

Weichert

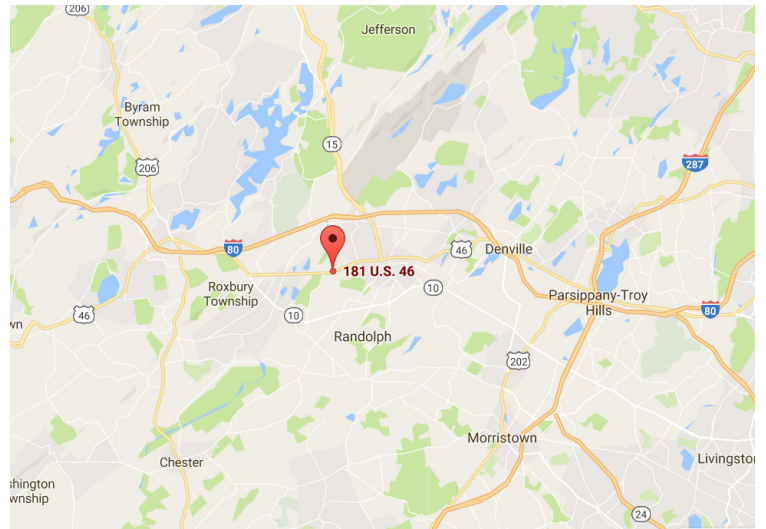
Commercial Brokerage, Inc.

OFFICE SPACE FOR SALE



181 ROUTE 46 WEST MINE HILL, NJ 07803

- Pediatrician's Office Layout, Radiant Heat, Truss Construction for Easy Modification
- Perfect for Office or any Other Medical Use
- 2,700 SF Building
- Busy Highway Location
- 12 Year Young Building
- ~~Asking Price: \$400,000~~
- **Reduced Price: \$300,000**



John Negri
Senior Vice President
Office: 973-267-7778
Cell: 973-865-3456

jnegri@weichertcommercial.com sschechter@weichertcommercial.com

Scott Schechter
Vice President
Office: 973-267-7778
Cell: 973-943-1903

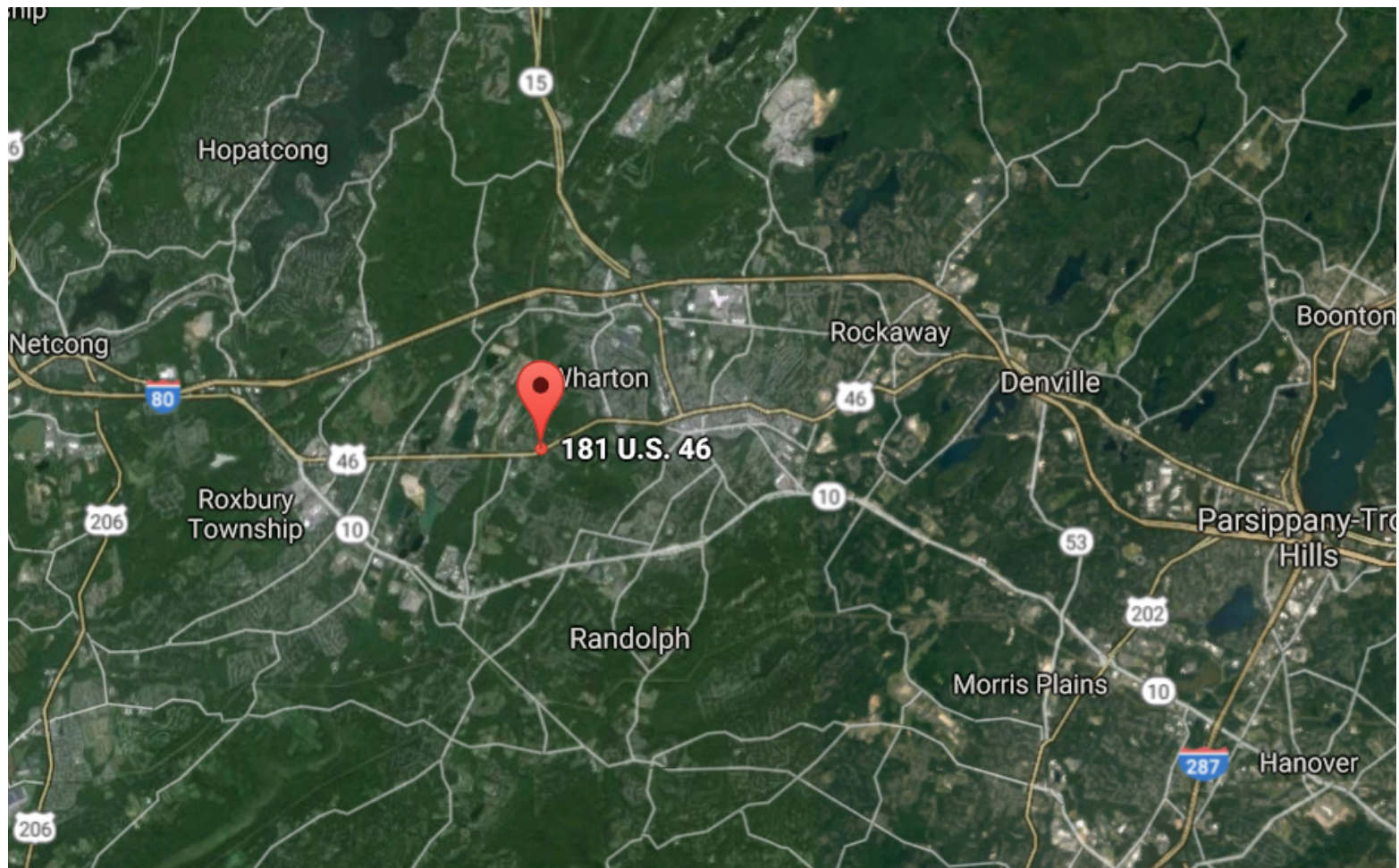
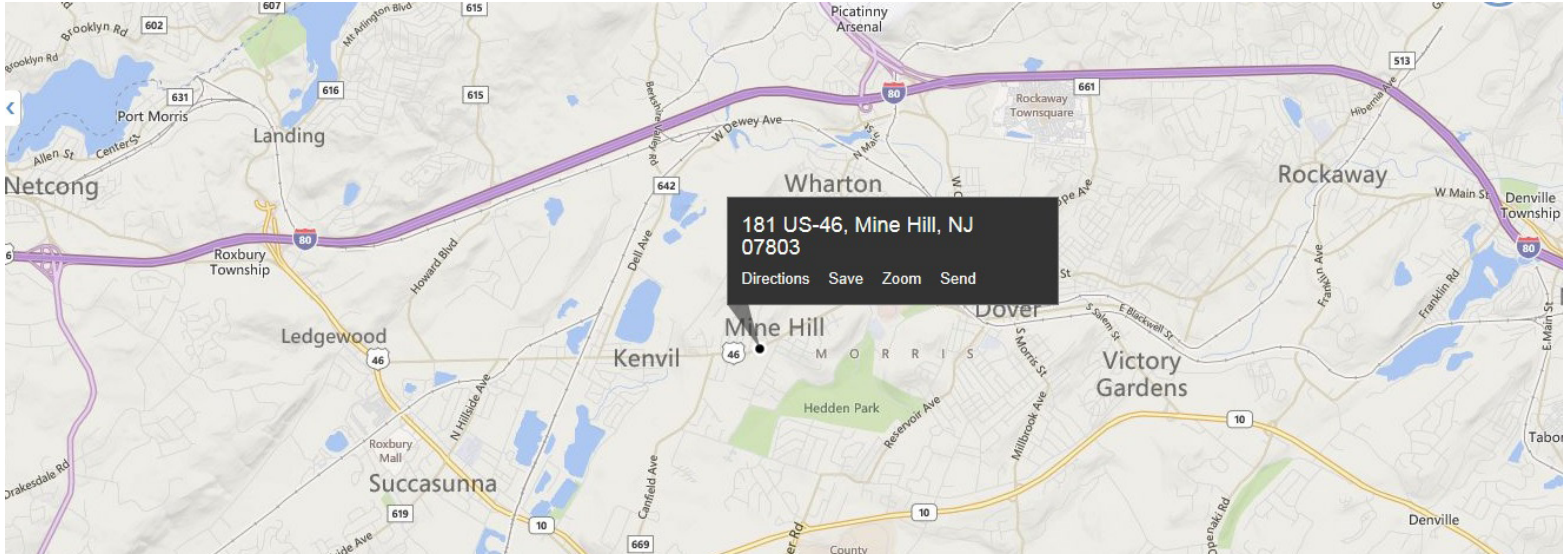
Exclusive Broker

www.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.



OFFICE SPACE FOR SALE



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	4,394	51,061	110,593
2010 Population	4,496	52,067	114,499
2016 Population	4,585	52,776	115,419
2021 Population	4,649	53,403	116,445
2000-2010 Annual Rate	0.23%	0.20%	0.35%
2010-2016 Annual Rate	0.31%	0.22%	0.13%
2016-2021 Annual Rate	0.28%	0.24%	0.18%
2016 Male Population	49.6%	50.2%	49.4%
2016 Female Population	50.4%	49.8%	50.6%
2016 Median Age	41.2	39.0	41.3

In the identified area, the current year population is 115,419. In 2010, the Census count in the area was 114,499. The rate of change since 2010 was 0.13% annually. The five-year projection for the population in the area is 116,445 representing a change of 0.18% annually from 2016 to 2021. Currently, the population is 49.4% male and 50.6% female.

2010 Residential Population:	114,499	2016 Total Sales (\$000)	\$17,447,830
2016 Residential Population:	115,419	2016 Total Employees	66,506
2021 Residential Population:	116,445	Employee/Residential Population Ratio:	0.58:1
Annual Population Growth 2016 - 2021	0.18%	Total Number of Businesses:	5,656

Households by Income	2016		2021	
	Number	Percent	Number	Percent
Household	1,573	100%	1,590	100%
<\$15,000	51	3.2%	53	3.3%
\$15,000-\$24,999	76	4.8%	69	4.3%
\$25,000-\$34,999	87	5.5%	67	4.2%
\$35,000-\$49,999	95	6.0%	96	6.0%
\$50,000-\$74,999	196	12.5%	111	7.0%
\$75,000-\$99,999	240	15.3%	251	15.8%
\$100,000-\$149,999	430	27.3%	487	30.6%
\$150,000-\$199,999	232	14.7%	273	17.2%
\$200,000+	166	10.6%	183	11.5%
Median Household Income	\$102,887		\$109,996	
Average Household Income	\$116,220		\$126,846	
Per Capita Income	\$40,808		\$44,449	

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.