



New Retail Opportunity

Redevelopment
in a high barrier
to entry market

Exclusive Listing Agent

CBRE

±105,615 sq. ft. of divisible retail space available

Bergen County

Junction 1 Rt.17 North and I-80, Lodi, New Jersey





Centrally Positioned

High Barrier to Entry Bergen County Retail Market

Lodi, NJ
LODI RT 17
370 Essex Street, Lodi, NJ 07644



Seeking

Retail, Restaurant,
Entertainment, Office,
Auto Dealerships,
Hospitality Uses

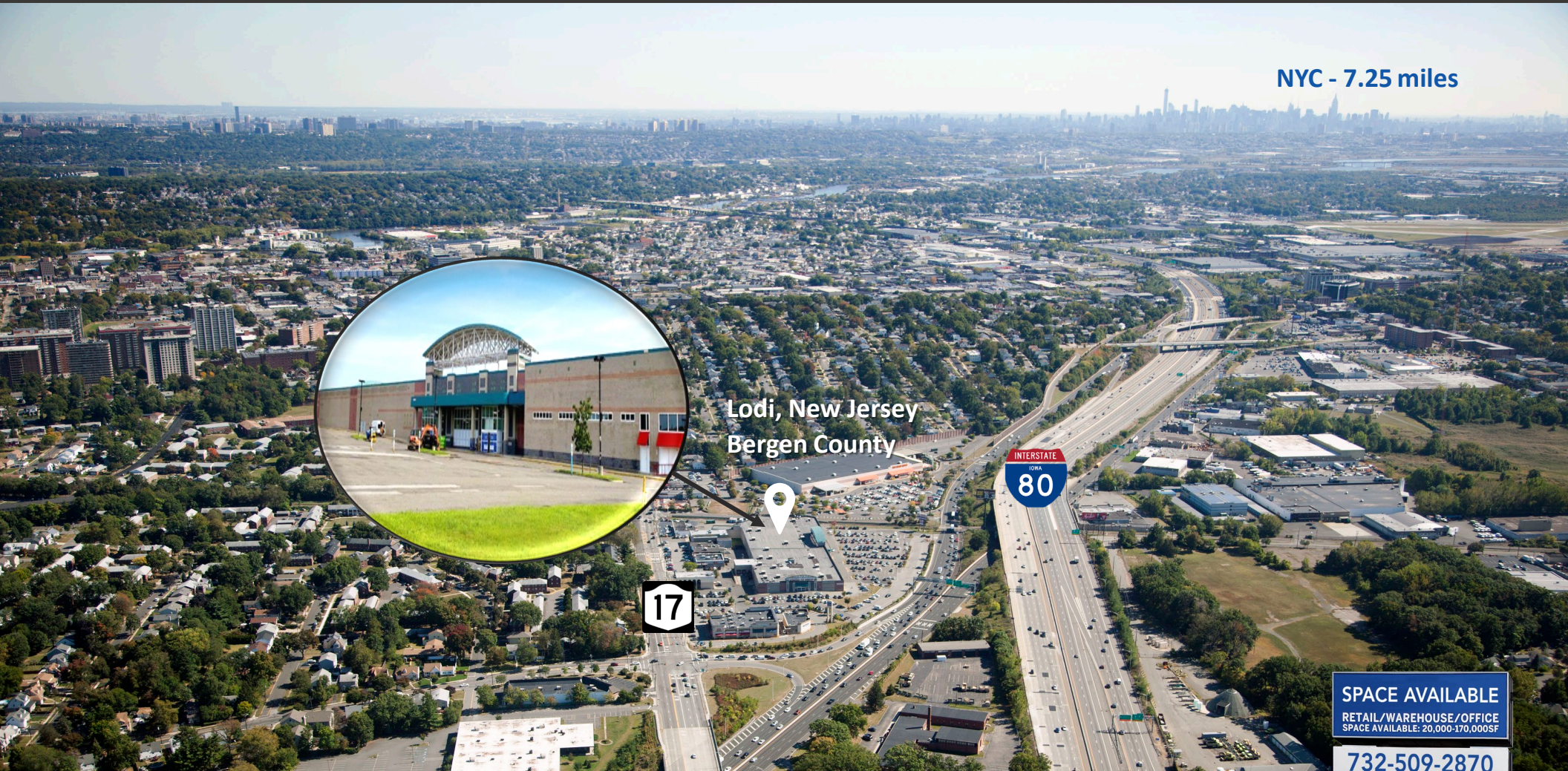
The Opportunity

- ± 105,615 SF available (divisible,) plus a 66,305 SF mezzanine (can be removed)
- Pad site available
- Freestanding former National Wholesale Liquidators Building

Centrally Positioned

High Barrier to Entry Bergen County Retail Market

NYC - 7.25 miles



Lodi, New Jersey
Bergen County

INTERSTATE
IOWA
80

17

SPACE AVAILABLE
RETAIL/WAREHOUSE/OFFICE
SPACE AVAILABLE: 20,000-170,000SF

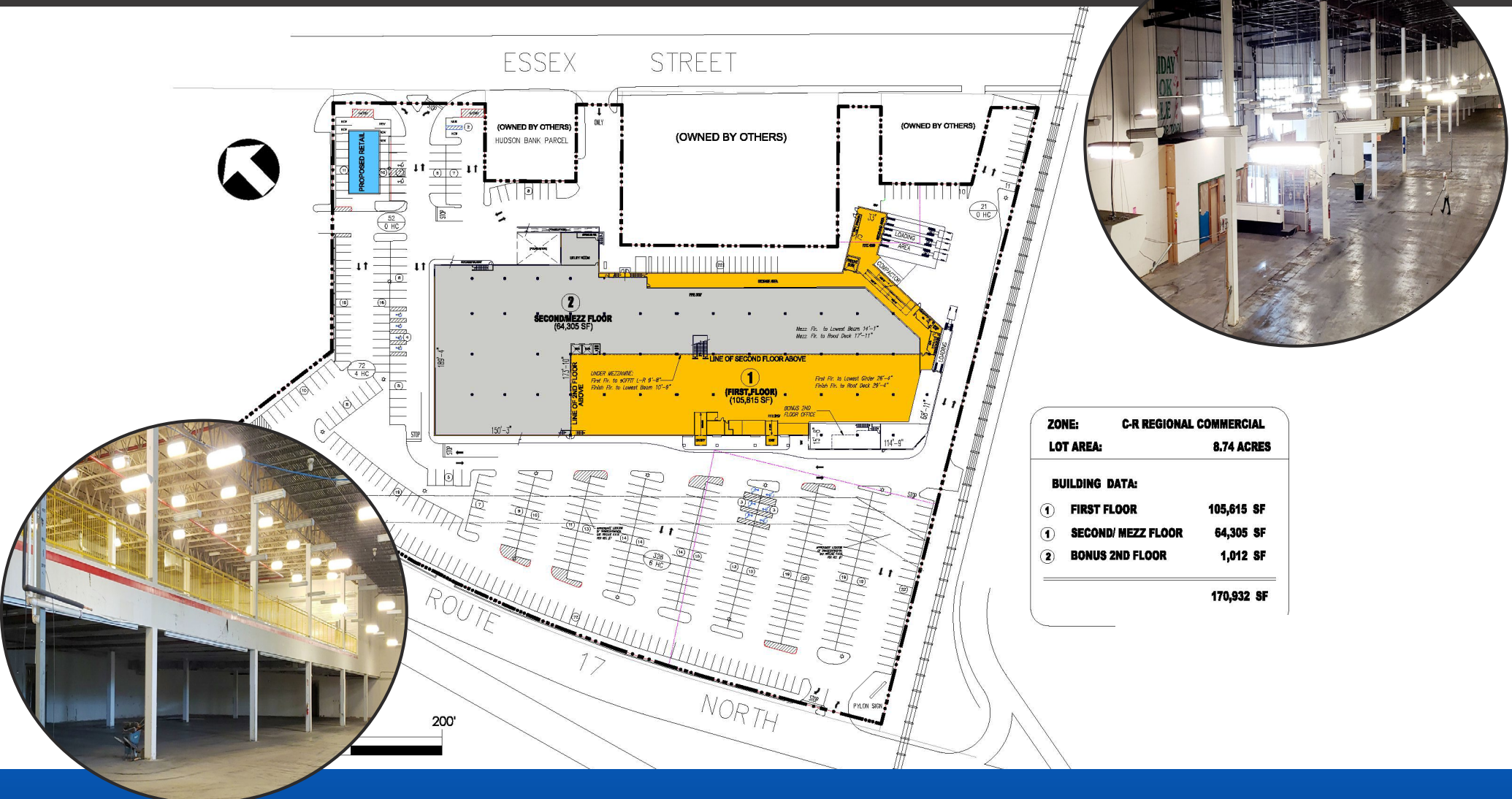
732-509-2870

The Access

- ±790 feet of frontage along Route 17 N with right-in, right-out access
- Secondary access from Essex Street (±34,412 ADT)
- 244,500 AADT draws access from over 15-miles
- Great pylon sign visibility from Route 17 and I-80



Existing Site



ZONE:	C-R REGIONAL COMMERCIAL
LOT AREA:	8.74 ACRES
BUILDING DATA:	
① FIRST FLOOR	105,615 SF
① SECOND/ MEZZ FLOOR	64,305 SF
② BONUS 2ND FLOOR	1,012 SF
	170,932 SF




Existing Property Specifications

- Total Area: 170,932 SF
- Mezzanine: 64,305 SF
- Bonus 2nd Floor: 1,012 SF
- Parking Spaces: 425 Spaces
- Ceiling Height: Up to 26' clearance
- Zoned: C-R (Regional Commercial District)



Your Customer Delivered



-  Bergen County is New Jersey's most populated county with over 905,000 consumers.
-  Bergen County's location has earned its name as the "Gateway Region" and is a part of the New York City Metropolitan Area. Located via the George Washington Bridge, it sits directly across the Hudson River from Manhattan.
-  Bergen County's dense consumer base, strategic proximity to major, urban population centers throughout New Jersey and New York, and its extensive transportation networks will allow retailers to provide value to consumers throughout the region.





Your Customer Delivered



More than 800,000 people live within a 15-minute drive time



More than 204,000 employees work within a 10-minute drive time



Highly visible pylon signage can be seen along Routes 17 and 80



38.2% of the population within a 15-minute drive time have a Bachelor's degree or higher

Demographic Profile and Highlights

	5 minutes	10 minutes	15 minutes	20 minutes
Population	49,945	284,625	800,650	1,376,656
Daytime Population	70,987	328,534	805,407	1,343,162
Employees	27,148	153,760	417,775	721,248
Median Household Income	\$75,233	\$78,761	\$78,130	\$81,472
Average Household Income	\$96,461	\$103,432	\$108,855	\$116,346

Call Mike or Steven to Learn More

 O: 732.509.2870

Subject Site Location: 1 Route 17 North, Lodi, New Jersey
a.k.a. 370 Essex Street, Lodi, New Jersey

CBRE

Exclusive Listing Agents

Licensed Brokers-Salespersons: NJ

 **Mike Horne**
mike.horne@cbre.com

 **C: 732.208.6962**
O: 732.509.2866

 **Steven Winters**
steven.winters@cbre.com

 **C: 732.768.9898**
O: 732.768.2867

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