



Development Opportunity

Mount Olive, New Jersey

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Property Overview

Address

56 Route 46
Mount Olive, New Jersey 07828

Warehouse, Sephora, Ross, Boot Barn,
Planet Fitness, Staples, PetCo, Kohl's

Type

New Development

GLA

19.9 Acres

Traffic

Two way average daily traffic
45,000 cars per day

Area Retailers

Crunch, Dollar General, True Value,
Shop Rite, Dollar Tree, Five Below,
Famous Footwear, Walmart, TJ Maxx,
HomeGoods, PetSmart, Michaels,
Lowe's, atHome, DSW, Burlington, Mar-
shalls, Ulta, Ashley Furniture, Men's

Vital Statistics

- Major Highways: The location's proximity to Route 46 and I-80 ensure a steady flow of both local and commuter traffic, increasing visibility for your business.
- Residential and Commercial Mix: The area is home to a mix of residents and businesses, providing a broad customer base. This diversity can lead to consistent foot traffic and sales.
- Mount Olive has seen growth in population and development, indicating a robust market for new businesses.

Area Demographics



Population

1 Mile: 4,100
3 Mile: 32,300
5 Mile: 75,400



Daytime Population

1 Mile: 4,200
3 Mile: 17,300
5 Mile: 44,400



Median Age

1 Mile: 41
3 Mile: 41
5 Mile: 42



Number of HH

1 Mile: 1,950
3 Mile: 12,900
5 Mile: 29,600



Average HH Income

1 Mile: \$138,000
3 Mile: \$148,400
5 Mile: \$159,300



Median HH Income

1 Mile: \$91,400
3 Mile: \$121,400
5 Mile: \$128,000



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