



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

County: Warren County
Town: Hackettstown (Mansfield Twp.), NJ
Block: 1102
Lot(s): 4.03

Address: 2055 Route 57

Asking Rent: \$100,000.00 Per Year, NNN

Size: +/- 0.75 Acres

Building Size: +/- 1,500 Square Feet

Current Use: Farm / Produce Stand

Utilities: Public Water & Natural Gas on site
Public Sewer is accessible at street

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 201.45 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
Visit: www.EagleAmericanRealty.com

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2055 Rt 57
Mansfield
Warren CO
NJ



STAPLES



Eagle American Realty, Inc.
410 Route 10 West/ Suite 213
Ledgewood, New Jersey 07852

Tel: 973-598-1500
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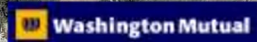


Route 57

Site



Newburg Road



Mountain Ave

Allen Road

Route 57

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Route 57 (Hackettstown) Mansfield Twp. / Warren County / New Jersey

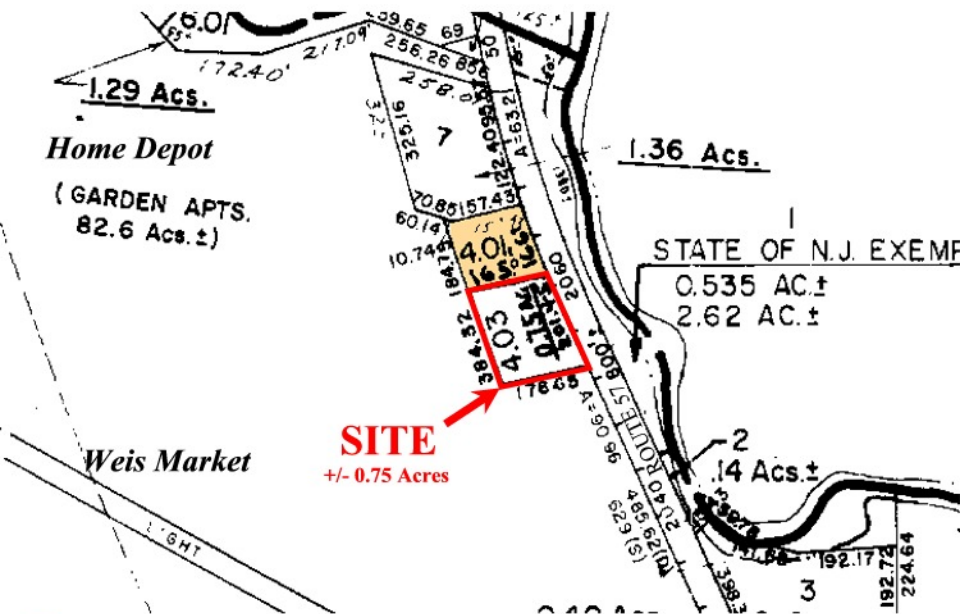


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