

71 ROUTE 46

MOUNT OLIVE TOWNSHIP, NEW JERSEY

An exceptional opportunity to develop a high-visibility retail or commercial building along one of Morris County's primary commercial corridors. The property offers a flexible layout with a 27,000 SF commercial space, a secondary commercial building, extensive frontage on Rout 46 for outstanding traffic exposure.



6.75±
ACRES



2,000 SF – 27,000 SF
APPROVED BUILDING AREA



119
PARKING SPACES



580' +/-
FRONTAGE ON ROUTE 46



FULL ACCESS
SIGNALIZED INTERSECTION



PROPOSED
PYLON SIGNAGE



HIGHLY VISIBLE LOCATION



EXCEPTIONAL EXPOSURE



FLEXIBLE LAYOUT



STRONG MARKET DEMAND

Matthew Clemente

eXp Realty

(732) 547-9858

Matt@teamclemente.com

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