



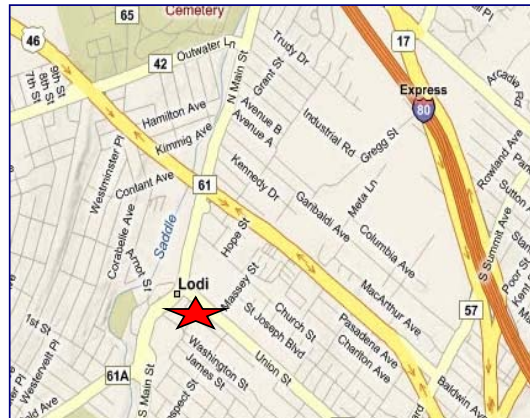
# FOR SALE OR LEASE

3,700 Sq. Ft. Retail / Automotive Building  
149 Route 46 W. Lodi , New Jersey



## AREA RETAILERS:

Goodyear, Meineke, Sleepy's, BP Gas, Brake-O-Rama, Hess Enterprise Rental, Pizza Hut, Speedy Muffler, Big Lots, Strauss Auto, Lackland Storage, Mazda, Drug Fair, Ikea, Radio Shack, Boston Market, Burger King, Shop Rite, BJ's Kohls, Toys R Us, Michaels, Bed Bath & Beyond



Please Contact Exclusive Broker:

**PETER GALLICCHIO / President**  
pgallicchio@remcorealty.net  
(732) 253-0888 Ext: 11  
Cell: (732) 713-0227



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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149 Route 46 W. Lodi , New Jersey



## SALE / LEASE / LEASE OPTION

- 3,700sf Auto related / Retail building
- 125' x 100' Lot Size / 125' of Frontage
- Highway Commercial Zoning
- Five bays / 20 car parking / fenced yard
- Huge 2 panel Pylon Signage

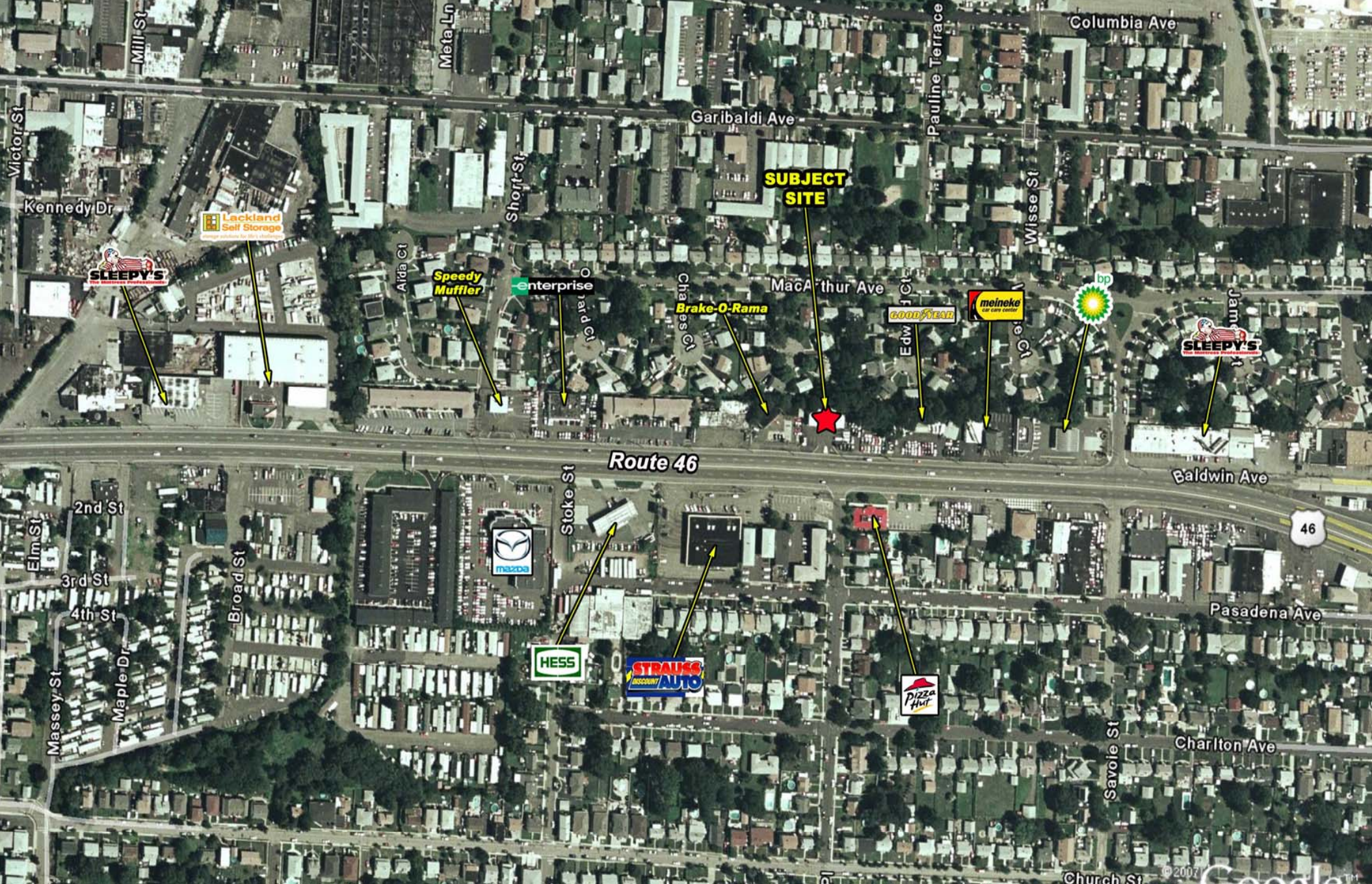
Seeking the following users = Transmissions, Muffler, Car Rental, Auto Parts, Used Cars, Brakes, Auto Glass, Wheels, Tires, Equipment Rental, Etc.

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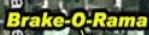
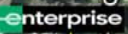


2008 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	31,909	271,581	609,467
Total Households	12,636	98,865	216,665
Median Household Income	\$77,399	\$74,645	\$75,075
Traffic Count: US. Route 46	47,000 VPD		Source: ESRI

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**SUBJECT SITE**



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