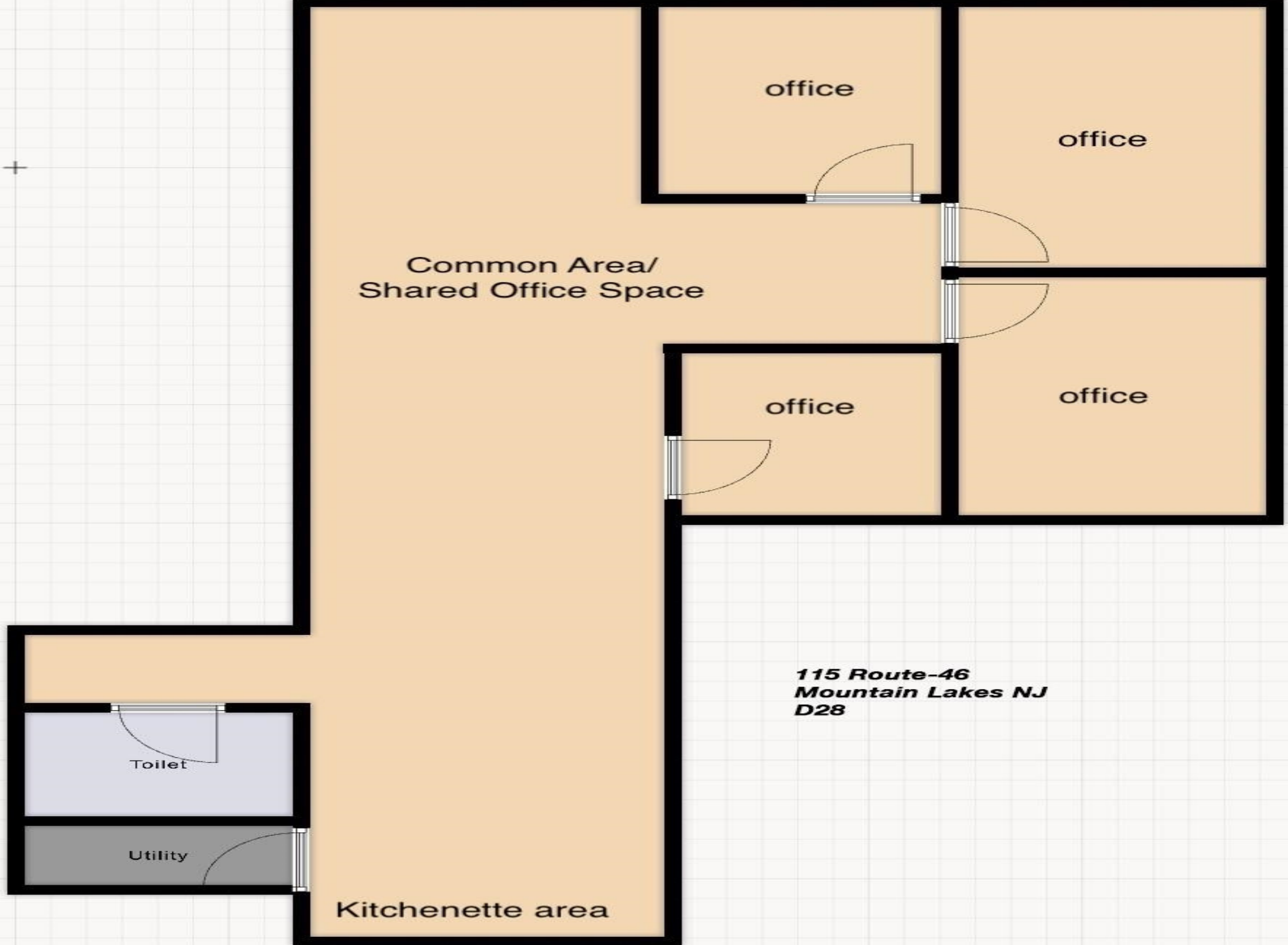
1.00 MILE	3.00 MILE	5.00 MILE
1,847	24,003	52,604







[Report a map error](#)



Common Area/
Shared Office Space

office

office

office

office

Toilet

Utility

Kitchenette area

**115 Route-46
Mountain Lakes NJ
D28**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,050	58,989	129,207
2010 Population	4,901	59,669	133,714
2022 Population	5,054	63,323	140,534
2027 Population	5,410	64,317	141,697
2022 African American	78	1,886	4,129
2022 American Indian	7	155	313
2022 Asian	1,310	17,301	31,435
2022 Hispanic	466	6,192	15,157
2022 Other Race	188	2,284	5,711
2022 White	3,080	36,753	87,568
2022 Multiracial	390	4,936	11,348
2022-2027: Population: Growth Rate	6.85 %	1.55 %	0.80 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	57	918	1,721
\$15,000-\$24,999	60	1,011	1,945
\$25,000-\$34,999	82	1,098	1,910
\$35,000-\$49,999	119	1,551	3,309
\$50,000-\$74,999	178	2,826	6,029
\$75,000-\$99,999	191	2,585	5,269
\$100,000-\$149,999	317	4,643	10,516
\$150,000-\$199,999	208	3,368	7,534
\$200,000 or greater	633	6,002	14,371
Median HH Income	\$133,404	\$116,900	\$124,147
Average HH Income	\$209,857	\$164,005	\$173,299

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,848	23,206	49,240
2010 Total Households	1,781	22,851	50,118
2022 Total Households	1,847	24,003	52,604
2027 Total Households	1,999	24,502	53,265
2022 Average Household Size	2.73	2.61	2.64
2000 Owner Occupied Housing	1,215	15,157	36,037
2000 Renter Occupied Housing	606	7,441	12,147
2022 Owner Occupied Housing	1,222	15,690	37,851
2022 Renter Occupied Housing	624	8,313	14,753
2022 Vacant Housing	78	1,274	2,406
2022 Total Housing	1,925	25,277	55,010
2027 Owner Occupied Housing	1,244	15,952	38,246
2027 Renter Occupied Housing	755	8,550	15,019
2027 Vacant Housing	59	1,279	2,561
2027 Total Housing	2,058	25,781	55,826
2022-2027: Households: Growth Rate	7.95 %	2.05 %	1.25 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	216	3,912	8,003
2022 Population Age 35-39	271	4,134	9,075
2022 Population Age 40-44	312	4,108	9,501
2022 Population Age 45-49	401	4,283	9,672
2022 Population Age 50-54	416	4,601	10,545
2022 Population Age 55-59	426	4,804	10,653
2022 Population Age 60-64	351	4,290	9,687
2022 Population Age 65-69	315	3,747	8,434
2022 Population Age 70-74	237	3,122	7,027
2022 Population Age 75-79	167	2,334	5,154
2022 Population Age 80-84	95	1,561	3,299
2022 Population Age 85+	92	1,876	3,644
2022 Population Age 18+	3,882	50,679	111,132
2022 Median Age	45	44	44

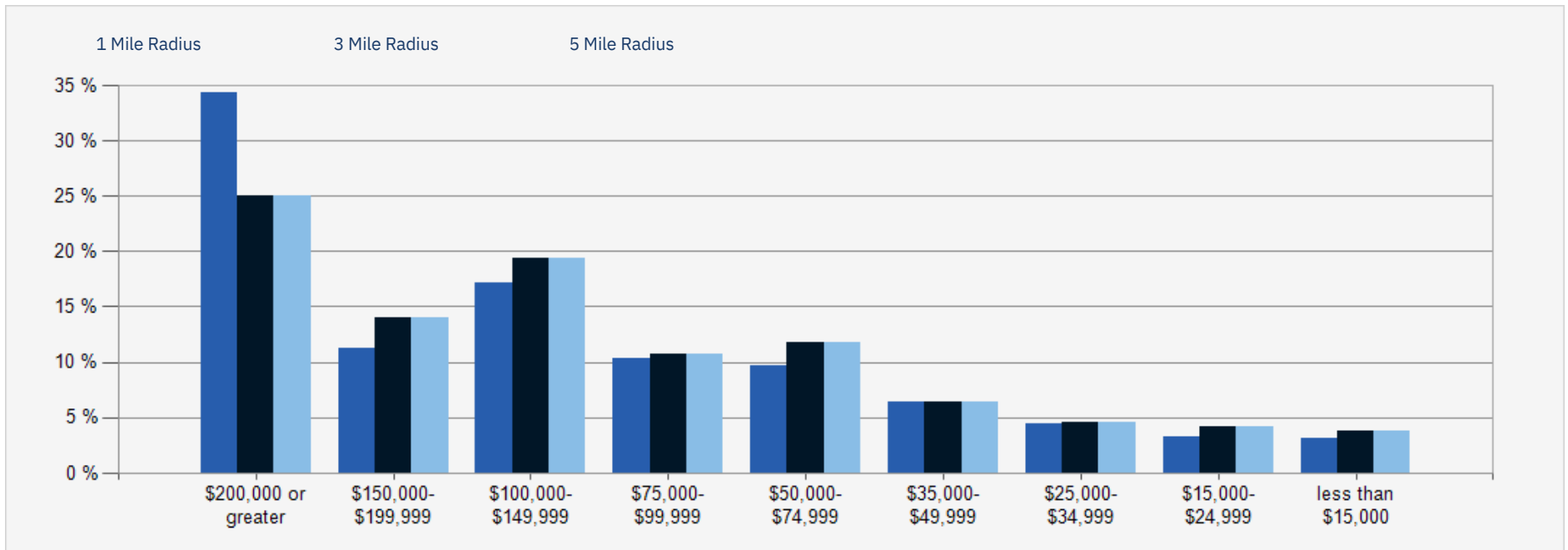
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,586	\$106,003	\$112,024
Average Household Income 25-34	\$130,316	\$139,801	\$149,201
Median Household Income 35-44	\$142,590	\$137,360	\$144,739
Average Household Income 35-44	\$208,076	\$180,450	\$188,585
Median Household Income 45-54	\$200,001	\$161,877	\$168,983
Average Household Income 45-54	\$284,364	\$212,983	\$221,928
Median Household Income 55-64	\$176,337	\$147,712	\$154,739
Average Household Income 55-64	\$252,353	\$194,587	\$204,117
Median Household Income 65-74	\$105,487	\$92,588	\$97,176
Average Household Income 65-74	\$170,766	\$136,477	\$144,273
Average Household Income 75+	\$109,972	\$90,824	\$94,982

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	240	4,089	8,189
2027 Population Age 35-39	282	4,203	9,193
2027 Population Age 40-44	345	4,322	9,864
2027 Population Age 45-49	429	4,413	9,935
2027 Population Age 50-54	406	4,256	9,640
2027 Population Age 55-59	418	4,482	10,145
2027 Population Age 60-64	390	4,343	9,656
2027 Population Age 65-69	342	3,923	8,913
2027 Population Age 70-74	286	3,366	7,522
2027 Population Age 75-79	216	2,773	6,181
2027 Population Age 80-84	139	1,934	4,146
2027 Population Age 85+	112	2,065	4,038
2027 Population Age 18+	4,226	52,167	113,599
2027 Median Age	45	44	45

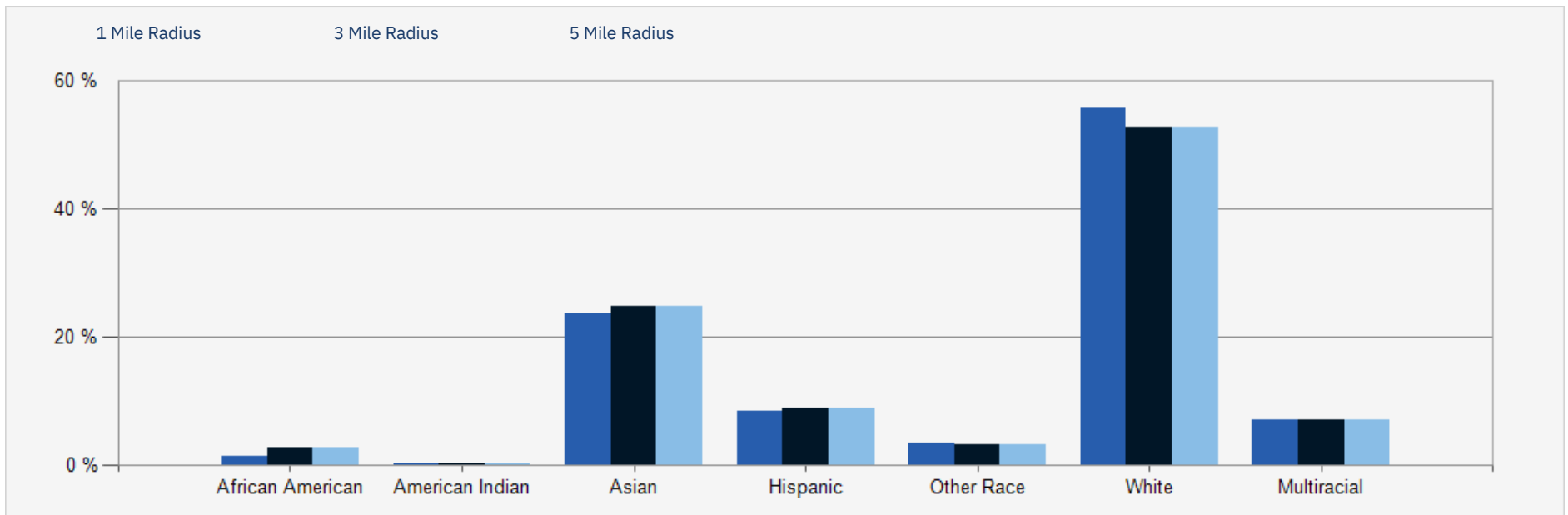
2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,07	\$118,11	\$123,55
Average Household Income 25-34	4	5	3
Median Household Income 35-44	\$160,79	\$162,07	\$171,09
Average Household Income 35-44	9	1	4
Median Household Income 45-54	\$156,41	\$154,49	\$159,65
Average Household Income 45-54	3	5	3
Median Household Income 55-64	\$231,37	\$207,01	\$216,91
Average Household Income 55-64	6	9	6
Median Household Income 65-74	\$196,34	\$172,49	\$181,20
Average Household Income 65-74	7	0	4
Average Household Income 75+	\$284,37	\$234,49	\$244,43

4	7	7
\$183,11	\$164,16	\$171,54
9	2	7
\$270,28	\$223,65	\$238,22
8	8	7

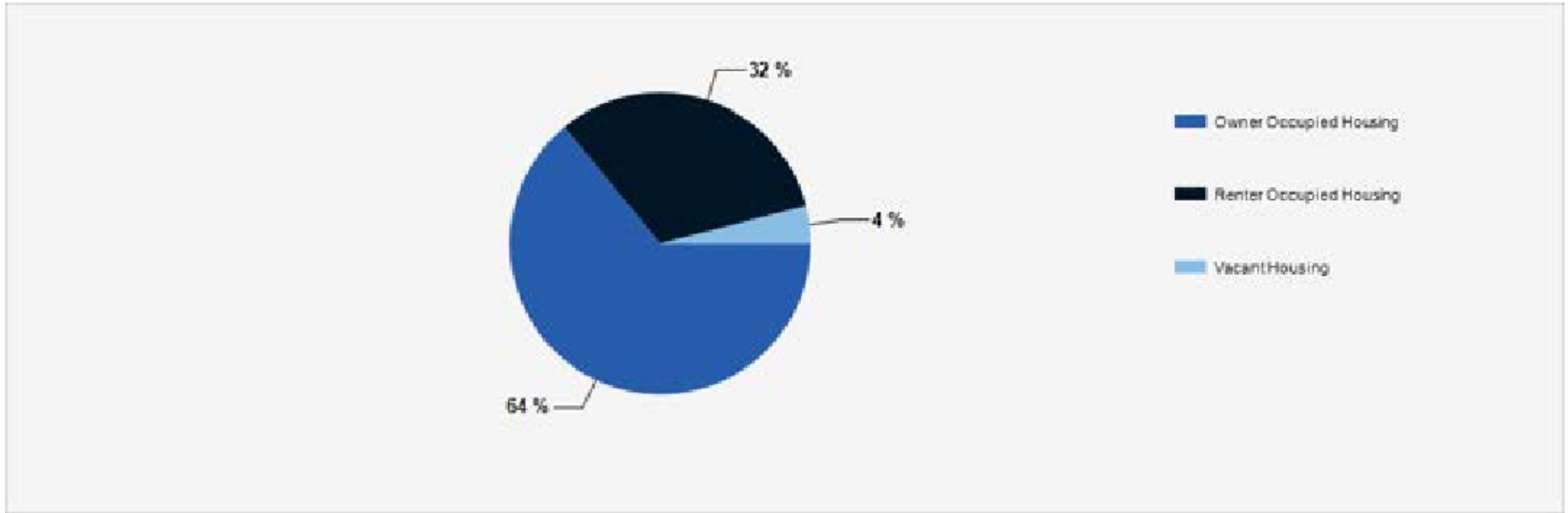
2022 Household Income



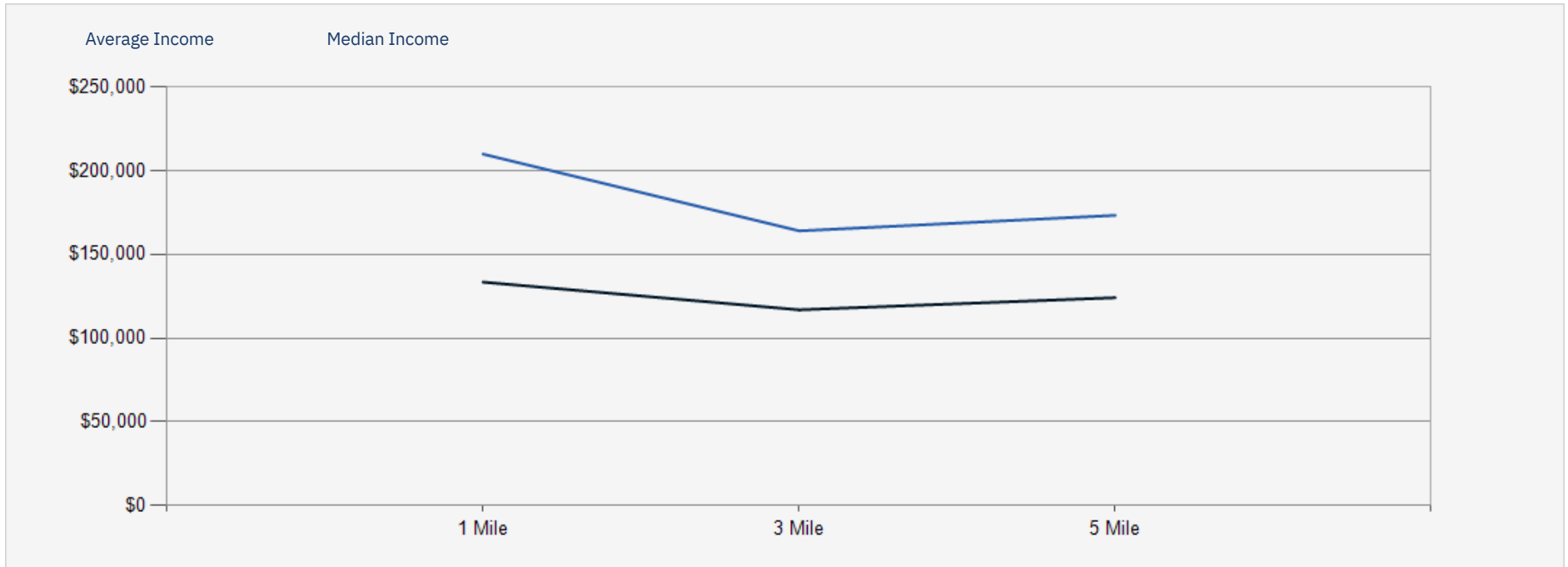
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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Exclusively Marketed by:



Lori Hascsak
Director
(973) 768-3976
lorihascsak@gmail.com



Cheryl Darmanin
Principal
(917) 696-0802
cheryl@darmgrp.com

