



AUCTION

**HIGH VISIBILITY APPROVED RETAIL SITE ON ROUTE 46
STARBUCKS WITH DRIVE THRU LEASE**

OCTOBER 15TH



CAVU Trampoline
& Tumbling



20,207 +/- AADT



MOUNTAIN LAKES, NJ

UPS Innovation Center

Ferring Pharmaceuticals

AUCTION

**PRIME ROUTE 46 COMMERCIAL OPPORTUNITY IN
AFFLUENT MOUNTAIN LAKES, NJ**



PROPERTY HIGHLIGHTS

- 0.88± Acre Commercial Site strategically positioned along US Route 46 in Mountain Lakes.
- 317± Feet of Highway Frontage providing excellent visibility and branding exposure.
- Approved National Retail Development featuring a 1,933± sf drive-thru café.
- 30 Approved Parking Spaces including EV charging and order-ahead parking.
- NJDOT Access Approval in Place for efficient ingress and egress.
- Demographics: \$250,001 Median Household Income. High Traffic Count with 20,207 AADT

Property Address: 62 US Hwy 46, Mountain Lakes, Morris County, NJ 07046

Online Auction Bidding Opens Tuesday, October 13th at 9 am
Bidding Concludes Thursday, October 15, 2026 at 11 am

Take the next step! Join the maxspann.com bidders club, download the property information package, then drive-by the property to preview the site.



Max Spann Real Estate & Auction Co.
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