

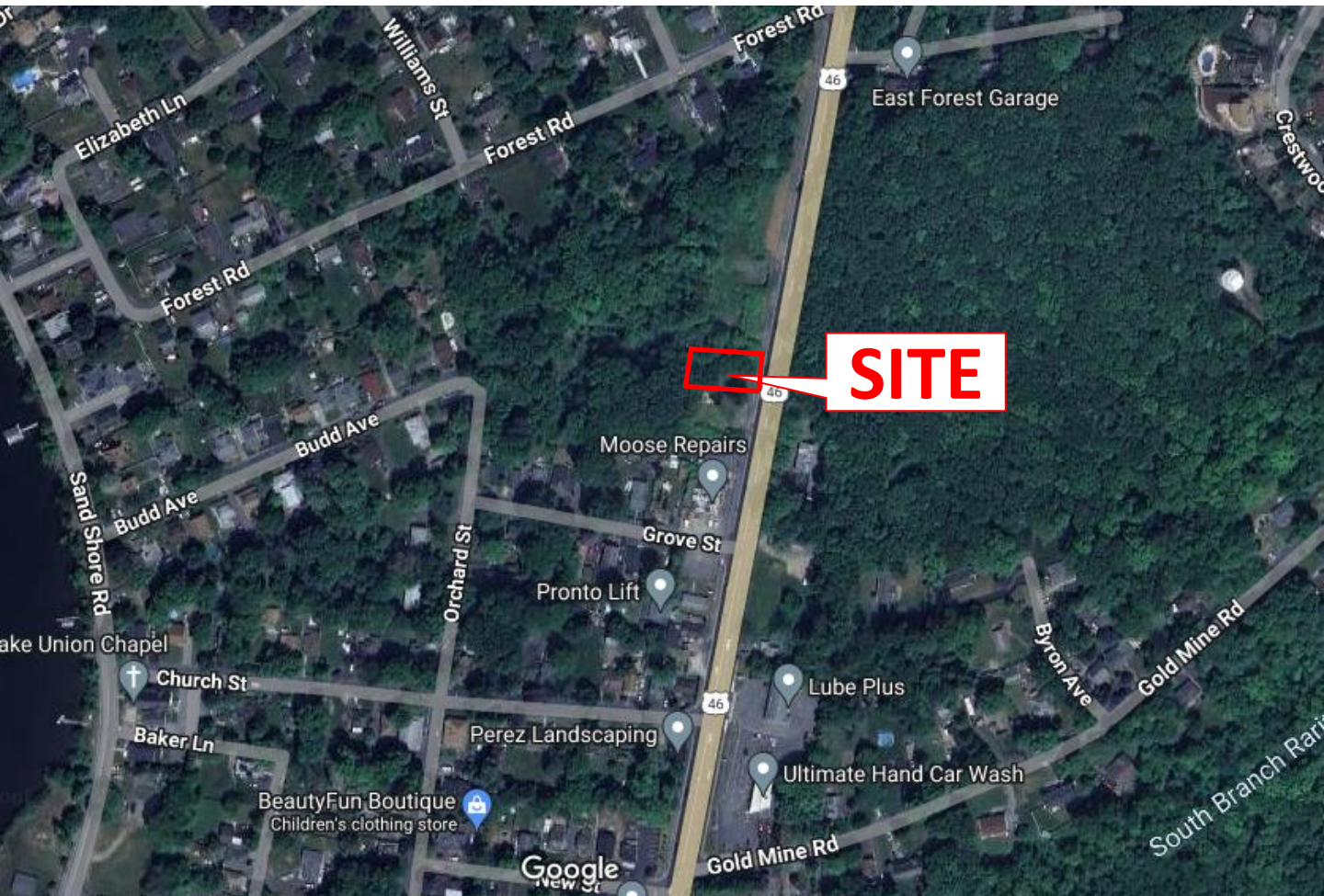


Eagle Realty USA

For Sale: 174 Route 46, Budd Lake (Mount Olive Twp), Morris County, NJ Block: 3201 Lot: 22

[Link to Google Aerial](#)

For Sale: Vacant Lot with Route 46 Frontage



Eagle Realty USA

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

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PROPERTY HIGHLIGHTS

174 Route 46, Budd Lake (Mount Olive Twp), Morris County, NJ Block: 3201 Lot: 22

[Link to Google Aerial](#)

- For Sale
- Vacant Land
- +/- 0.17 Acres
- Zoning: P-B
- Zoning Code: <https://ecode360.com/29935736>
- Zoning Map: <https://www.mountolivetwpnj.org/media/4511>
- Permitted & conditional uses include: Offices for professional, scientific, technical services, medical offices, barbershops, beauty salons and nail salons, child-care centers, residential apartments and many more.
- Area Retailers Include: CVS, Advance Auto, Jersey Mikes, Bubbakoos Burritos, Dunkin Donuts, and more

▪ Demos:

Radius:	Population:	Households:	Median Income:
1 Mile	7,169	2,914	\$95,793
2 Mile	15,337	6,131	\$89,562
3 Mile	27,413	10,840	\$97,285

Source: The Right Move 2023

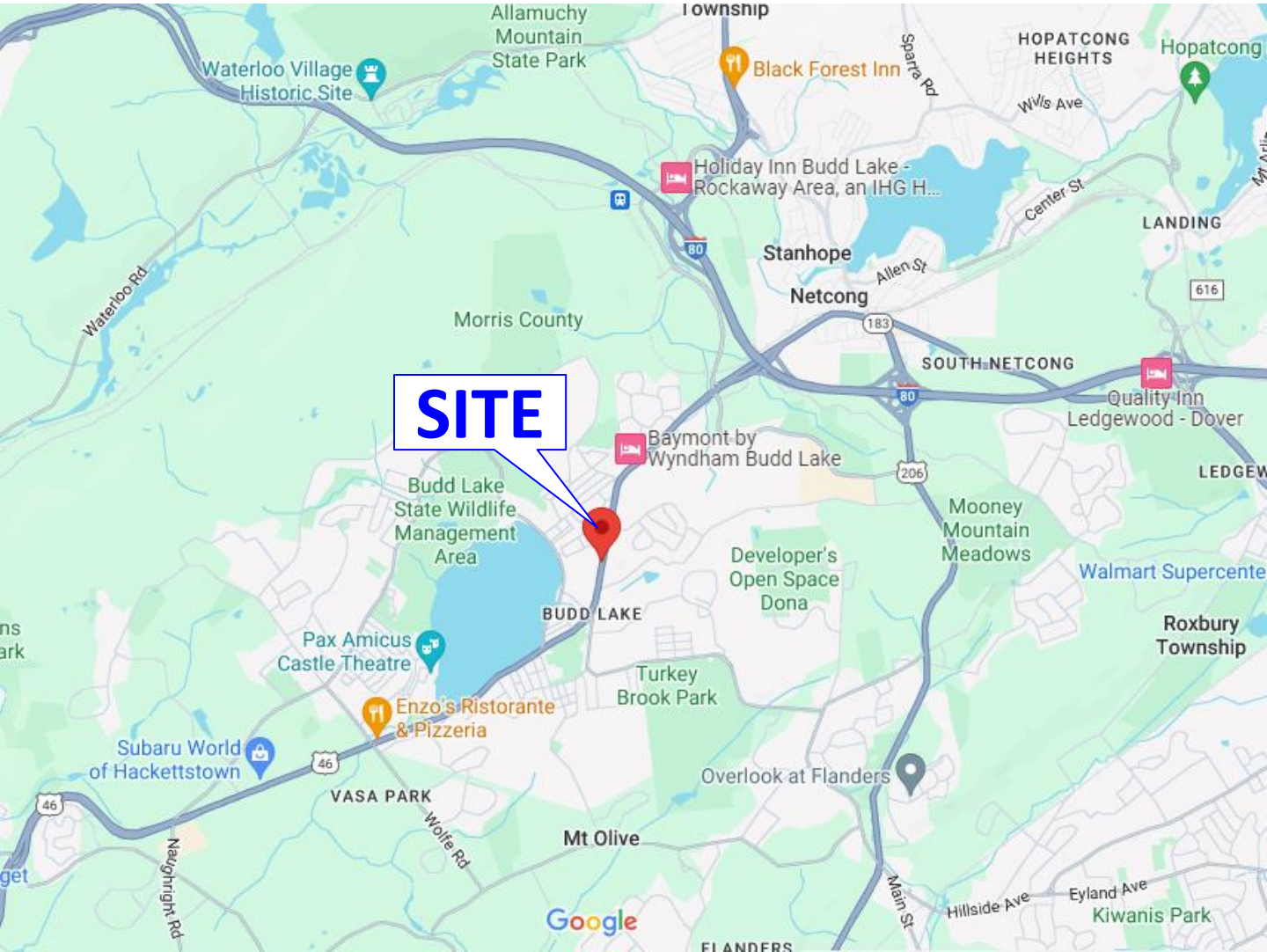
- Traffic Counts: 29,893 AADT
Source: NJ DOT 2019



LOCAL LOCATION MAP

174 Route 46, Budd Lake (Mount Olive Twp), Morris County, NJ Block: 3201 Lot: 22

[Link to Google Aerial](#)



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MOUNT OLIVE HIGHLIGHTS

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[Link to Google Aerial](#)

Mount Olive Township is a township in southwestern Morris County, in the U.S. state of New Jersey. As of the 2020 United States census, the township's population was 28,886, its highest decennial census count ever and an increase of 769 (+2.7%) from the 2010 census count of 28,117, which in turn reflected an increase of 3,924 (+16.2%) from the 24,193 counted in the 2000 census.

The Township of Mount Olive was formed by an act of the New Jersey Legislature on March 22, 1871, from portions of Roxbury Township. Netcong was formed from portions of the township on October 23, 1894. The township was named for Benjamin Olive, a colonial-era Lieutenant Governor of New Jersey who donated land for the site of churches constructed in the area.

The township comprises the unincorporated communities of Budd Lake and Flanders. Located within the Raritan Valley region, Mount Olive is situated in western Morris County bordering both Sussex and Warren counties along the Musconetcong River.

Source: [Mount Olive Township, New Jersey - Wikipedia](#)



MAJOR EMPLOYERS IN MORRIS COUNTY

174 Route 46, Budd Lake (Mount Olive Twp), Morris County, NJ Block: 3201 Lot: 22

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Major Employers in Morris County, 2023

Employer	Full Time Employees
Atlantic Health System	10,552
Novartis	6,500
Picatinny Arsenal	6,000
Barclays	3,374
Bayer	2,713
ADP	2,400
Accenture	2,344
PricewaterhouseCoopers	2,095
Cigna	1,686
Deloitte & Touche	1,646
Saint Clare's Health	1,473
County of Morris	1,456
UPS	1,431
Greystone Park Psychiatric Hospital	1,245
Reckitt Benckiser	1,162
Mondelēz International	1,086
BASF	1,051
Teva Pharmaceutical Industries	948
Zoetis	886
Siemens Health Care Diagnostics	852
Anywhere Real Estate (former Realogy)	824
Tiffany & Co.	819
Howmet Aerospace	800
MetLife	757
Honeywell*	750
GAF	740
Ferring Pharmaceuticals	687
Lincoln Park Care Center	601
Wyndham Hotels and Resorts	585

**SOURCE: Morris County Office of Planning and Preservation
January - March 2023 Survey**

Source: [major-emp-march-2023.pdf \(morriscountynj.gov\)](#)

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ZONING CODE

174 Route 46, Budd Lake (Mount Olive Twp), Morris County, NJ Block: 3201 Lot: 22

[Link to Google Aerial](#)

Nonresidential districts.

I. Professional/business zone.13 [Added 10-24-2000 by Ord. No. 40-2000 14]

(1) Purpose.

(a) The purpose of the Professional Business Zone district is to allow for development and redevelopment of those properties situated along the westbound lanes of U.S. Highway 46 between the intersection of Netcong Road and Route 46 to the east and the intersection of Cove Street and Route 46 to the west. The Professional Business Zone is designed to promote appropriate development and redevelopment opportunities within this one-mile corridor in recognition of the requirements for appropriate access to state highways pursuant to N.J.S.A. 40:55D-38b(10). The Professional Business Zone also recognizes the unique character of this district as it adjoins established residential neighborhoods in the Budd Lake section of the Township.

(b) The Professional Business Zone is created to promote a new land use pattern which does not intrude upon the established residential neighborhoods in its intensity of activity and scale of buildings or structures. Site improvement standards within the District will serve to provide better traffic circulation on and off the highway, will reduce impervious coverage thereby reducing stormwater runoff and nonpoint source pollution at discharge points.

(c) The Professional Business Zone implements an objective of the Master Plan Reexamination Report adopted by the Mount Olive Planning Board on September 28, 1995, wherein modification to the existing commercial zoning was recommended.

(2) Definitions. As used in this subdivision, the following terms shall have the meanings indicated:

BARBER SHOPS, BEAUTY SALONS AND NAIL SALONS — A place of business engaged in the practice of barbering (barber shop), hair styling and related cosmetic services (beauty salon) and manicures, pedicures and related services (nail salons) each operated by a licensed and/or properly certified provider.

MEDICAL OFFICES — An office or offices for the practice of general or specialized medicine by licensed practitioners having one or more of the following qualifications: Degree of M.D. (Doctor of medicine), D.O. (Doctor of osteopathy), D.D.S. (Doctor of dental surgery), D.D.Sc. (Doctor of dental science), D.C. (Doctor of chiropractic), O.D. (Doctor of optometry) and D.P. (Doctor of podiatry).

[Zoning Map](#)

[Zoning Code](#)



ZONING CODE

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OFFICES FOR PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES —

The range of permitted uses in this category shall be those professional, scientific and technical services engaged in the practice of law, real estate and appraisal services, accounting, architecture, landscape architecture, engineering, land use planning, interior design, land surveying, graphic design, computer systems design and consulting, marketing and sales management services, administrative management, human resources consulting, environmental consulting services and advertising and public relations services, where there is a question of interpretation of said categories, the definitions herein shall be consistent with the descriptions presented in the appropriate sectors contained in North American Industry Classification System, United States, 1997, Office Of Management And Budget, Sector 54 - Professional, Scientific, and Technical Services.

SATELLITE PARKING LOT — An off-street, surfaced facility, limited to ground level parking spaces only and improved to the standards of this subsection and § 550-56 of this chapter reserved exclusively for those permitted principal and conditional uses within the district.

SHARED PARKING — The joint use of a parking area by two or more permitted principal or conditional uses in the zone district.

(3) Principal permitted uses. **[Amended 5-8-2001 by Ord. No. 10-2001]**

- (a) Offices for professional, scientific and technical services.
- (b) Medical offices.
- (c) Barbershops, beauty salons and nail salons.
- (d) Child-care centers in accordance with N.J.S.A. 30:5B-1 et seq.
- (e) Public uses as defined in § 550-5.
- (f) Antennas for wireless telecommunications services. **[Added 10-27-2009 by Ord. No. 22-2009]**

[Zoning Map](#)

[Zoning Code](#)



ZONING CODE

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(4) Accessory uses.

- (a) Parking areas (as distinct from parking lots; see conditional uses).
- (b) Loading areas.
- (c) Trash and recycling collection structures.
- (d) Freestanding signs.
- (e) Other uses customarily associated with the above uses, provided that such accessory uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.

(5) Conditional permitted uses.

- (a) Residential apartments. Permitted in existing and new buildings with limit of one per lot. Trash and recycling collection must be handled privately in conjunction with shared office or commercial use on site. Off-street parking for one vehicle shall be provided. Said space may be shared with nonresidential component of site, subject to Planning Board approval.
- (b) Satellite parking lots. Must serve one or more permitted uses within zone district, provide complete screening along sides and rear of lot and have suitable buffer along front lot area, subject to Planning Board approval. Site plan approval for a satellite parking lot shall be conditioned upon a transportation plan acceptable to the Planning Board whereby patrons of the facility are provided safe and convenient transport via sidewalks, shuttle service or similar mechanism to and from the intended destination within the district. **[Amended 5-8-2001 by Ord. No. 10-2001]**
- (c) Parking lots under this section must comply with all bulk requirements of the zone district and be in compliance with the design standards of § 550-56. Provision for security, ice and snow removal, lighting, landscaping and general maintenance of a satellite parking lot shall be the responsibility of the owner/operator. The appropriate legal mechanisms to satisfy said responsibilities shall be submitted at the time of site plan review for approval by the Planning Board. There shall be a limit of two satellite parking lots within the district. Overnight parking shall be prohibited. **[Amended 5-8-2001 by Ord. No. 10-2001]**
- (d) Billboards in accordance with the standards set forth in §550-95H. **[Added 7-25-2017 by Ord. No. 17-2017]**

[Zoning Map](#)

[Zoning Code](#)