



Retail/Bank Branch for Sale or Lease - 1,800 SF

202 Route 46

BUDD LAKE, NJ 07828

Available Space: 1,800 SF

Lease Term: Negotiable and available immediately

Rental Rate: \$5,600 per month plus CAM & utilities

Asking Price: \$475,000

Features:

- Pylon & building sign available
- Clear environmental
- 0.87 acres
- 37,000 cars per day
- Many possible uses including office or professional use
- 4 way Signaled intersection
- Existing double drive through
- Plenty of parking

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Jennifer Corrao

Vice President

973-222-5944 cell

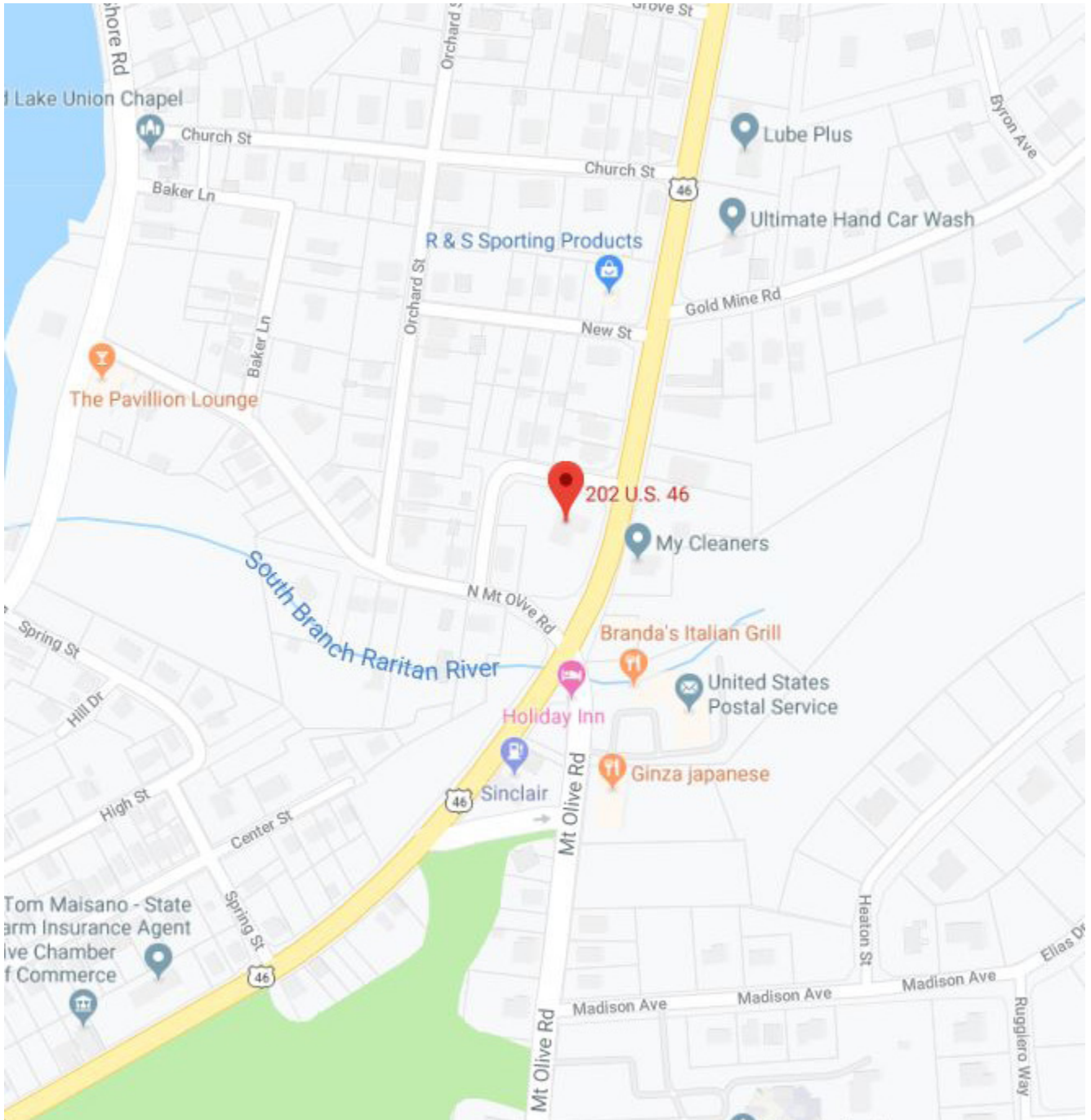
jcorrao@weichertcommercial.com

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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

202 Route 46

Location



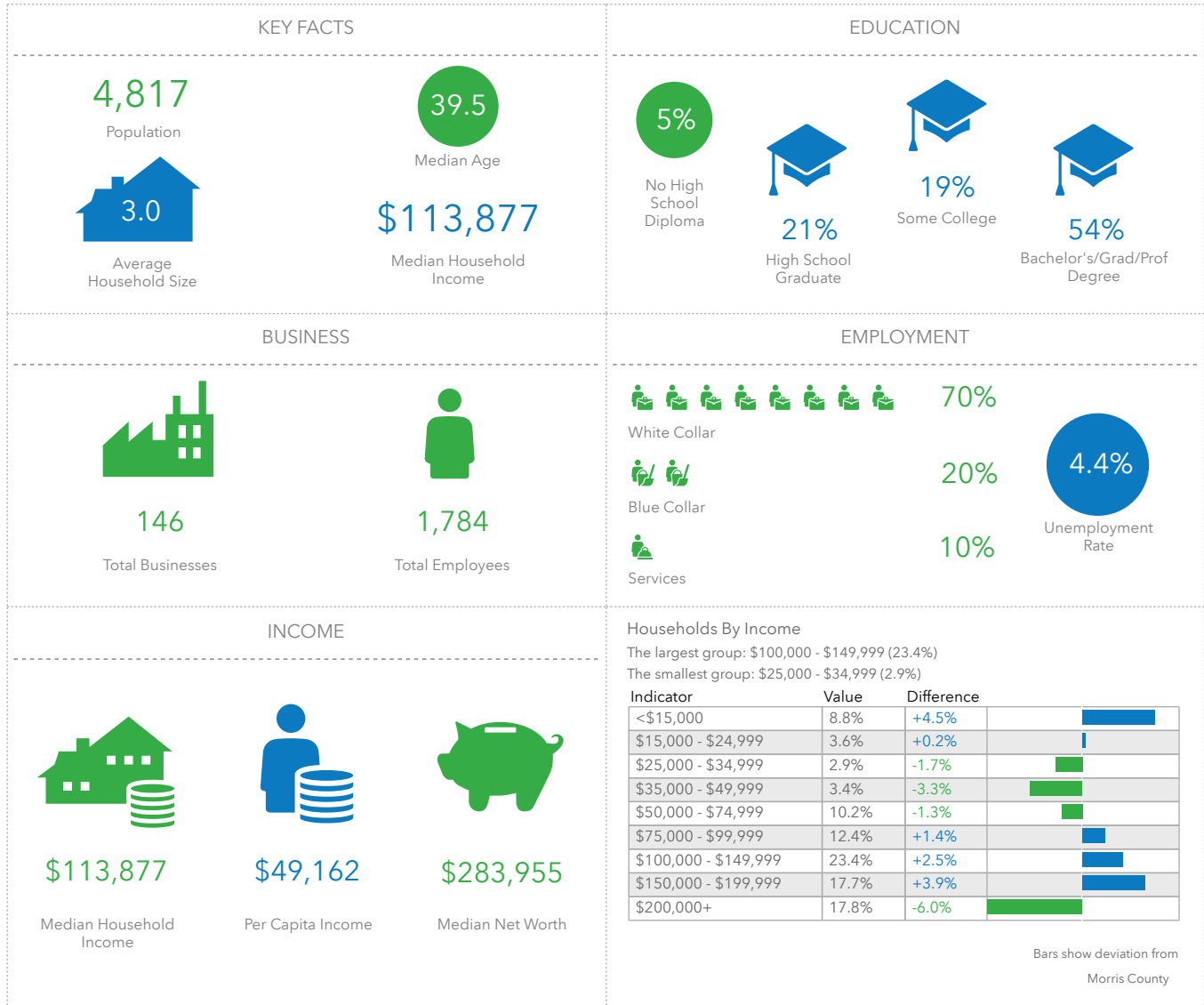
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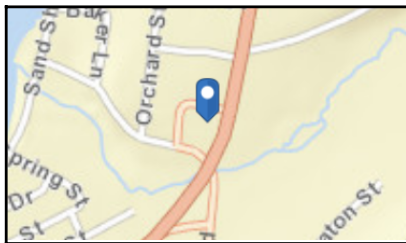
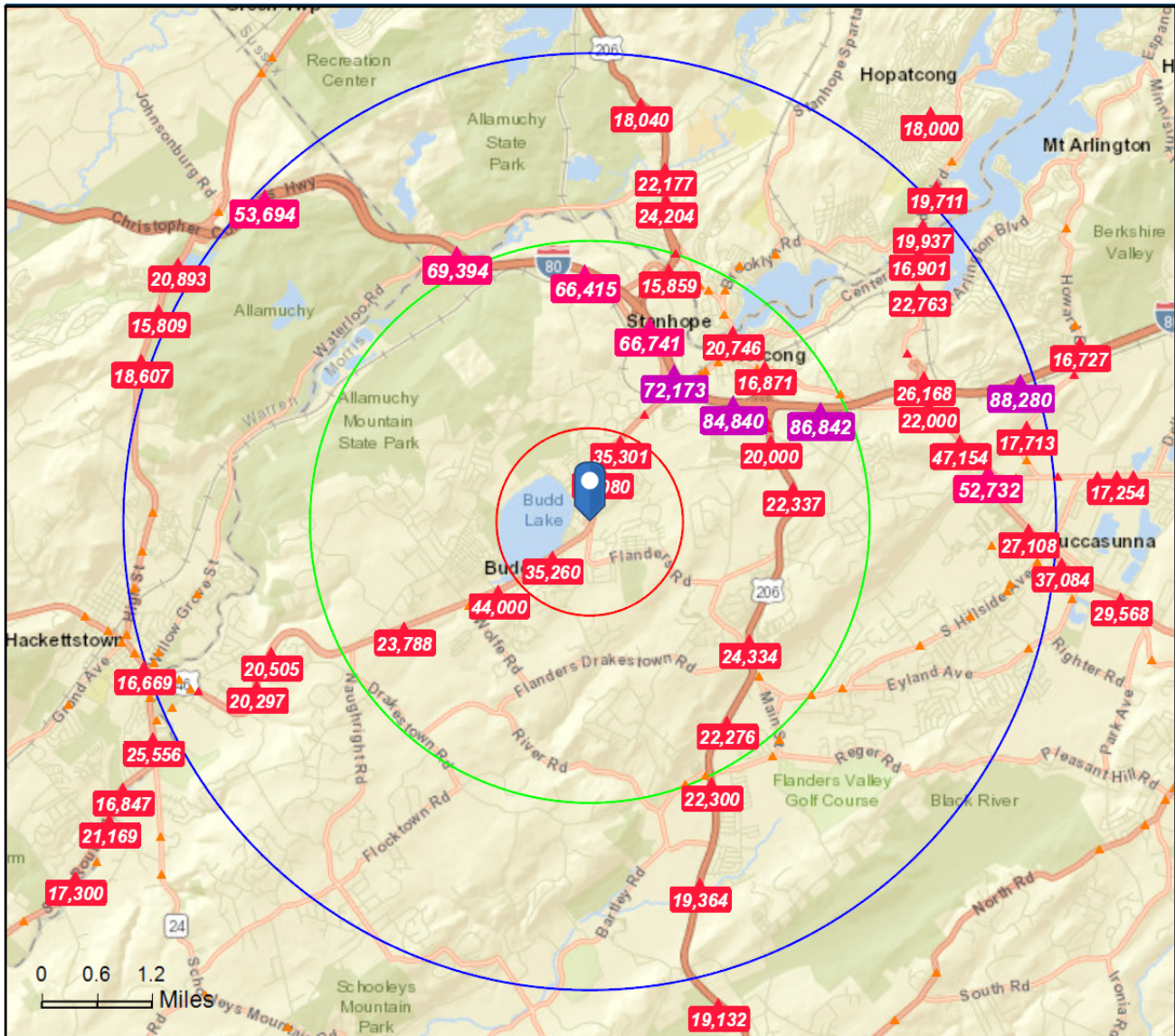
202 Route 46

Demographics



202 Route 46

Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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