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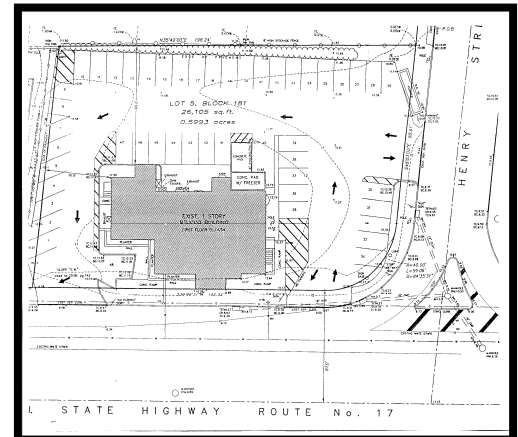


# DEVELOPMENT OPPORTUNITY

## HASBROUCK HEIGHTS, New Jersey

### 125 ROUTE 17 SOUTH AT HENRY STREET

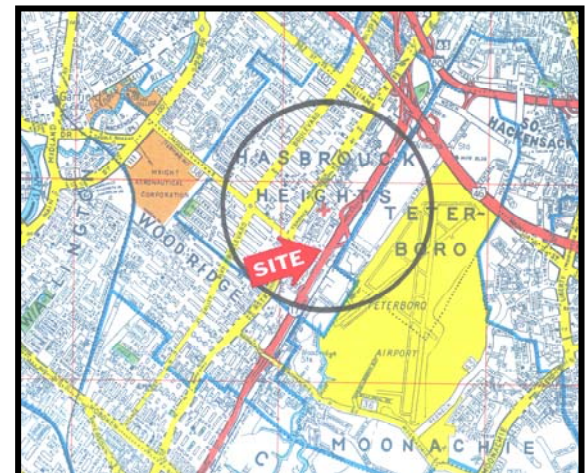
<b>Acreage:</b>	.84
<b>Frontage:</b>	200' on Route 17 South 100' on Henry Street
<b>Zoning:</b>	Highway Commercial
<b>Total GLA:</b>	4,200 Square Feet
<b>Available Size:</b>	4,200 Square Feet / not divisible
<b>Availability:</b>	90 Days
<b>Rental Rate:</b>	\$150,000 per annum ground lease
<b>Parking:</b>	46 +/-
<b>Traffic Count:</b>	75,000 Cars Per Day
<b>Taxes:</b>	\$29,954 / 2009
<b>Daytime Pop:</b>	322,006 Within 5 Miles
<b>Pylon Signage:</b>	Yes

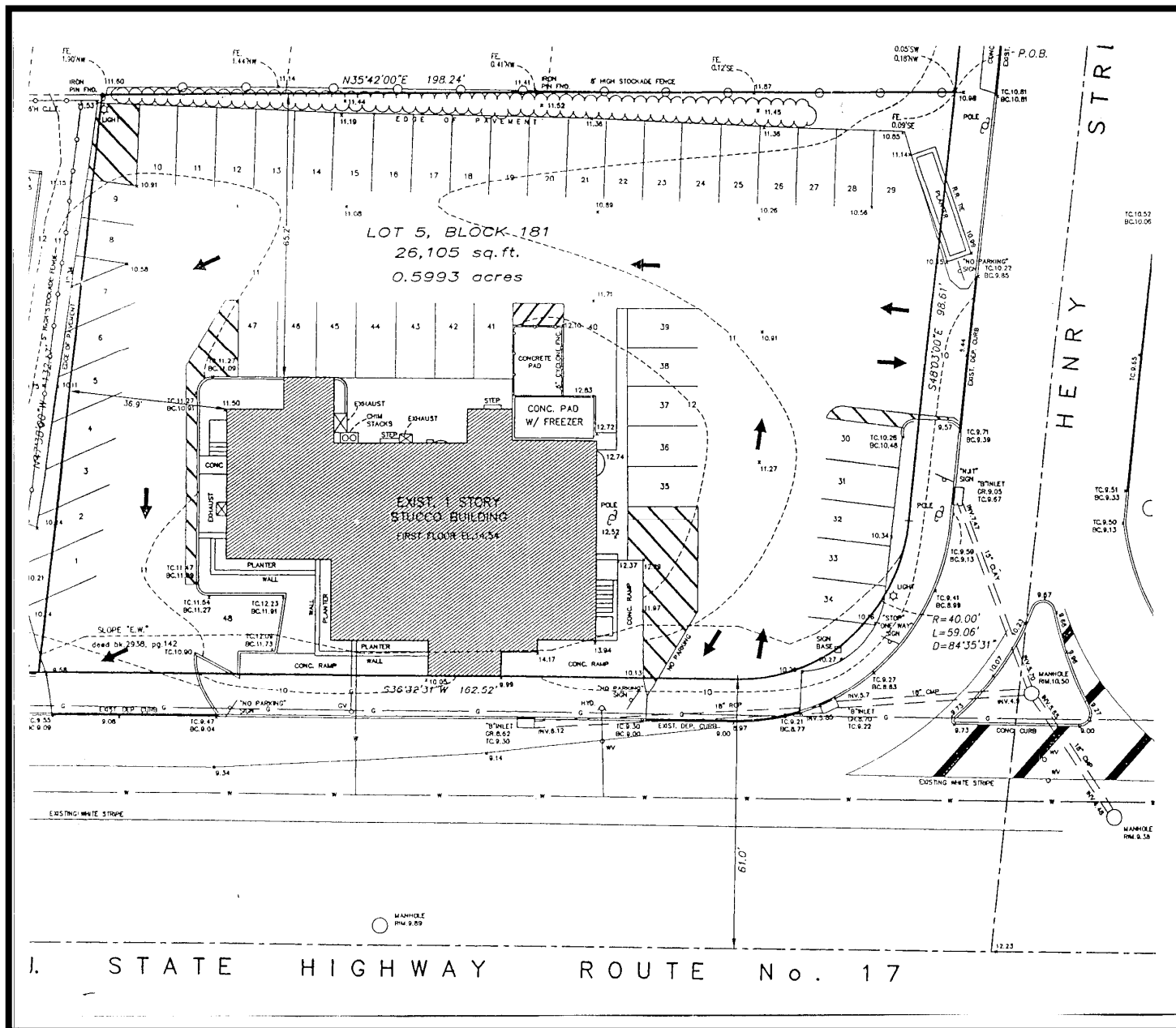


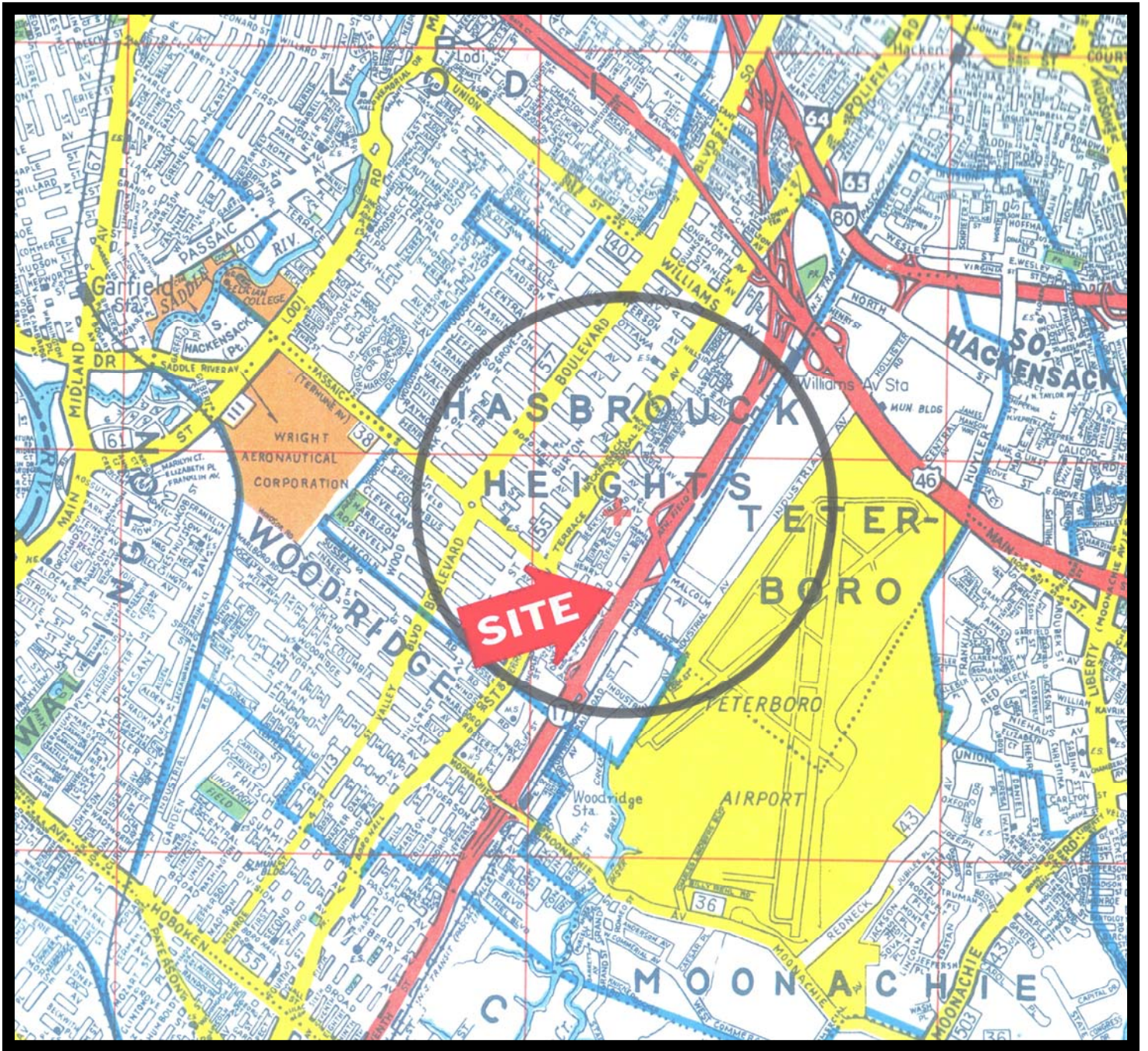
**Neighboring Retailers:** ShopRite, StarBucks, Taco Bell, Nissan, Dunkin' Donuts, McDonalds, Houlihan's, T.G.I. Friday's

**NOTES:** This highly visible highway location also has secondary access to the neighboring residential area.

<b>Demographics:</b>	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	15,249	203,971	553,280
Household (est.)	6,036	76,872	205,052
Average HH Income	\$97,233	\$72,777	\$77,919
Med. HH Income	\$76,942	\$59,630	\$62,948







HASBROUCK  
HEIGHTS  
SITE

