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# 56 Route 46

## Mt Olive, NJ 07828

**FOR SALE**




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# 56 Route 46

## Mt Olive, NJ 07828

*±20 AC Development Opportunity Available For Sale*

## Highlights

- ±20-acre commercial development opportunity along Route 46 in Mount Olive, NJ, with potential for a larger retail development or multiple frontage pads, subject to approvals.
- High-visibility location with approximately 45,000 vehicles daily and convenient proximity to Interstate 80.
- ★ C-1 Commercial Zoning
- Proposed access from Route 46 and International Drive South, providing connections to both directions of Route 46 via the nearby signalized intersection, subject to final approvals.
- Established retail corridor near Walmart, ShopRite, Lowe's, TJ Maxx, and HomeGoods, supported by approximately 75,400 residents and average household income of $159,300 within five miles.
- Estimated annual real estate taxes: $32,976, based on the combined 2026 tax bills for 54 and 56 Route 46.

## Demographics

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 4,969 | 32,903 | 76,155 |
| Households | 2,199 | 13,068 | 29,806 |
| Avg HH Income | $162,033 | $157,706 | $161,868 |
| Daytime Employees | 3,673 | 12,713 | 30,474 |




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# ★ C-1 and C-2 Commercial Districts

The purpose of these districts is to recognize areas of existing retail development and to provide opportunities for new areas near existing and proposed population centers for the location of commercial services, limited entertainment facilities and employment opportunities.

(1) Permitted principal uses shall be as follows:

(a) Retail sales of goods and services. Automobile and truck sales and laundromats in the C-2 District only.

(b) Professional and medical offices.

(c) Veterinary clinics.

(d) Restaurants, bars and nightclubs.

(e) Banks and similar financial institutions in the C-2 District only.

(f) Health clubs.

(g) Theaters, bowling alleys, gymnasiums, tennis courts and pools.

(h) Clubs, lodges and houses of worship.

(i) Medical centers and mortuaries.

(j) Utilities, excluding commercial radio and/or communications towers.

(k) Public uses.

(l) Antennas for wireless telecommunications services.

(2) Permitted accessory uses shall be as follows:

(a) Parking areas, loading areas, trash and garbage collection areas and other uses customarily associated with the above uses, provided that such accessory uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.

(b) Outdoor dining, subject to the design and performance standards set forth in § 550-77.1.

(3) Conditional uses shall be as follows:

(a) C-1 District.

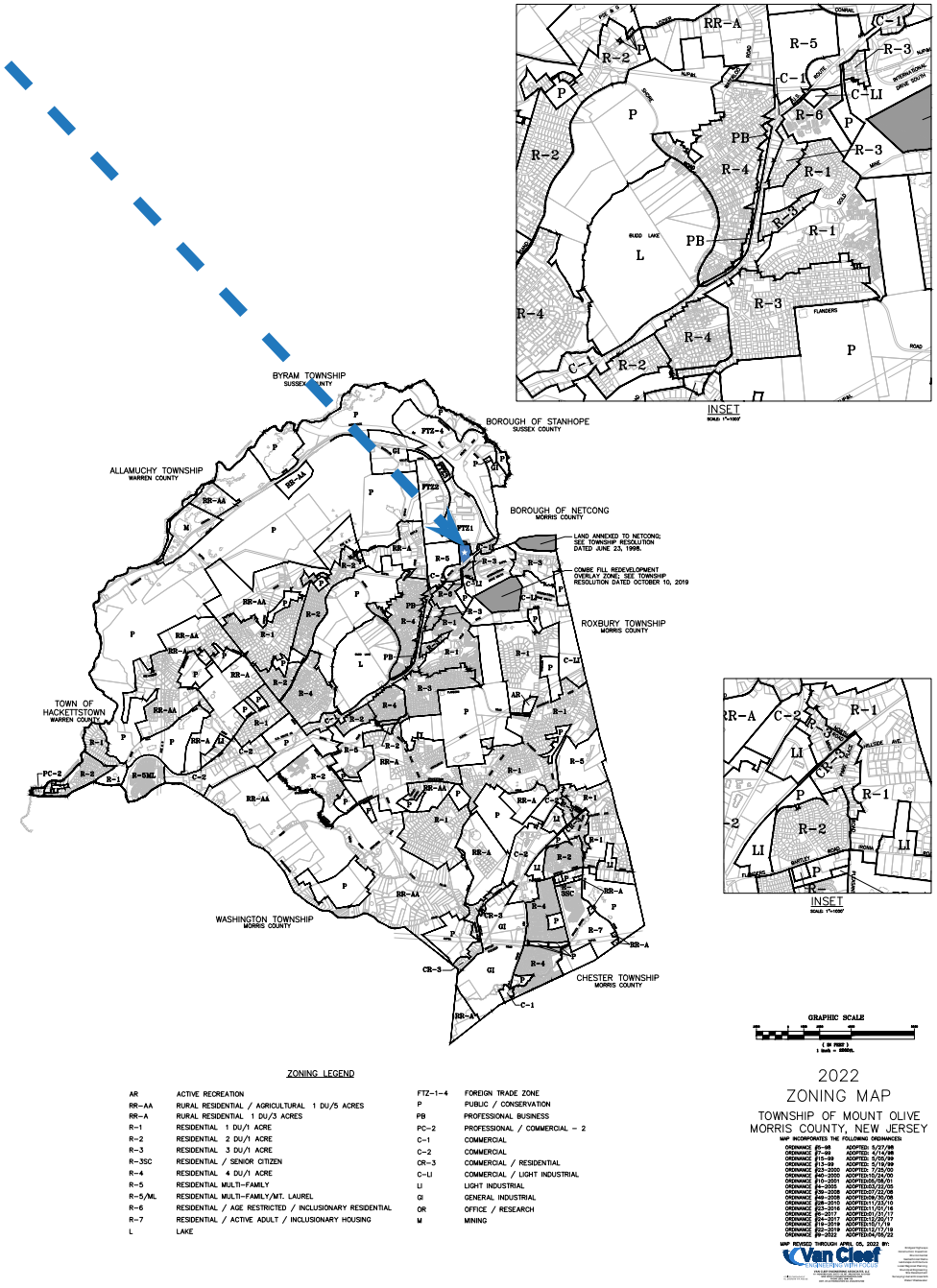
[1] Service stations and motor vehicle repair, in accordance with the standards regulating service stations in this chapter, specifically §§ 550-14 and 550-94.

[2] Adult entertainment uses, in accordance with the standards regulating such uses in § 550-80.

[3] Banks and similar financial institutions, provided that the minimum lot area is one acre and the minimum lot frontage is 200 feet.

[4] Fast-food restaurants in accordance with § 550-103A(3)(b)[2].

[5] Billboards in accordance with the standards set forth in § 550-95H.

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# Zoning Ordinance

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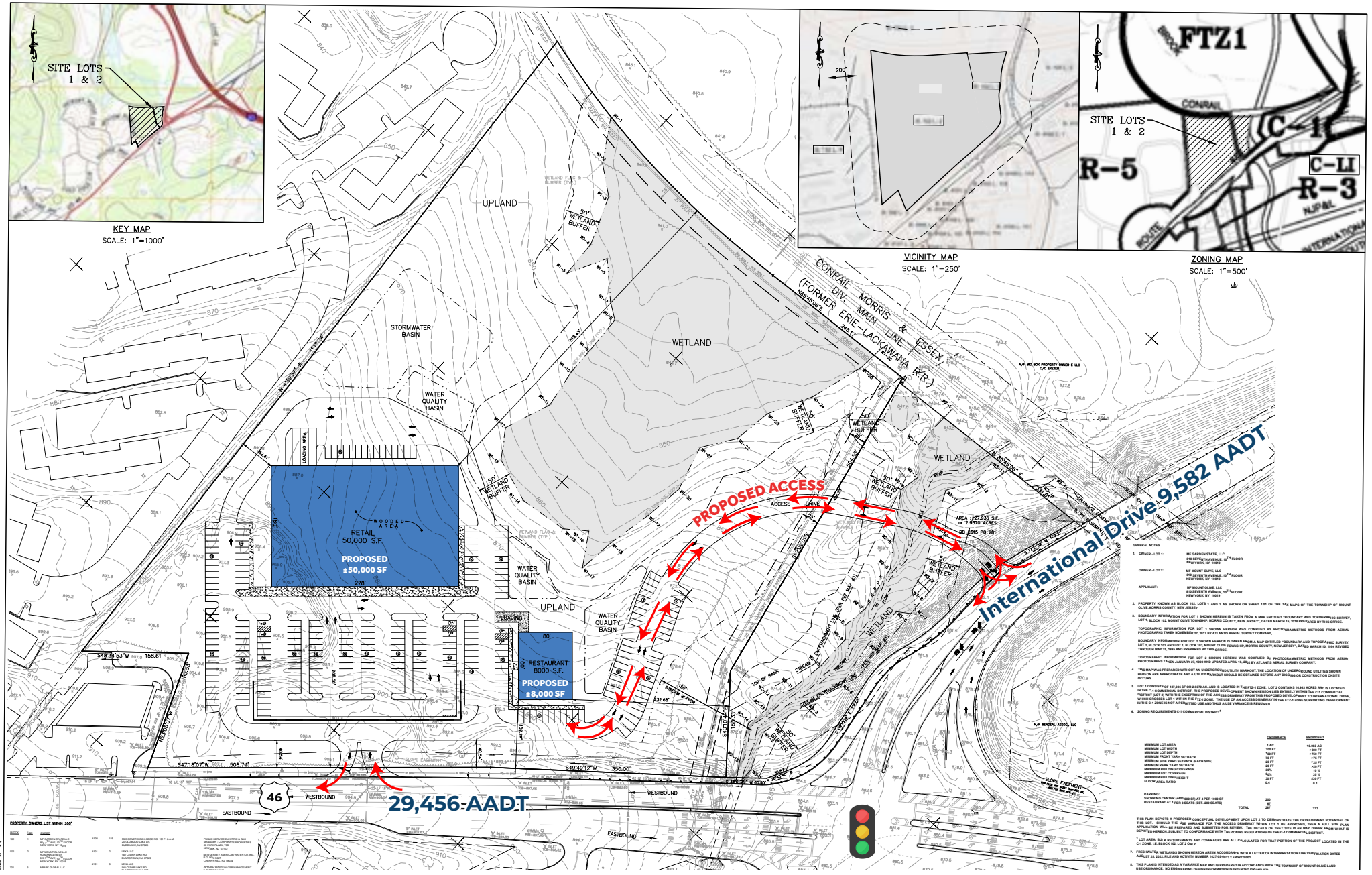


# Concept Plan 01

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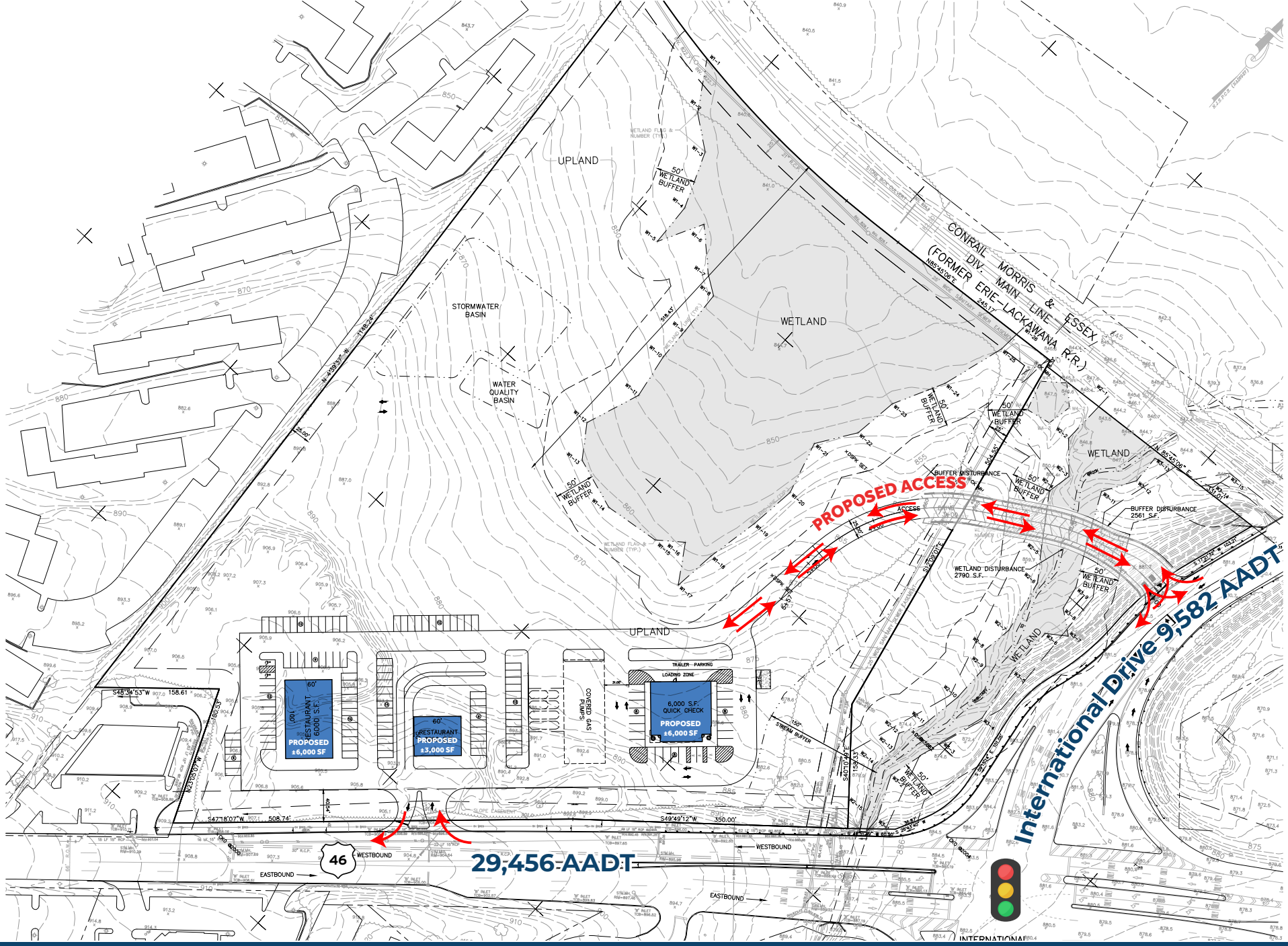


# Concept Plan 02

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# Zoom Aerial

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# Local Aerial

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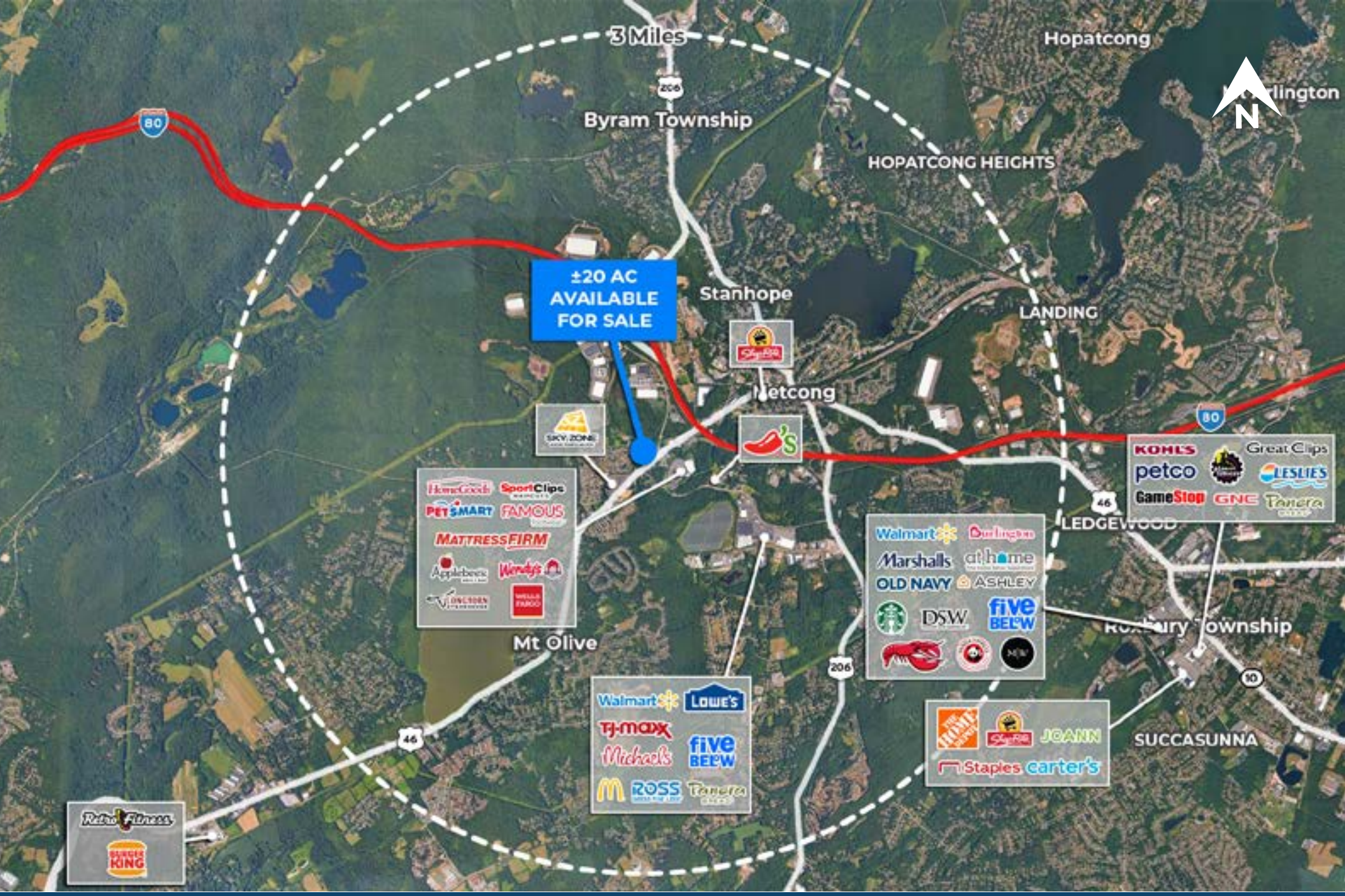


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# Market Aerial

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