

Eagle Realty USA

For Sale: 398 & 400 Route 46, Mount Olive Township, Morris County, NJ (Block 8301 Lots 17 & 18)

Link to Google Aerial



Eagle Realty USA

Licensed Real Estate Broker 35 Righter Road, Suite B Randolph, NJ 07869

"We Close Deals...That's the Bottom Line"

For More Information Please Contact:

Gregory R. Giannini

Senior Sales Associate Phone 973.598.1500 Ext 16 Mobile 973.229.9228 Greg@EagleRealtyUSA.net

Gary J. Drechsel, Sr.

Member–Broker of Record Phone 973.598.1500 Ext 11 Mobile 973.713.7700 Gary@EagleRealtyUSA.net

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PROPERTY HIGHLIGHTS

398 & 400 Route 46, Mount Olive Township, Morris County, NJ (Block 8301 Lots 17 & 18)

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- For Sale
- Previously approved for 2- Island Gas station
- Lot Size: +/- .29 acres
- Signalized intersection with frontage on 2 roadways
- +/- 200' frontage on US-46
- AADT Route 46: 19,880 NJ DOT 2020
- Proposed utilities: septic & well
- Zoning: C-2
- Zoning Map Link: https://www.mountolivetwpnj.org/media/4511
- Zoning Code Link: https://ecode360.com/29935736
- Permitted & conditional uses include: Retail, Service Stations, Fast Food, Billboards, Automotive and Truck sales & more...
- Area retailers include: Nature's Food Markets, Burger King, Retro Fitness, KinderCare, Frank's Pizza, TD Bank and more...
- Demographics:

Radius:	Population:	Median Income:	Households:
2 Mile	15,857	\$110,663	5,958
3 Mile	31,692	\$98,337	12,160
4 Mile	48,366	\$103,279	18,515

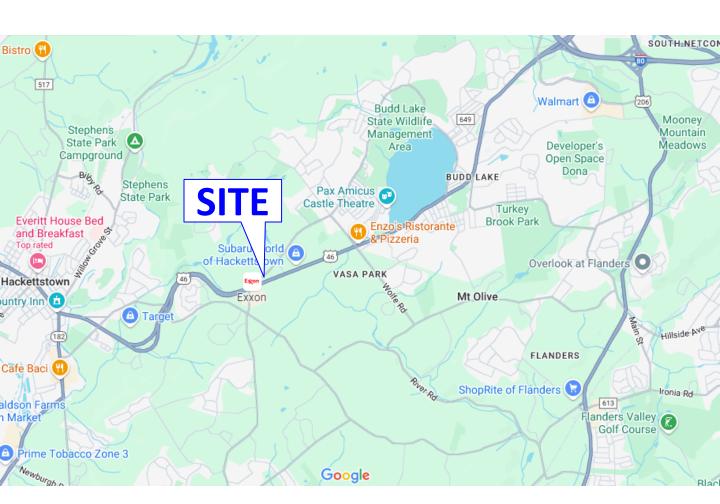
Source: The Right Move 2023



LOCAL LOCATION MAP

398 & 400 Route 46, Mount Olive Township, Morris County, NJ (Block 8301 Lots 17 & 18)

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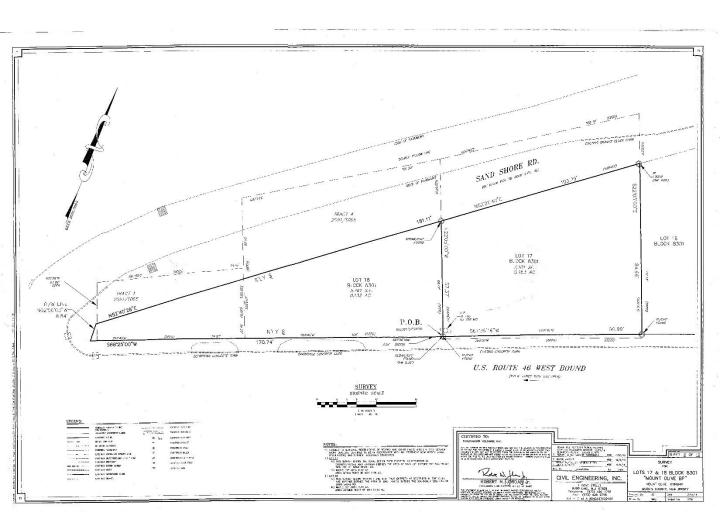




SURVEY

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