



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

**County:** Warren County  
**Town:** Hackettstown (Mansfield Twp.), NJ  
**Block:** 1102  
**Lot(s):** 4.01

**Address:** 2063 Route 57

**Asking Price:** \$650,000.00

**Size:** +/- 0.66 Acres

**Building Size:** +/- 2,500 Square Feet

**Current Use:** Doctor’s Office

**Utilities:** City Sewer & Well Water  
Heat: Oil

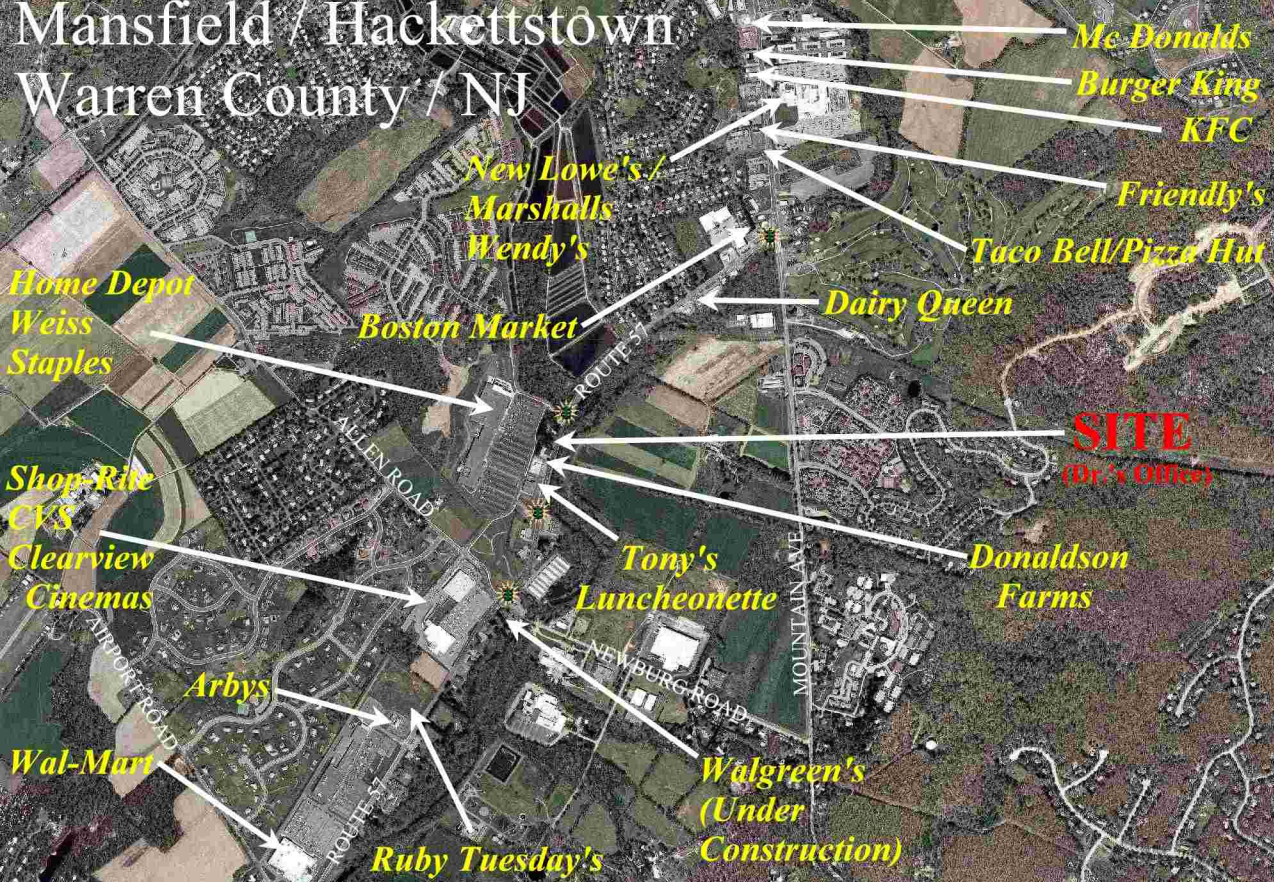
**Current Zoning:** B - 2 Business District

**Comments:** High visibility site located in front of the Mansfield Village Shopping Center (Weis, Staples, Panera Bread, & Home Depot), along Route 57. The property has approximately 166.69 Feet of Frontage, with ingress and egress along Route 57. The location offers an excellent opportunity for a freestanding retail development. Other area Retailers include: Wal-Mart, Sears Hardware, Ruby Tuesday, Shop Rite, CVS Pharmacy, Clearview Cinemas, Walgreen’s (under Construction), Wachovia Bank, Lowe’s, Marshalls, & Appleby’s.

LICENSED REAL ESTATE BROKER  
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# Mansfield / Hackettstown Warren County / NJ



*Mc Donalds*  
*Burger King*  
*KFC*

*New Lowe's /  
Marshalls*  
*Wendy's*

*Friendly's*

*Taco Bell/Pizza Hut*

*Home Depot*  
*Weiss*  
*Staples*

*Boston Market*

*Dairy Queen*

**SITE**  
*(Dr.'s Office)*

*Shop-Rite*  
*CVS*  
*Clearview  
Cinemas*

*Tony's  
Luncheonette*

*Donaldson  
Farms*

*Arbys*

*Wal-Mart*

*Ruby Tuesday's*

*Walgreen's  
(Under  
Construction)*

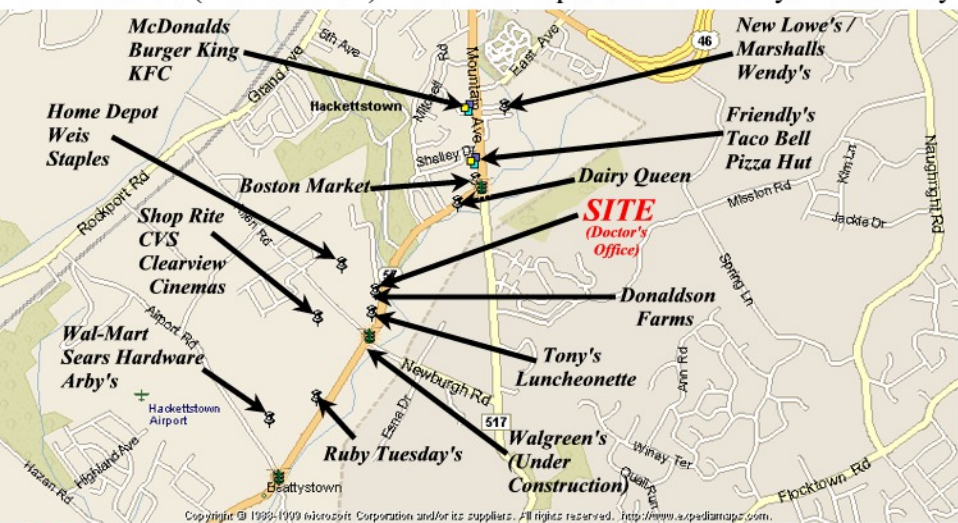


Eagle American Realty, Inc.  
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# 2063 Route 57 (Hackettstown) Mansfield Twp. / Warren County / New Jersey



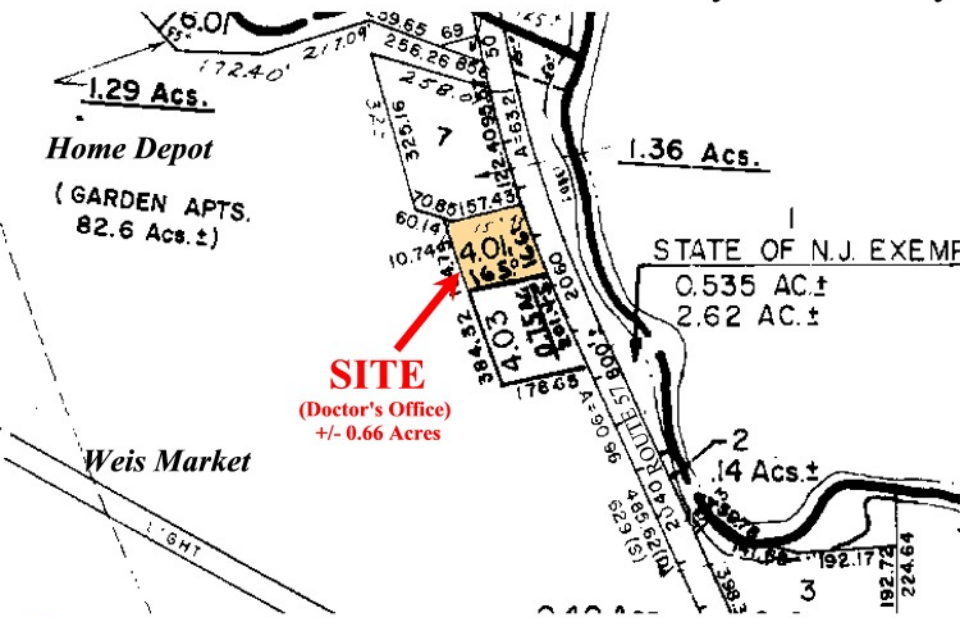
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# 2063 Route 57 / Mansfield / Warren County / New Jersey



**SITE**  
 (Doctor's Office)  
 +/- 0.66 Acres



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