



Industrial Building for Sale or Lease - 12,500 SF

177 Stanhope Sparta Road

ANDOVER, NJ 07821

Available Space: 12,500 SF

Asking Price: \$1,450,000

Rental Rate: \$8.00 PSF NNN

Acreage: 2.45 acres

- Details:**
- Well maintained engineered building
 - 2,400 SF of office space
 - 20 FT ceiling
 - 50 FT column spacing
 - 1 tailboard door
 - 1 drive-in door
 - 20 parking spaces
 - Zoned industrial

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Weichert Commercial
Brokerage, Inc.

225 Littleton Road • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

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.

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Location



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857 Martin Luther King Jr. Boulevard

Demographics

Race and Ethnicity

2017 White Alone	89.7%	89.5%	88.0%
2017 Black Alone	3.3%	3.2%	3.0%
2017 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2017 Asian Alone	3.0%	2.8%	4.2%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	1.6%	2.0%	2.3%
2017 Two or More Races	2.3%	2.3%	2.3%
2017 Hispanic Origin (Any Race)	12.3%	12.2%	11.3%

Persons of Hispanic origin represent 11.3% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 38.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,045	10,431	22,450
2010 Households	1,061	10,545	23,793
2017 Total Households	1,005	10,384	23,423
2022 Total Households	968	10,191	23,108
2000-2010 Annual Rate	0.15%	0.11%	0.58%
2010-2017 Annual Rate	-0.75%	-0.21%	-0.22%
2017-2022 Annual Rate	-0.75%	-0.37%	-0.27%
2017 Average Household Size	2.60	2.67	2.64

2010 Residential Population:	62,804	2017 Total Sales (\$000)	\$5,346,281
2017 Residential Population:	62,076	2017 Total Employees	21,841
2022 Residential Population:	61,322	Employee/Residential Population Ratio:	0.35:1
Annual Population Growth 2017 - 2022	-0.24%	Total Number of Businesses:	2,420

Households by Income

	Number	Percent	Number	Percent
Household	1,005	100%	968	100%
<\$15,000	33	3.3%	34	3.5%
\$15,000-\$24,999	35	3.5%	33	3.4%
\$25,000-\$34,999	64	6.4%	60	6.2%
\$35,000-\$49,999	104	10.3%	92	9.5%
\$50,000-\$74,999	172	17.1%	137	14.2%
\$75,000-\$99,999	197	19.6%	173	17.9%
\$100,000-\$149,999	289	28.8%	306	31.6%
\$150,000-\$199,999	61	6.1%	70	7.2%
\$200,000+	51	5.1%	62	6.4%
Median Household Income	\$84,947		\$91,813	
Average Household Income	\$94,761		\$105,722	
Per Capita Income	\$35,435		\$39,516	