

23-57 Route 23  
Pequannock Twp, NJ

Available for Lease:  
1.9 Acres & .39 Acres



- Commercial Zoning (C-2):** The property is zoned C-2, allowing for a wide range of commercial uses.
- Ground Lease Opportunity:** Available for ground lease.
- Expandable Space:** Additional .39 acres of land can be made available if needed.
- High Traffic Volume:** Benefit from exposure to a high volume of traffic, with over 64,000 cars passing by daily on Route 23.
- Multiple Ingress/Egress Points:** Enjoy convenient access to the property with multiple ingress/egress points, enhancing accessibility for customers.
- High Visibility:** The property offers prominent visibility, ensuring maximum exposure and marketing opportunities for businesses operating on-site.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT & PA.

DEMOGRAPHICS 2023

MILES	1	3	5
POPULATION	8,709	64,254	151,210
HH INCOME	\$177,110	\$178,728	\$166,606
DAYTIME POP	8,454	61,434	170,706

TOTAL GLA - 2.3 ACRES (.39 ACRES & 1.9 ACRES)  
TRAFFIC COUNT- ROUTE 23 - 64,608 CARS PER DAY

**Mario Brunelli** / VP of Investment Sales & Site Acquisitions  
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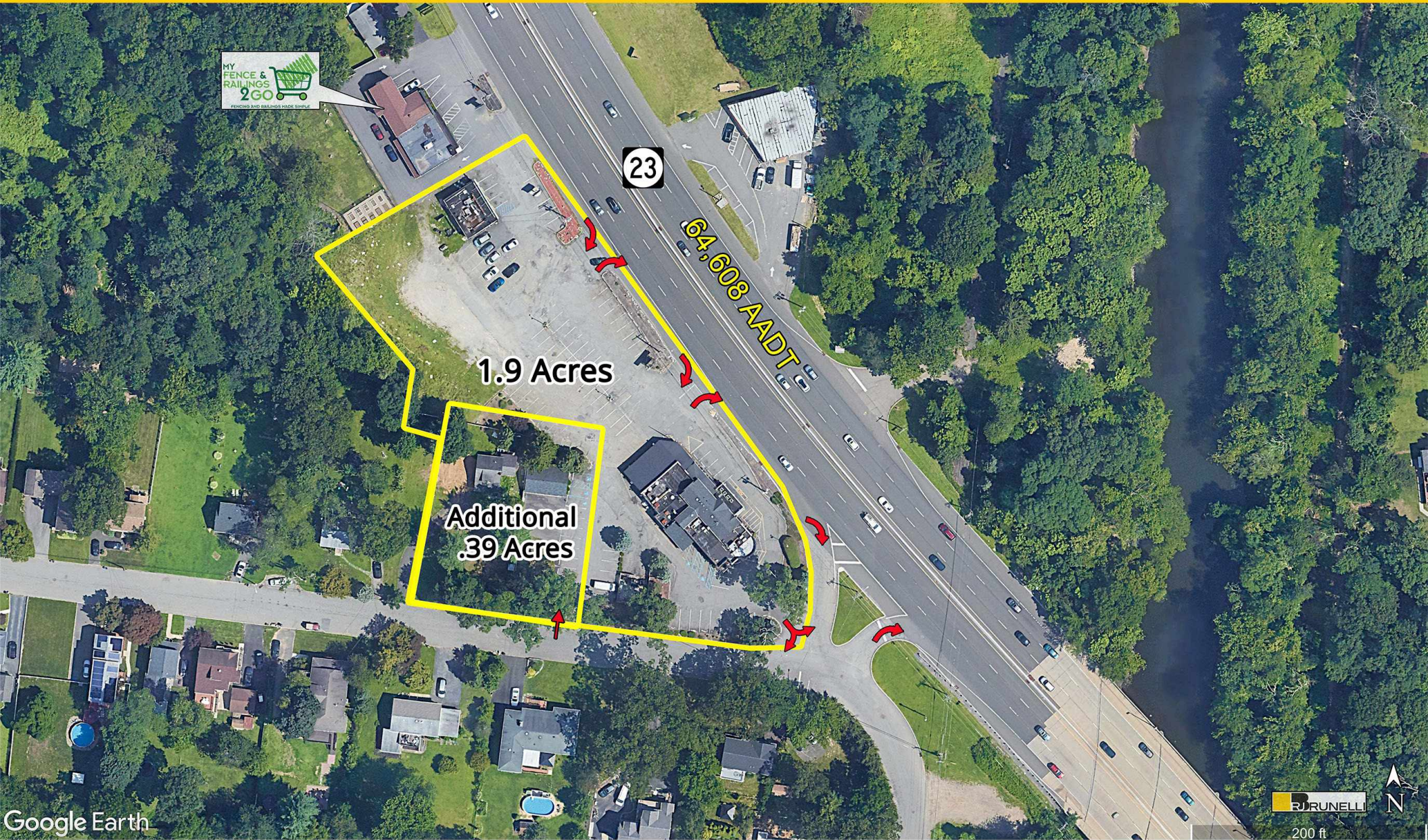


R.J. Brunelli & Co., LLC  
400 Perrine Rd, Ste 405  
Old Bridge, NJ 08857

732-721-5800  
www.rjbrunelli.com

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Google Earth



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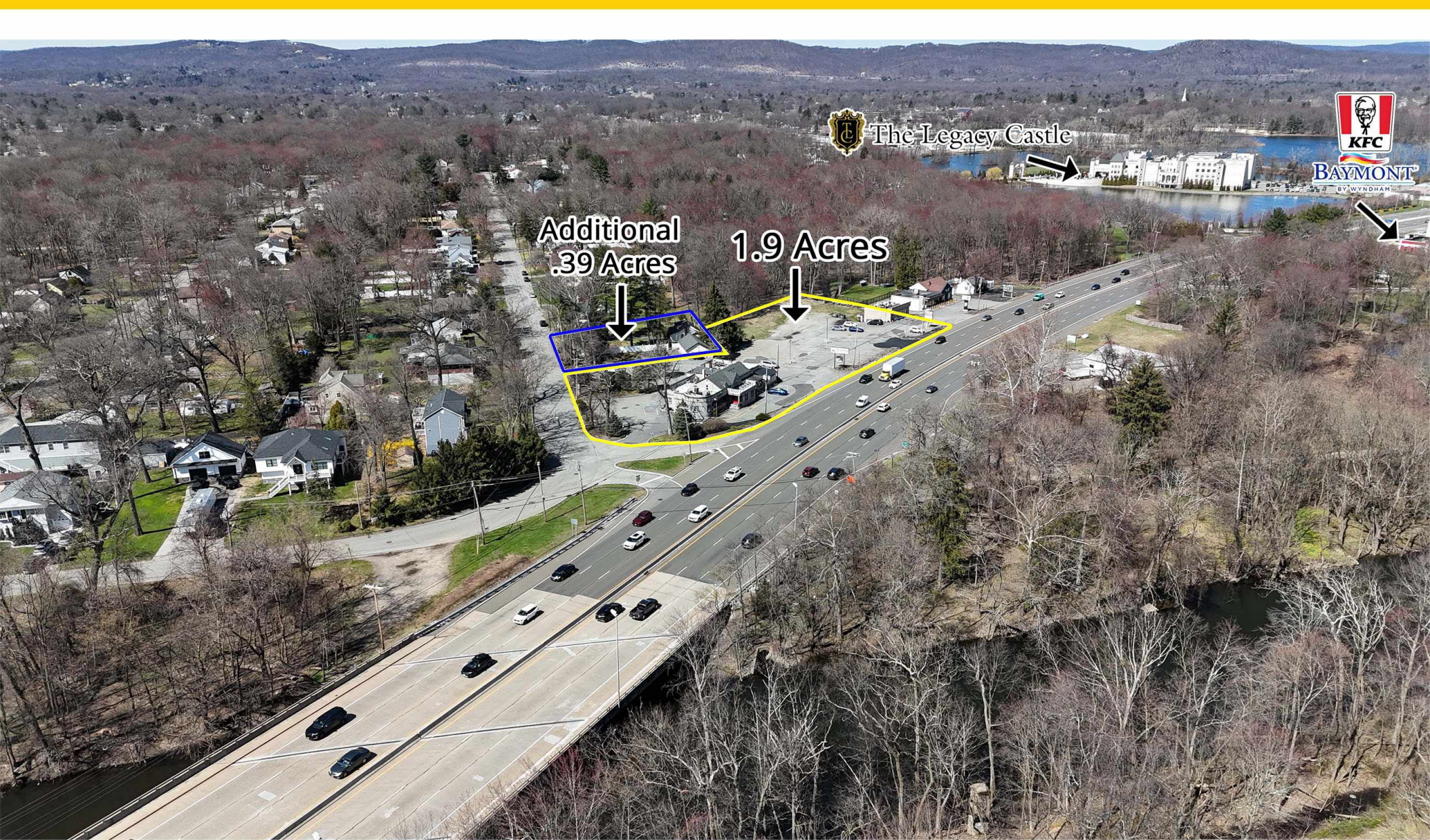


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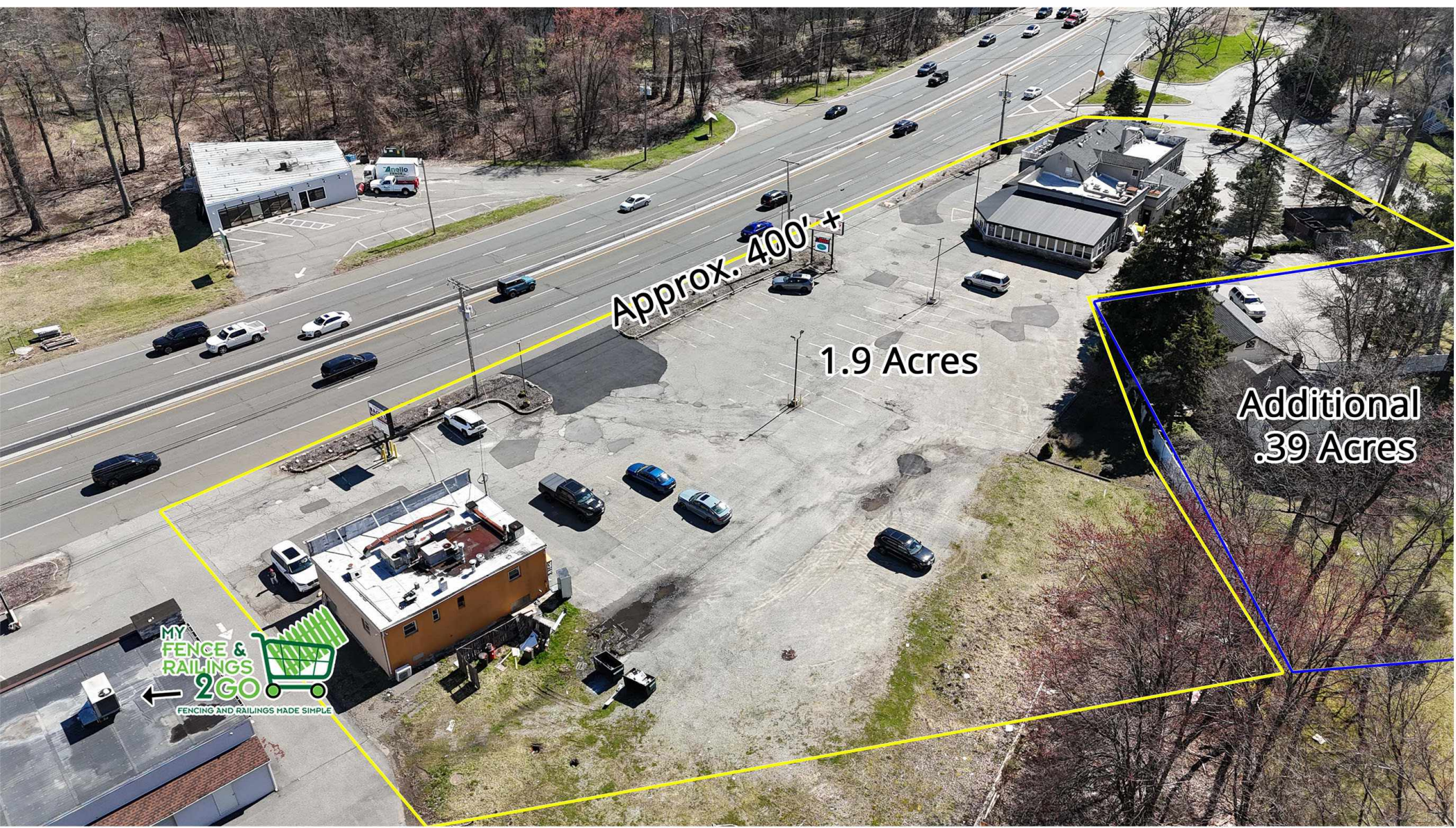


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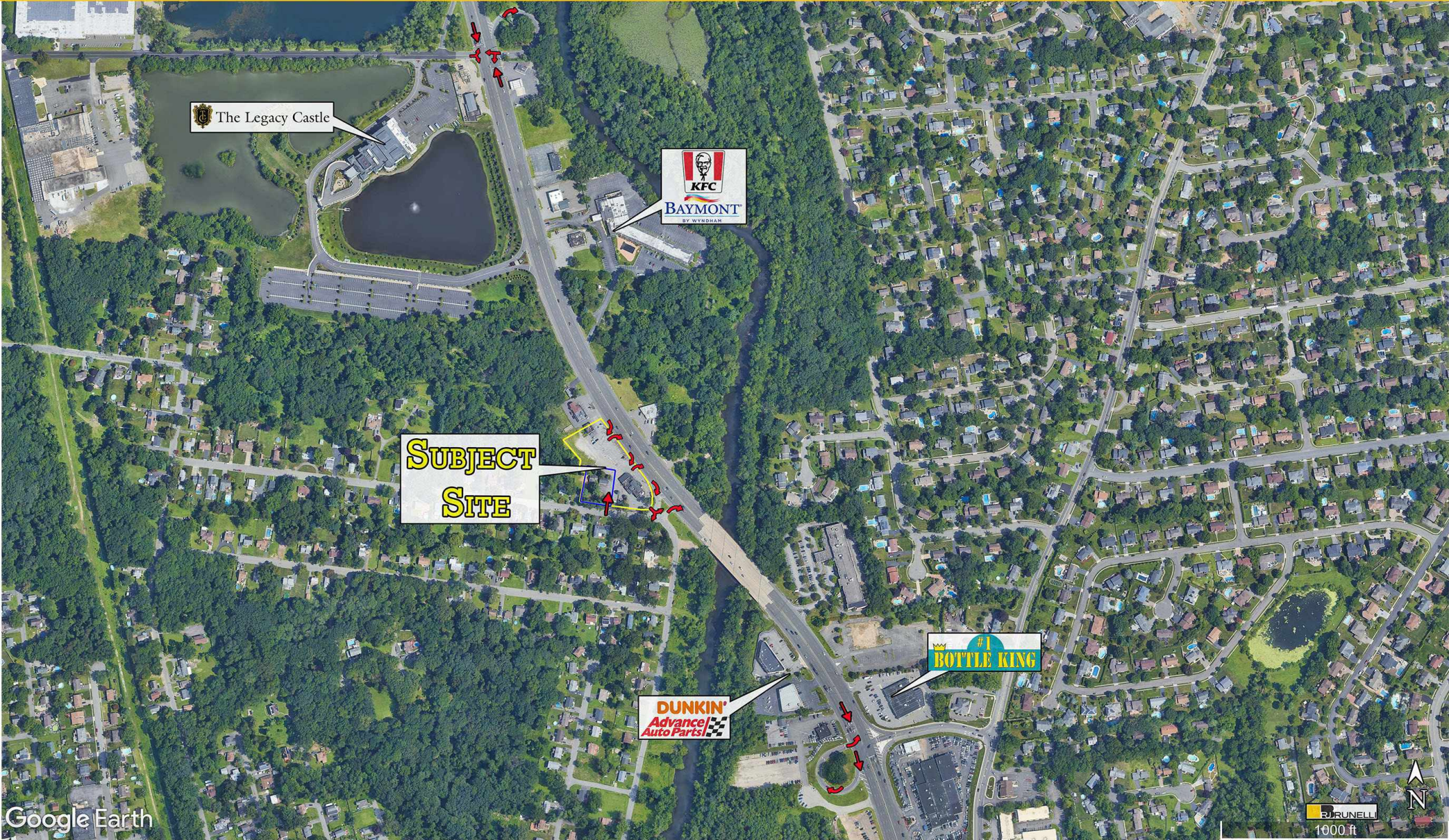


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R. BRUNELLI  
1000 ft

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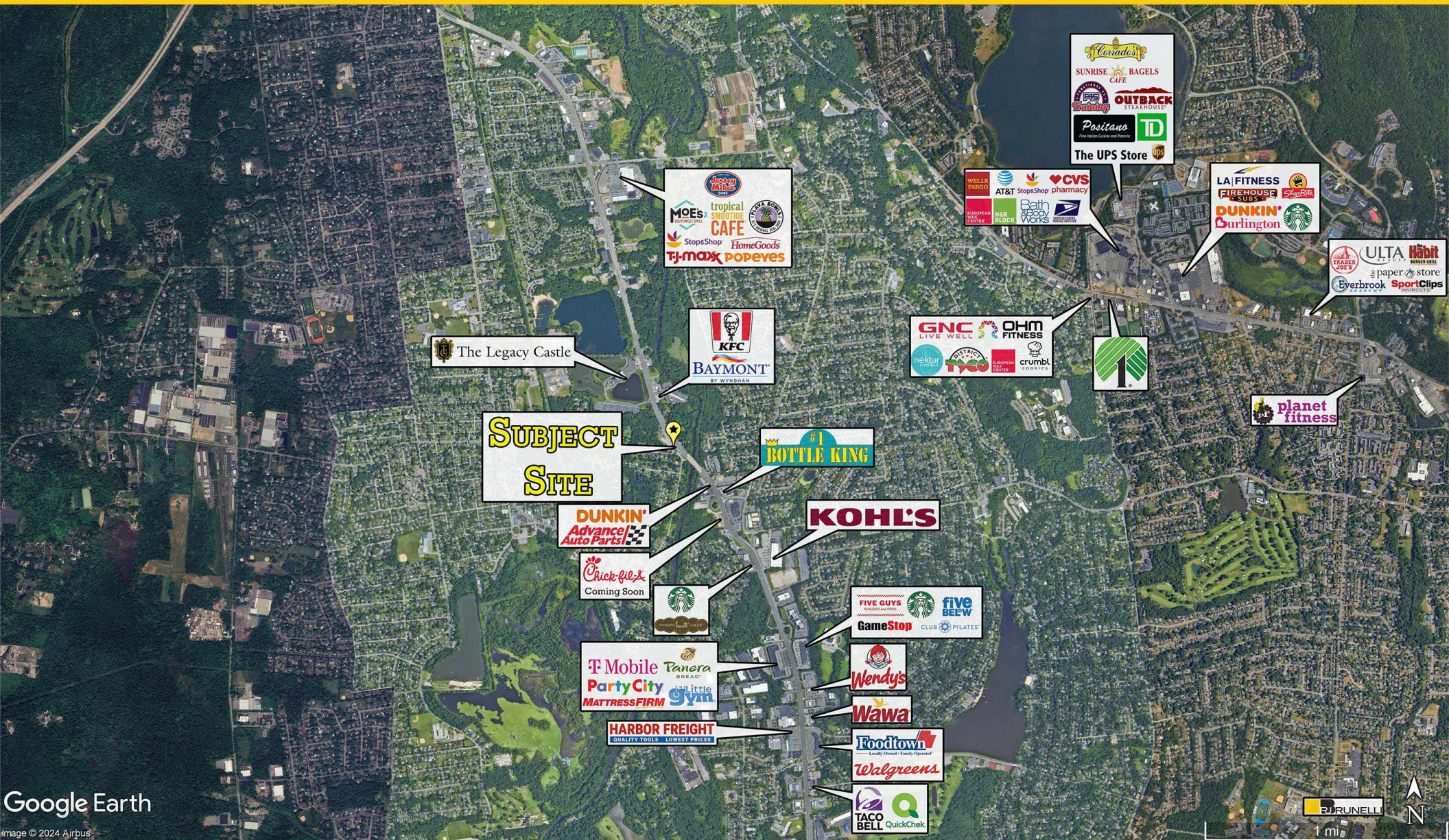


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