



Eagle Realty USA

FOR SALE OR LEASE

1 Old Wolf Road

Budd Lake (Mount Olive Twp.), Morris County, NJ



- +/- 20,000 Sq Ft Strip Center
- +/- 10,000 Sq Ft Retail Space 1st Floor (Fully Leased)
- +/- 10,000 Sq Ft Office Space 2nd Floor
- Divisible As Needed
- Corner of Route 46 & Old Wolf Road
- High Traffic Location
- Property Size +/- 3.17 Acres
- 67 Parking Spaces
- Zoning C-1
- Purchase or Lease Price: Call for Details

Eagle Realty USA
Licensed Real Estate Broker
410 Route 10 West
Ledgewood, NJ 07852
Tel: (973) 598-1500
Fax: (973) 927-9974



For More Information Please Contact:
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Gary J. Drechsel, Sr.
Member—Broker of Record
973-598-1500 Ext 11
Gary@EagleRealtyUSA.net

<i>Demographics</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2012 Total Population:	7,060	25,397	68,859
2012 Avg. HH Income:	\$77,870	\$94,318	\$100,000
2013 Esri			

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SITE PHOTO

1 Old Wolf Road, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.862498 Longitude: -74.760667



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FAR AERIAL

1 Old Wolf Road, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.862498 Longitude: -74.760667



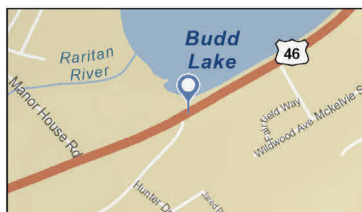
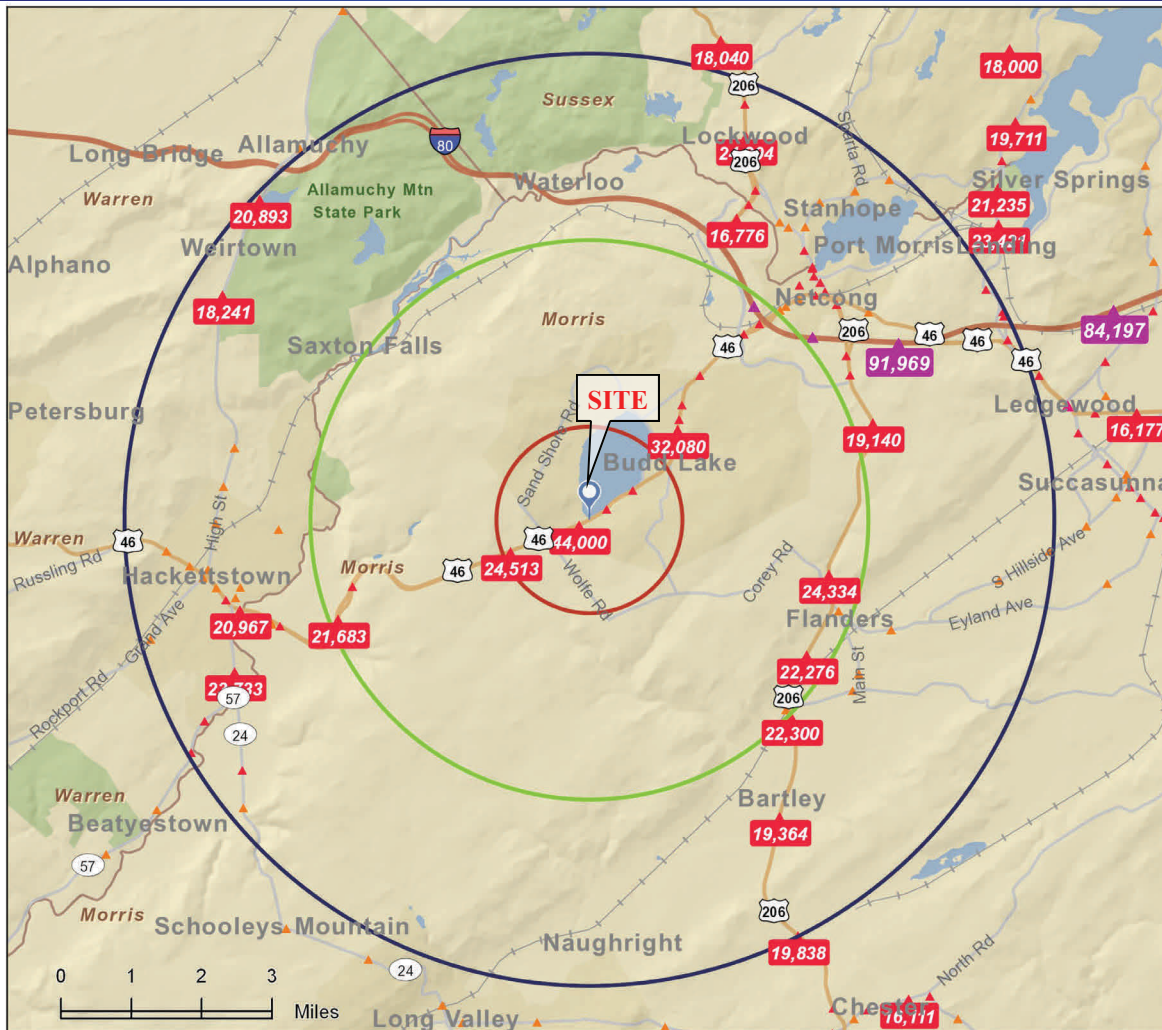
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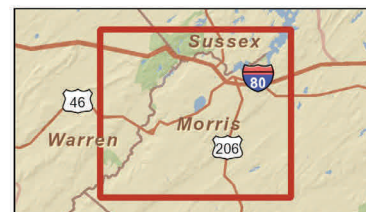
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LOCATION MAP

1 Old Wolf Road, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.862498 Longitude: -74.760667



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



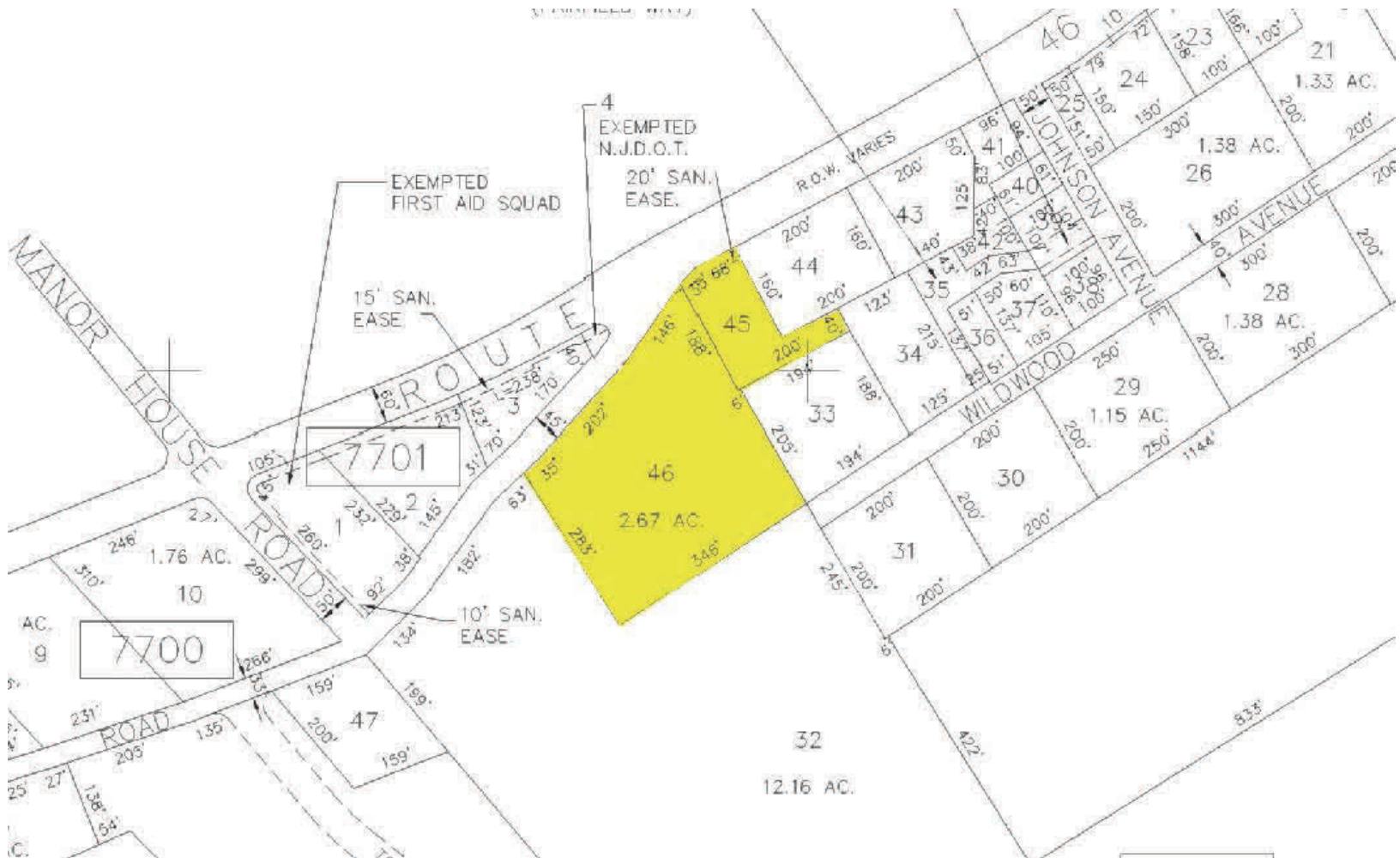
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TAX MAP

1 Old Wolf Road, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.862498 Longitude: -74.760667



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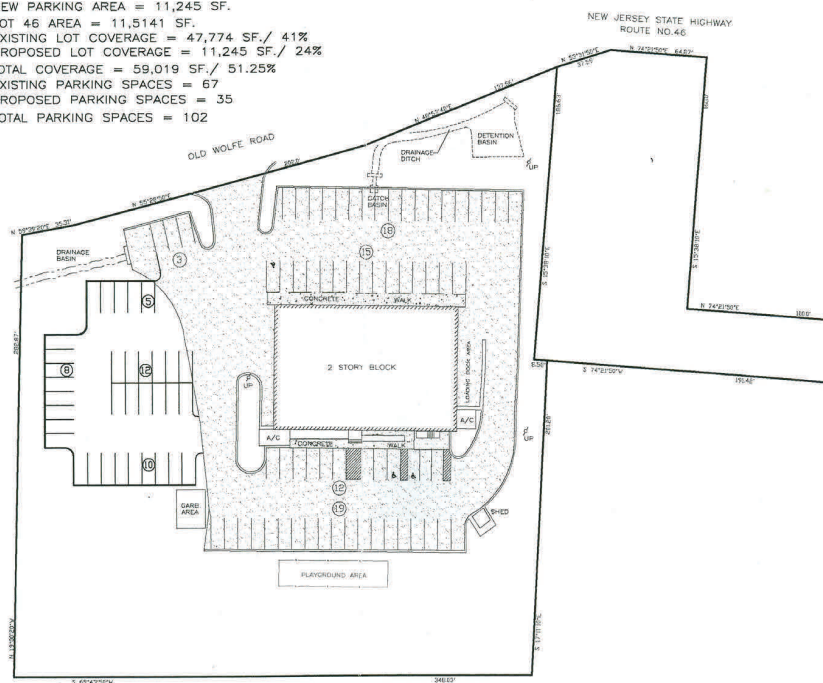


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CONCEPT FOR ADDITIONAL PARKING

1 Old Wolf Road, Budd Lake (Mount Olive Twp.), NJ Latitude: 40.862498 Longitude: -74.760667

NEW PARKING AREA = 11,245 SF.
LOT 46 AREA = 11,5141 SF.
EXISTING LOT COVERAGE = 47,774 SF. / 41%
PROPOSED LOT COVERAGE = 11,245 SF. / 24%
TOTAL COVERAGE = 59,019 SF. / 51.25%
EXISTING PARKING SPACES = 67
PROPOSED PARKING SPACES = 35
TOTAL PARKING SPACES = 102



C1 - COMMERCIAL ZONE REQUIREMENTS
MIN. LOT AREA = 1 ACRES
MIN. LOT WIDTH = 200 FT.
MIN. LOT DEPTH = 150 FT.
MIN. FRONT YARD SETBACK = 75 FT.
MIN. SIDE YARD SETBACK = 25 FT.
MIN. REAR YARD SETBACK = 20 FT.
MAX. BUILDING HEIGHT = 35 FT.
MAX. BUILDING COVERAGE = 30%
MAX. LOT COVERAGE = 60%

engineering inc. 1000 Route 46, Suite 100, Budd Lake, NJ 07828 www.EngineeringInc.com • 908-525-0175 • 908-525-0176 2045 State of New Jersey, Commerce and Industry NJ Lic # 13A00000000				CONCEPT ONE LOTS 45 & 46 BLOCK 7702 TOWNSHIP OF MOUNT OLIVE MORRIS COUNTY NEW JERSEY	
NO. 1 DATE DESCRIPTION BY				DATE 11/19/06	
CLIENT: MILLELLI				REVISIONS	
JEFFREY J. CAREAGA MOUNT OLIVE, NEW JERSEY, U.S.A. 07828				DATE 11/19/06	
				CHECKED BY JJC	
				C-1	

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