

# 7 ACRES OF VACANT LAND ON ROUTE 520 IN MARLBORO NJ,



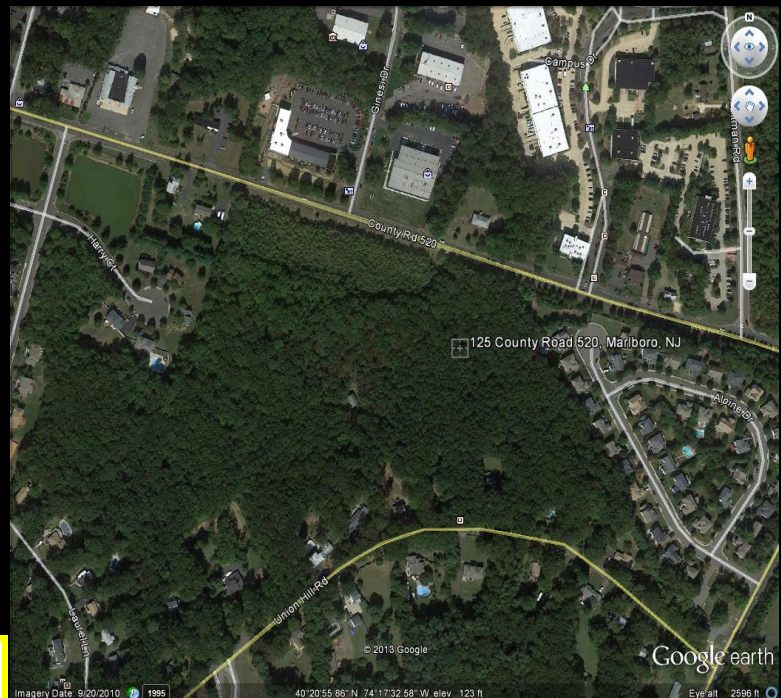
**125 Route 520  
Marlboro, NJ 07746**

**SALE PRICE: \$980,000.00**

**ZONING: R-80**

**TAXES: \$4,919.00 Per Year**

- Approximately 7 acres of nicely wooded vacant land located on heavily traveled Rt. 520 in Marlboro. This property is perfect for residential or office development. Other potential uses include adult daycare, child nursery school, indoor recreational facility, etc. Great visibility and priced to sell.
- Located on Route 520 between Genesi Drive and Campus Drive. Only several hundred feet from Route 18, very accessible to Route 9, the Garden State Parkway and N.J. Turnpike.
- Current Zoning R-80.
- Yearly property taxes approx. \$4,919.00
- Close to Major Highways, Great visibility,
- High Traffic Counts, strong demographics



## Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<u>Population</u>	5,317	43,703	121,955
<u>AVG House- hold Income</u>	\$163,842	\$156,103	\$146,944
<u>Median Household Income</u>	\$123,321	\$124,841	\$117,893

# KROLL

## COMMERCIAL REALTY L.L.C.

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