

FOR LEASE



0.5 Acres Build to Suit or Ground Lease

1216 Route 17 North | Ramsey, NJ, 07446

Between Route 17 North and Franklin Turnpike



0.5 Acres Available

Immediate Possession

B3 Zone Zoning

Upon Request Asking Rent

220' Frontage on Route 17

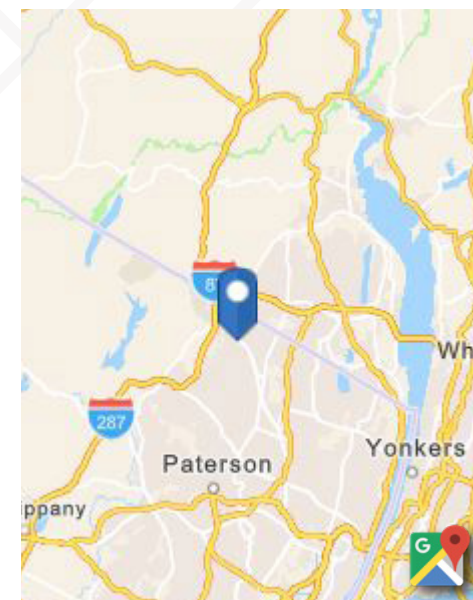
DESCRIPTION

- Excellent visibility and access
- Ingress/egress to Route 17
- Great demographics
- 49,116 VPD on Route 17 and 10,456 VPD on Franklin Turnpike
- 1 curb cut in place, access to and from Route 17

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,137	61,350	148,073
Total Households	4,052	23,321	53,337
Median Household Income	\$141,212	\$136,773	\$123,230
Day time Population	11,434	64,445	157,779

Year: 2020 | Source: Esri



CONTACT

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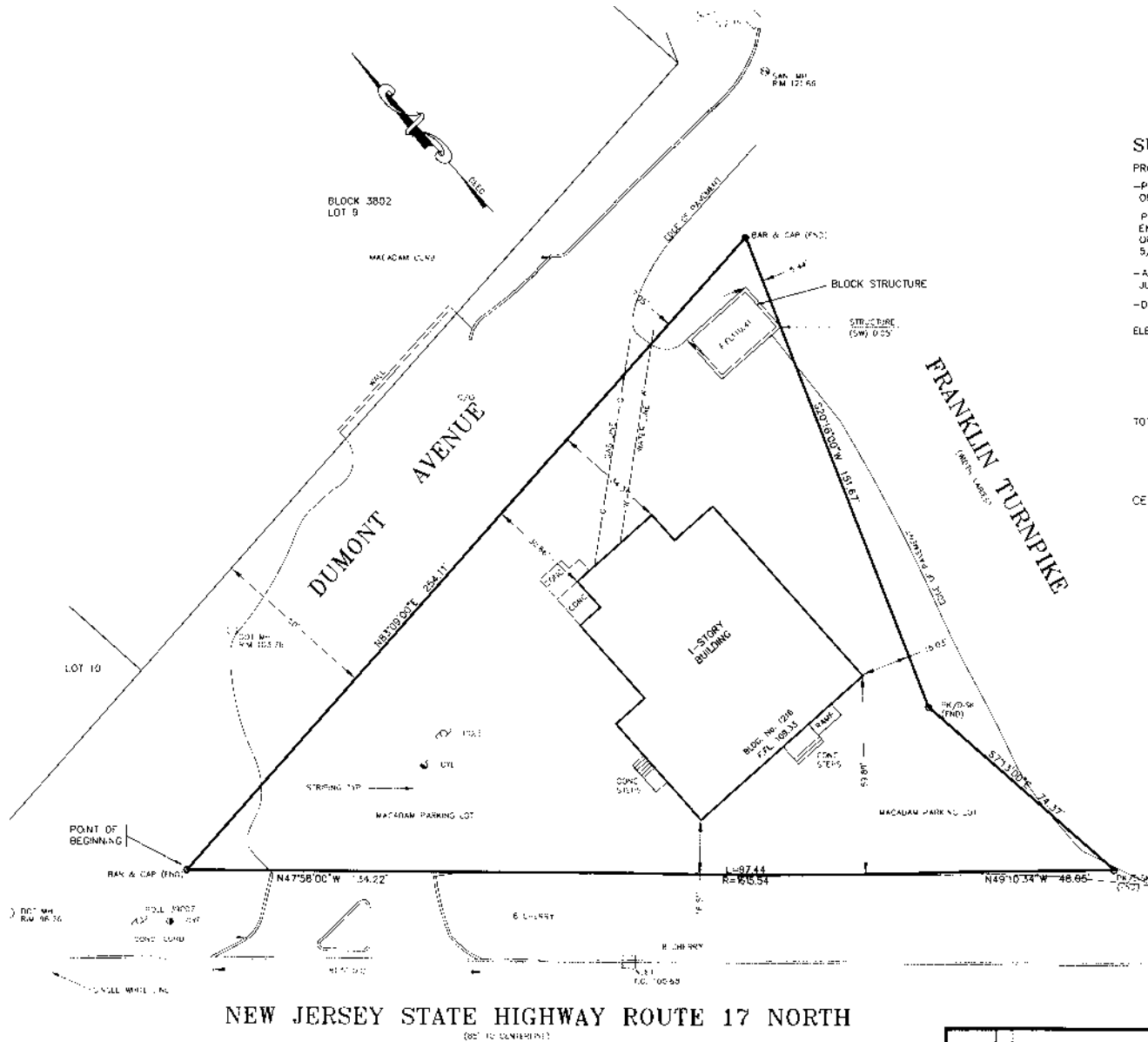
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The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

SRSRE.COM

1216 Route 17 North

Ramsey, NJ



SURVEY REFERENCE

PROPERTY LINE INFORMATION FROM
 -PROPERTY KNOWN AS LOT 1 IN BLOCK 4204 ON SHEET NO. 42 OF THE CURRENT TAX MAP OF THE BOROUGH OF RAMSEY.
 PROPERTY DESIGNATED AS LOT 1 IN BLOCK 4204 ON A MAP ENTITLED "LOCATION SURVEY OF PROPERTY OF SMF ASSOCIATES OF RAMSEY, PREPARED BY THREE SIXTY SURVEYING, DATED 5/15/05
 -A FIELD SURVEY BY SCHWANWEDE/HALS ENGINEERING ON JUNE 26, 2013.
 -DEED BOOK 811B, PAGE 775
 ELEVATIONS ARE BASED ON AN ASSUMED DATUM

TOTAL LOT AREA : 24,783 S.F. = 0.55 Ac.

CERTIFIED AS MY PROFESSIONAL OPINION TO :
 DR. FREDERICK FAKHARZADEH

A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:9-36.3) AND N.J.A.C. 15:40-5.1(c).

SURVEY BLOCK 4204 - LOT 1 1216 ROUTE 17 NORTH FOR DR. FREDERICK FAKHARZADEH TOWNSHIP OF WYCKOFF, BERGEN CO., N.J.	
SCHWANWEDE / HALS ENGINEERING PROFESSIONAL ENGINEERS & LAND SURVEYORS 9 POST ROAD SUITE M11 - CAKLAND, N.J. - 07436 (201) 337-0053	
<i>Julia Hals</i> DAVID A. HALS, P.E., L.S., P.P. N.J. PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. NO. 33934	
DATE: JULY 08, 2013	
SCALE 1" = 20' 20'	
GRAPHIC SCALE 0 20 40	
SHEET NO.: 1 OF 1	JOB NO.: 6471-1735

DATE	BY	DESCRIPTION

1216 Route 17 North

Ramsey, NJ



Satellite View



View from Site facing Route 17 North



View from Franklin Turnpike

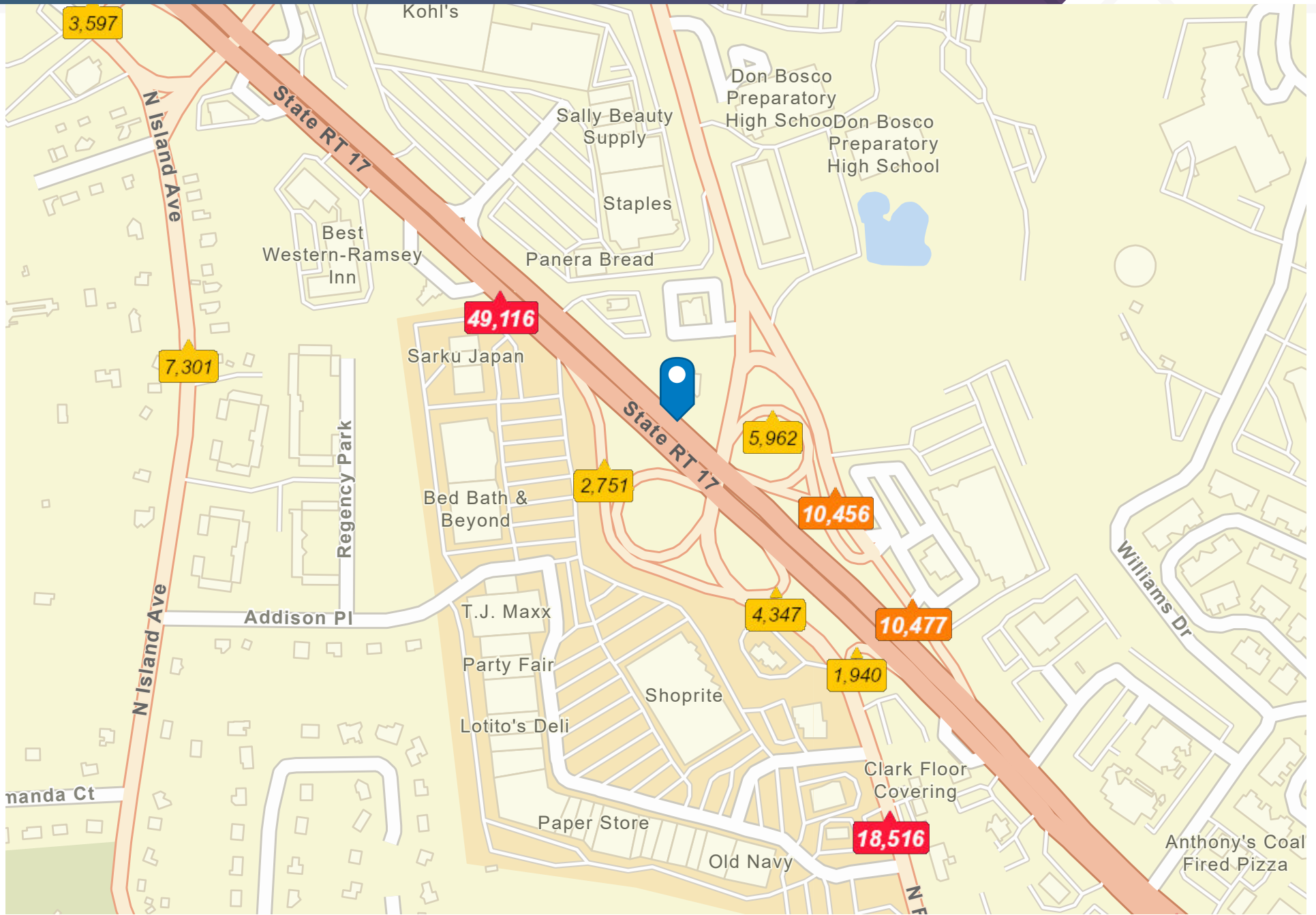


View from Route 17 North



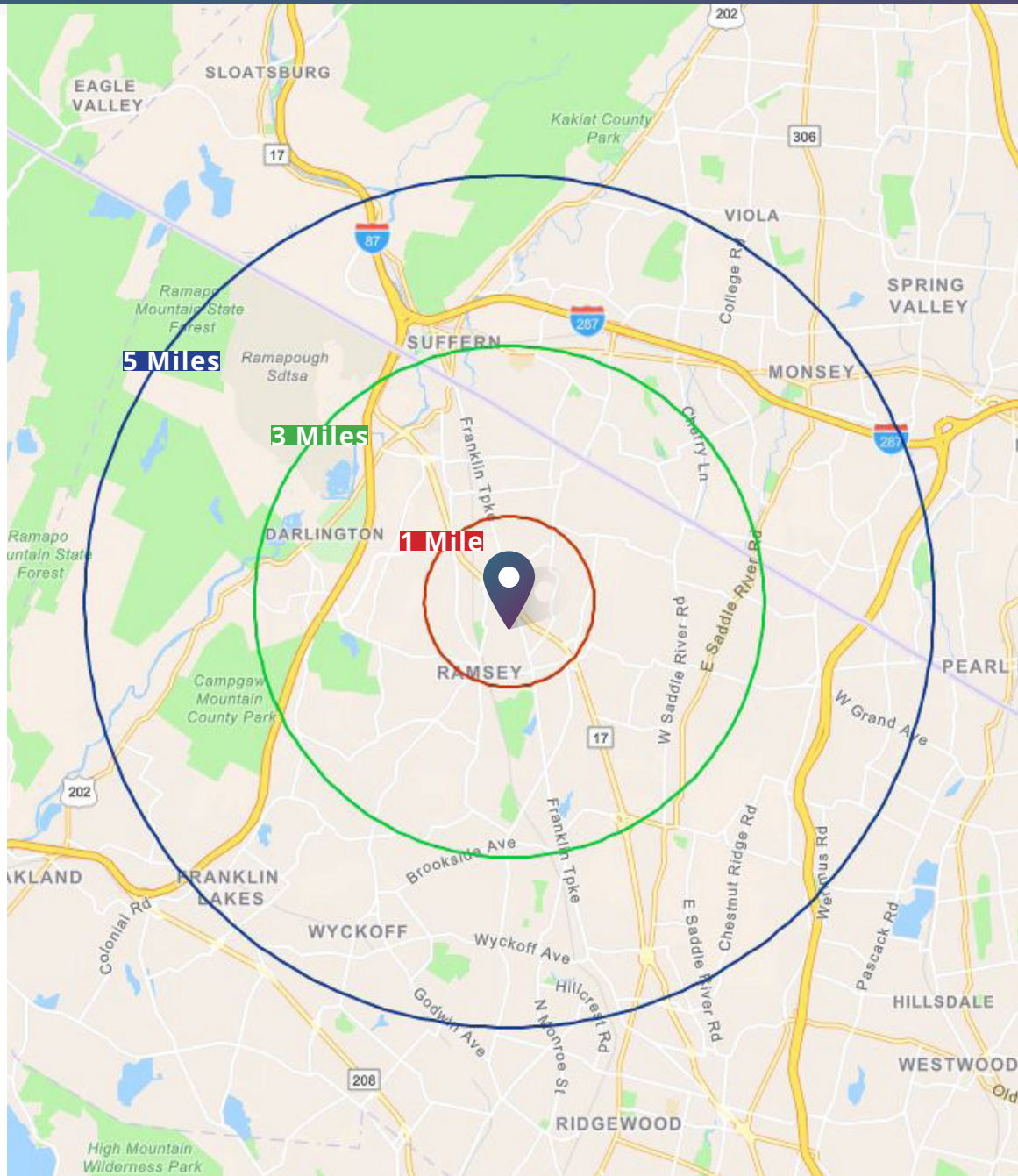
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Demographics

	1 MILE	3 MILE	5 MILE
POPULATION			
2020 Population	9,137	61,350	148,073
2025 Population	9,172	61,638	150,421
2020-2025 Annual Growth Rate	0.08%	0.09%	0.32%
2020 Median Age	44.8	44.1	41.1
2020 Total Daytime Population	11,434	64,445	157,779
Workers	7,034	33,188	77,315
Residents	4,400	31,257	80,464
HOUSEHOLDS			
2020 Total Households	3,843	22,271	50,845
2025 Total Households	3,851	22,332	51,527
2020 - 2025 Annual Growth Rate	0.04%	0.05%	0.27%
2020 Average Household Size	2.37	2.62	2.83
HOUSEHOLD INCOME			
2020 Median Household Income	\$141,212	\$136,773	\$123,230
2020 Average Household Income	\$182,160	\$189,829	\$178,275
2020 Per Capita Income	\$74,807	\$69,640	\$61,185
BUSINESS DATA IN AREA			
Total Businesses	896	2,618	6,962
Total Employees	9,047	34,239	84,741

Source: Esri 2020