



RETAIL PROPERTY

FOR LEASE

# ±8,000 SF RETAIL AND WAREHOUSE

315 US Highway 46 East, Little Ferry, NJ 07643

*For More Information, Contact the Exclusive Brokers*

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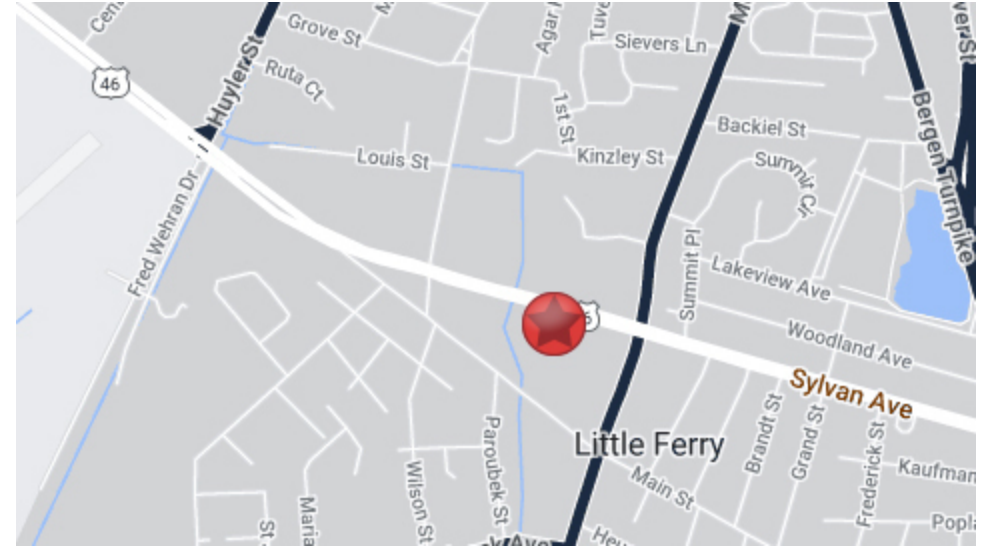


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

- 1 Mile to Teterboro Airport
- Approx. 2.3 Miles to I-80
- Approx. 2.6 Miles to NJ Turnpike
- Approx. 5.3 Miles to George Washington Bridge
- Approx. 11.6 Miles to Lincoln Tunnel
- Approx. 12 Miles to Holland Tunnel
- Approx. 18.5 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Lease Rate:	\$12.50 PSF NNN
Available SF:	8,000 SF
Building Size:	8,000 SF

## PROPERTY HIGHLIGHTS

- ±4,000 SF Retail (1st Floor) and ±4,000 SF Warehouse / Storeroom (2nd Floor)
- 1 Platform Loading Position
- Former Auto / Truck Parts Retailer
- Lot Size at 0.16 AC (Block 14, Lot 3.02)
- Taxes at \$12,184.02 (2023)

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	5,714	24,301	60,262
Total Population	13,722	63,396	153,117
Average HH Income	\$68,635	\$75,372	\$80,166

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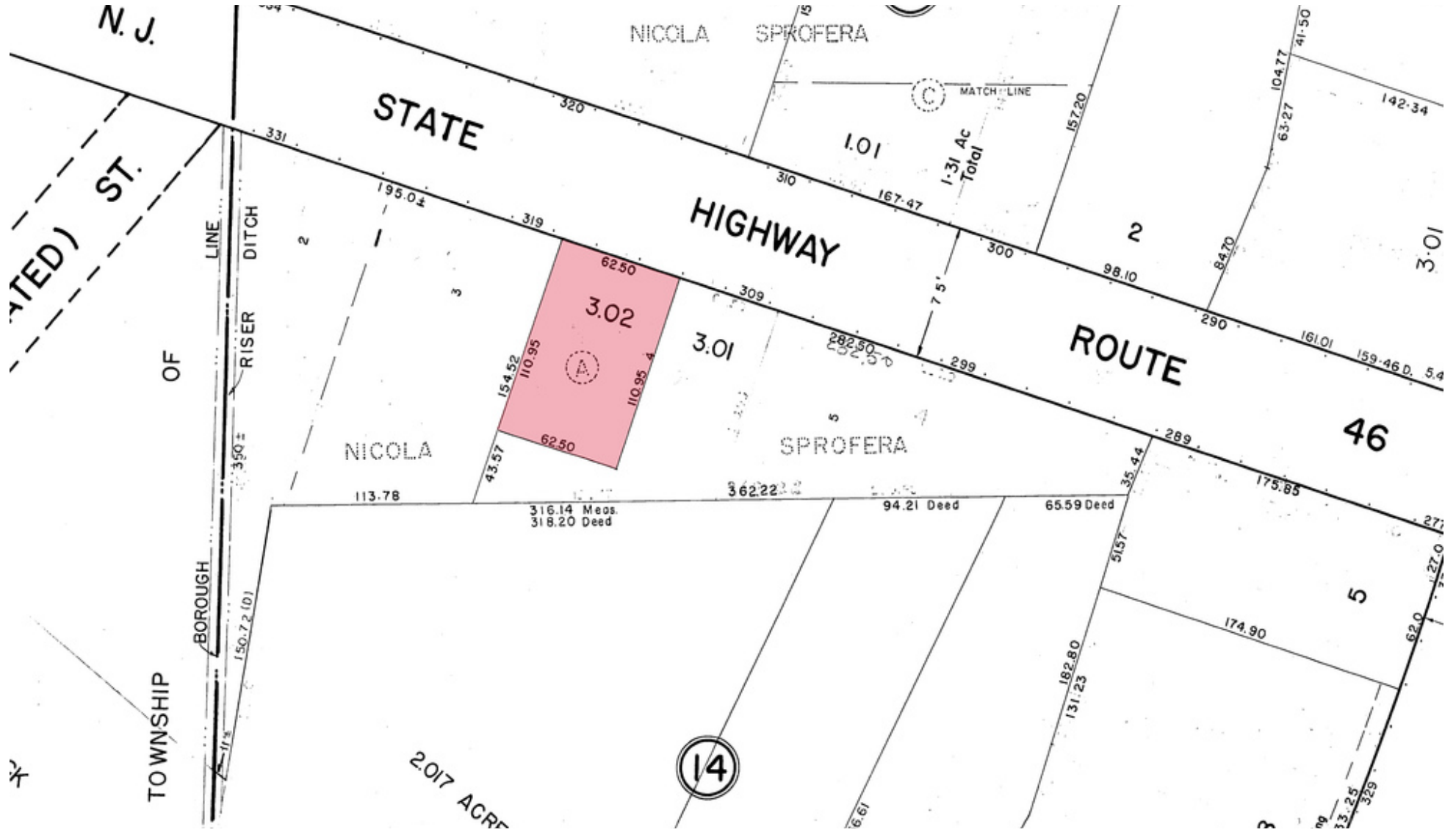
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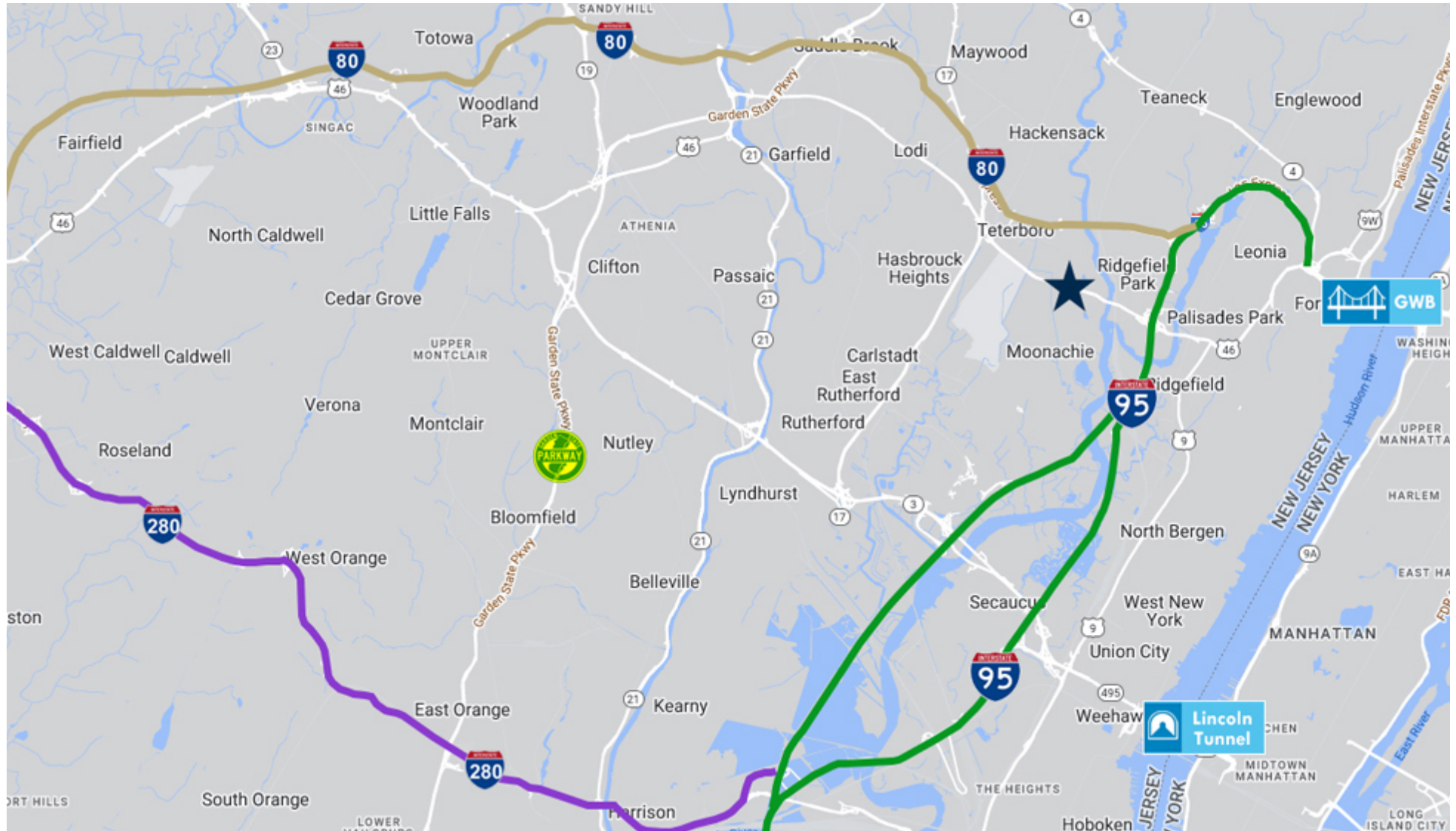
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