

## BUILD TO SUIT PAD SITES AVAILABLE FOR LEASE

### 447-449 MAIN STREET | MANTUA | NJ

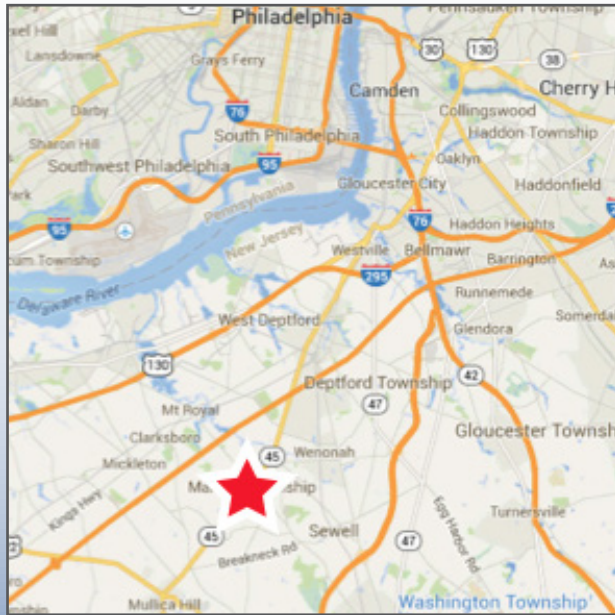
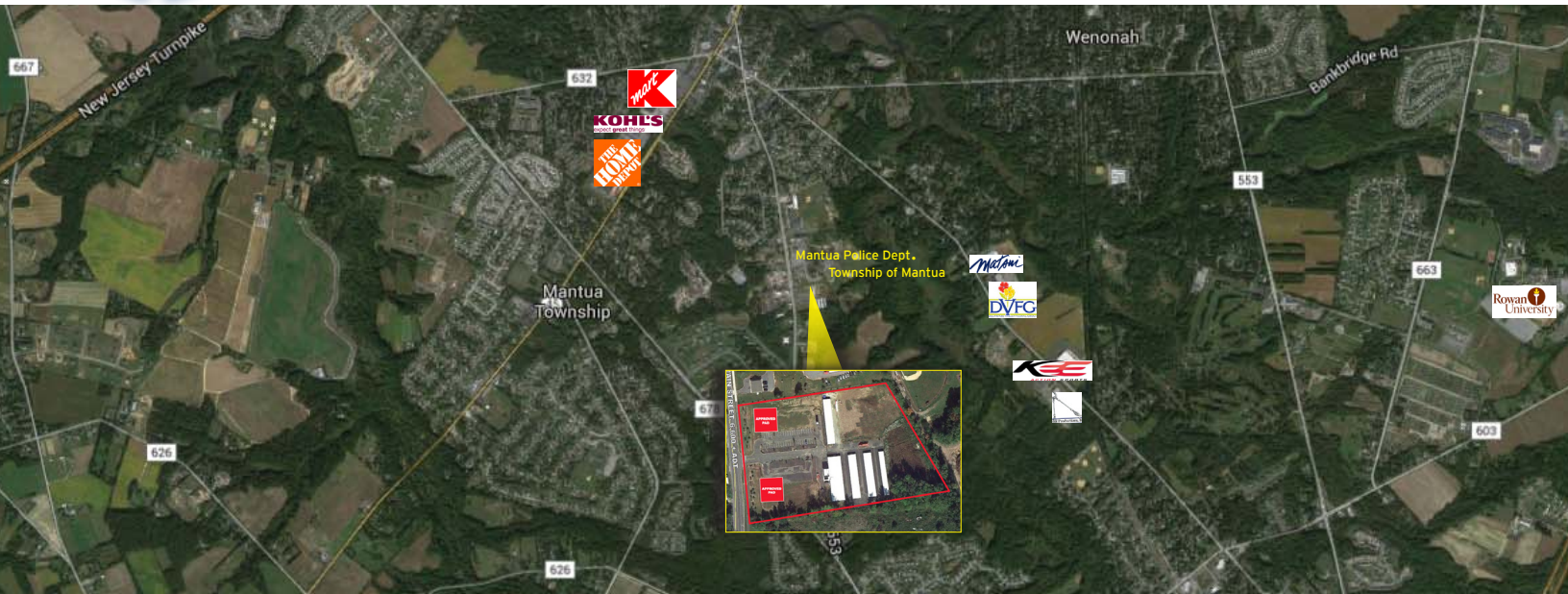


#### Building Features

Location	447-449 Main Street Mantua, NJ 08051	
Size/SF Available	Building Pad 447: +/- 8,000 sf Building Pad 449: +/- 8,400 sf	
Lease Price	\$20/sf Modified Gross Plus Utilities	
Parking	6/1000 sf	
Occupancy	Upon substantial completion of construction	
Signage	Pylon and directory signage available	
Area Description	<ul style="list-style-type: none"> <li>▶ Conveniently located adjacent to Mantua Township building, Mantua Police and Fire Stations</li> <li>▶ Located within close proximity to J Tomlinson Elementary School</li> </ul>	<ul style="list-style-type: none"> <li>▶ Within 2 miles of the NJ Turnpike, Route 55 and Route I-295</li> <li>▶ Easy access to shops, restaurants, and other retail boutiques</li> </ul>
Property Description	<ul style="list-style-type: none"> <li>▶ Build to suit pad with frontage on Main Street in Mantua, NJ</li> <li>▶ Building pad 447 is approved for 8,000 sf daycare center or an institutional use</li> </ul>	<ul style="list-style-type: none"> <li>▶ Building pad 449 is approved for 8,400 sf office or medical use</li> <li>▶ Both sites are build to suit and available for complete customization.</li> </ul>

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## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	5,649	39,302	116,869
Household	2,243	14,763	44,000
Median HH Income	\$84,313	\$92,936	\$92,757
Avg HH Income	\$105,172	\$98,688	\$87,898

## CONTACT Us

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