



# 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  
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“We Close Deals... That’s the Bottom Line”

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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

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