



RETAIL SPACE

ANDOVER, NJ

REDEVELOPMENT SITE

126 Main St / a.k.a. Route 206

SIZE

±2,017 SF

TAXES

\$11,859.66 (2024)

ASKING RENT

Upon Request

ZONING: C-1 COMMERCIAL ZONE

Permitted Uses:

Retail, Banks, Hotels/Motels, Professional & Medical Offices, Automotive Service Stations

LOT SIZE

0.36 Acres

TERM

Negotiable

COMMENTS

High Visibility location

Centrally located

Route 206 is one of the primary highways serving Sussex County and western Morris County

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

OBLIQUE AERIAL



CrossFit

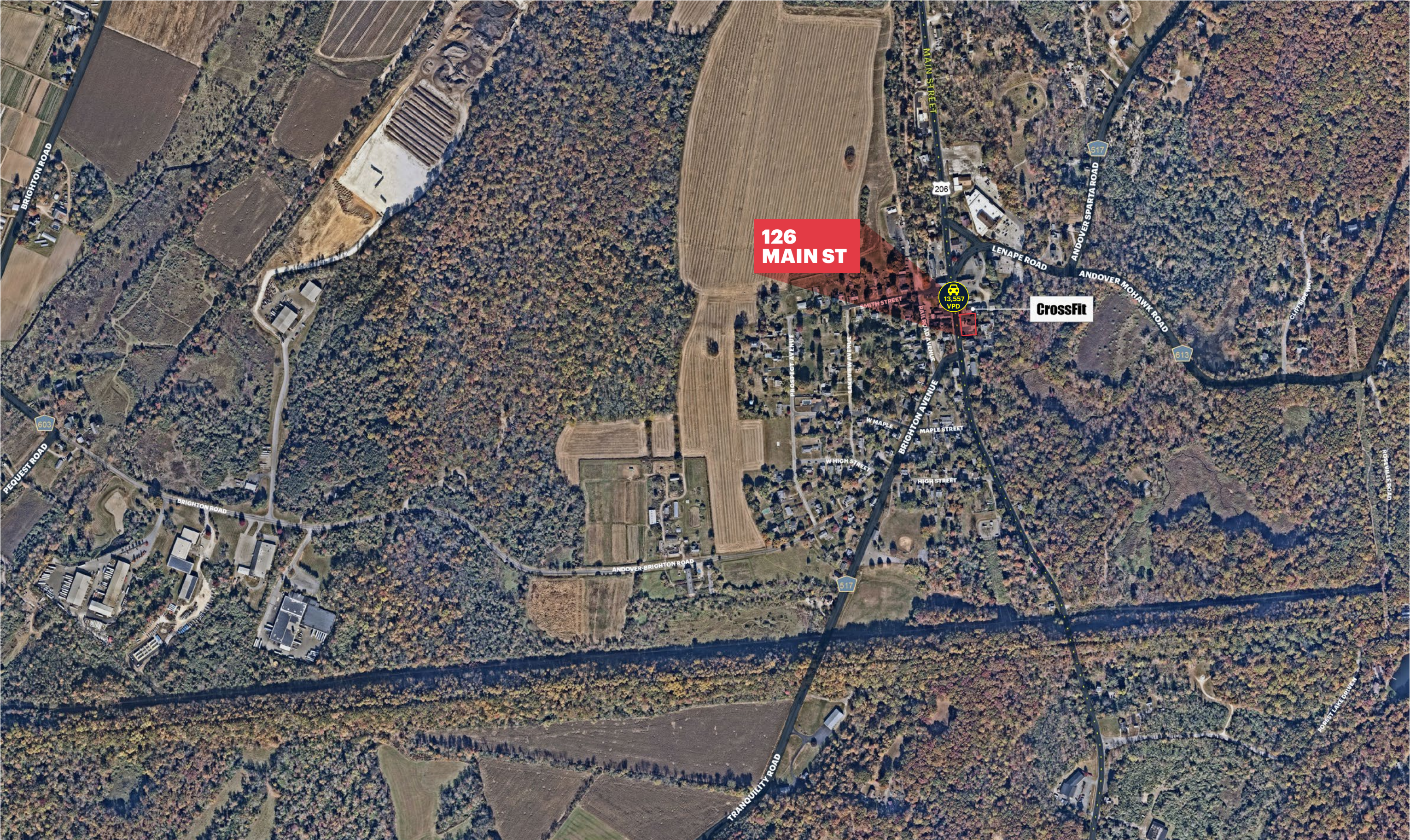
MAIN ST

13,557
VPD

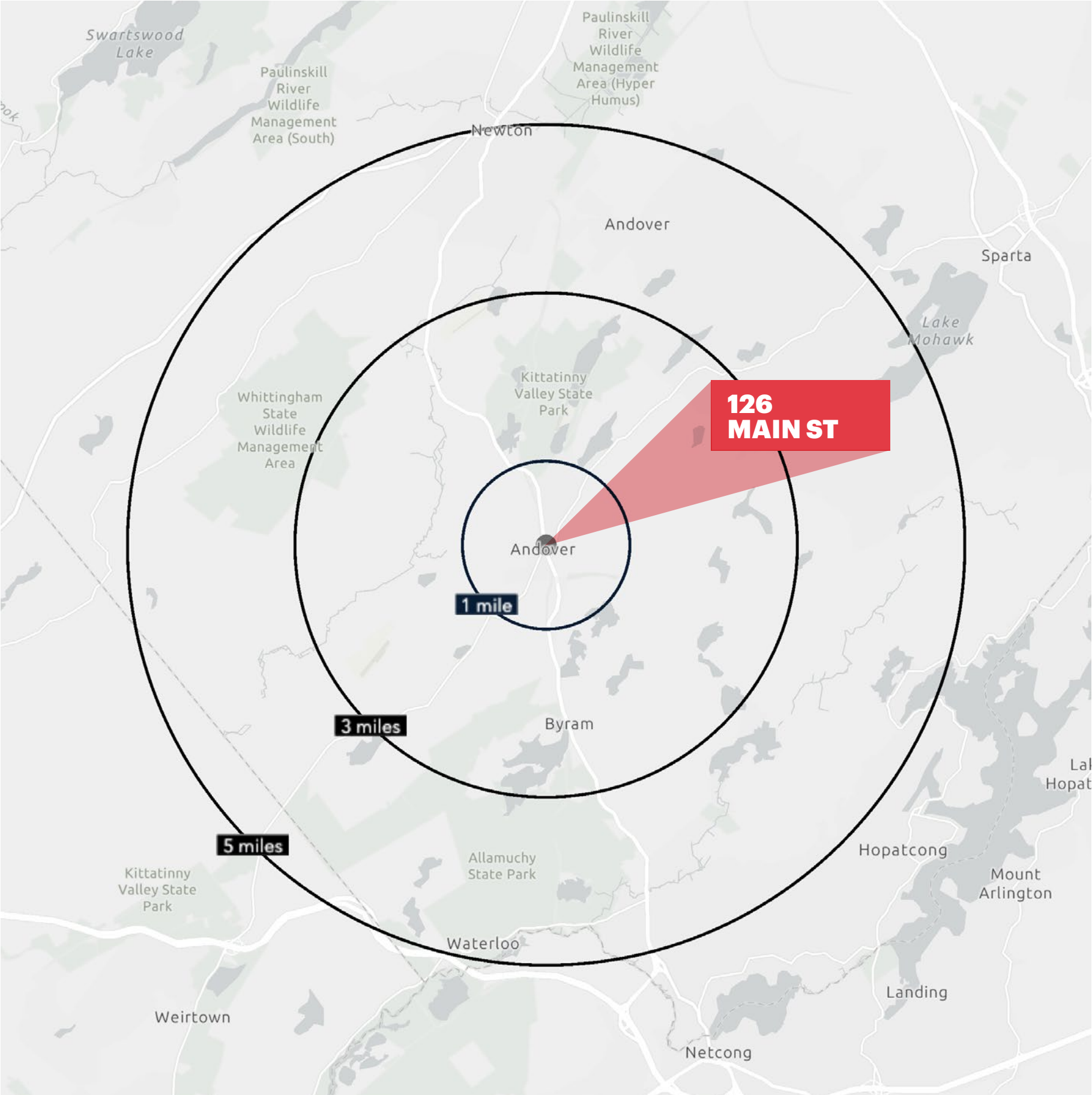
SMITH ST

BRIGHTON AVE

MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	1,028	TOTAL BUSINESSES	79
HOUSEHOLDS	397	TOTAL EMPLOYEES	341
MEDIAN AGE	45.5	TOTAL DAYTIME POPULATION	781
COLLEGE GRADUATES (Bachelor's +)	367 - 46%	AVERAGE HOUSEHOLD INCOME	\$102,766

3 MILE RADIUS

POPULATION	7,035	TOTAL BUSINESSES	222
HOUSEHOLDS	2,740	TOTAL EMPLOYEES	1,731
MEDIAN AGE	45.4	TOTAL DAYTIME POPULATION	5,005
COLLEGE GRADUATES (Bachelor's +)	2,721 - 52%	AVERAGE HOUSEHOLD INCOME	\$121,953

5 MILE RADIUS

POPULATION	34,409	TOTAL BUSINESSES	1,105
HOUSEHOLDS	13,113	TOTAL EMPLOYEES	9,976
MEDIAN AGE	44.7	TOTAL DAYTIME POPULATION	26,563
COLLEGE GRADUATES (Bachelor's +)	11,811 - 47%	AVERAGE HOUSEHOLD INCOME	\$123,488

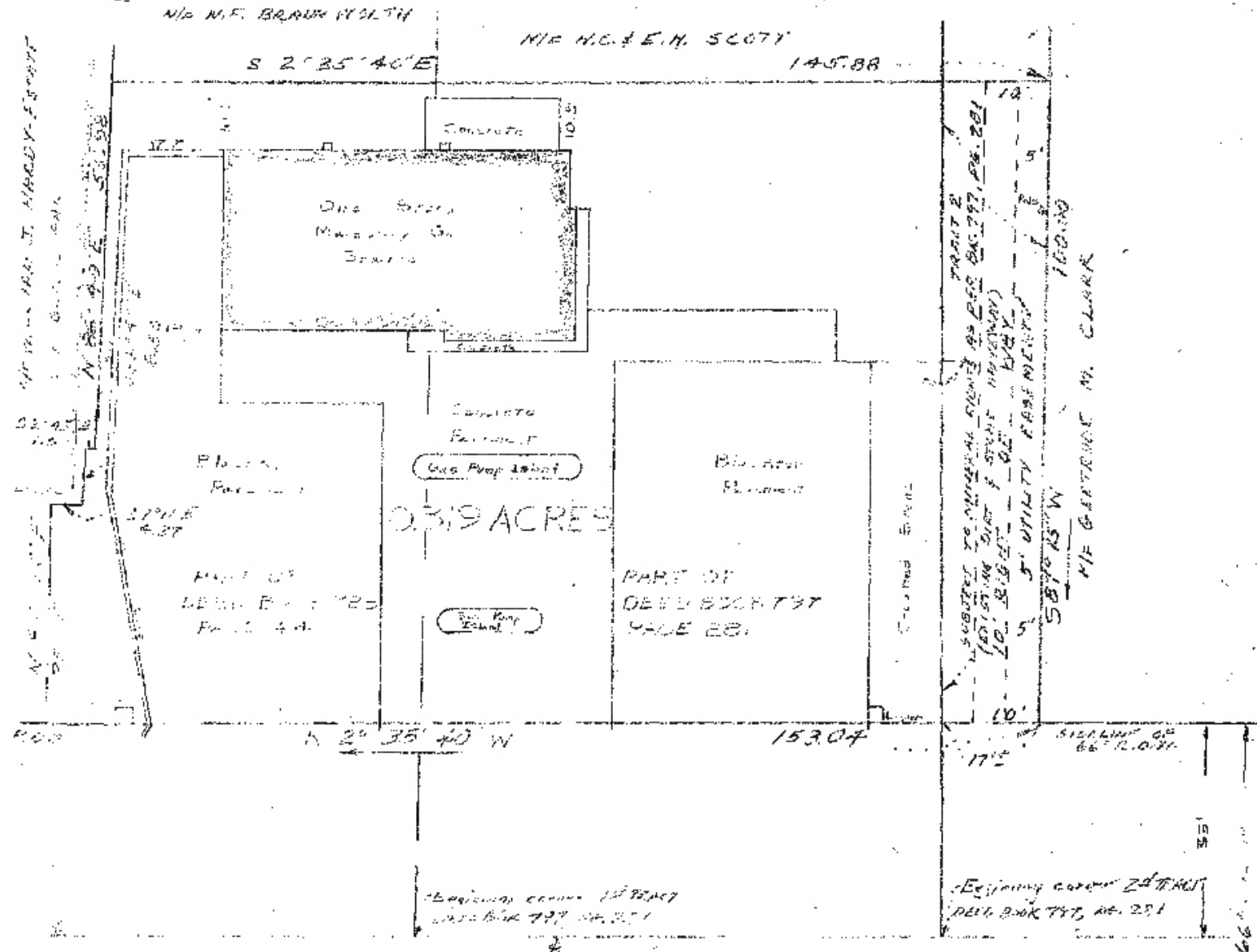
*2024 estimates

Scale 1" = 20'

AUGUST 30, 1962

This Survey is based on Deed information and evidence found on the ground.

Continued to Clear Title Production, Inc. and First American Title Insurance Company.



NEW JERSEY STATE HIGHWAY ROUTE NO. 206

RECORD BOOK 66 16 511 101 "NEW JERSEY STATE HIGHWAY PLAN & PROFILE ROUTE 31-1511 SECTION II" PAGE 4 ANSWER.

SURVEY OVERLAY



CrossFit

MAIN ST