

**Hasbrouck Heights, NJ**

**I-2**

**Location:** 155 Route 17 South

**Gross Leasable Area:** 8,000 SF

**County:** Bergen

**Anchor Space:** Bridal Store

**Year Renovated:** n/a

**Traffic Count:** 70,000 cars per day

**Parking Spaces:** 32

**Frontage:** 100'

**Major Tenants:** Subway, Money Stop Check Cashing

**Property Description:** Subject is a two-story structure with 100 feet of frontage along the southbound lane of Route 17.

**Demographic Profile:**

5 Mile Radius

**Population:** 568,145

**Average Household Income:** \$70,532

**Market Description:** Route 17 is a major north / south corridor connecting Route 3 to the north with Route 46 to the south. Route 17 is flanked by numerous national and regional chain stores.

