



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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Traffic

| Collection Street | Cross Street | Traffic Vol | Year | Distance |
|-------------------|----------------|-------------|------|----------|
| US Rte 46 | - | 27,229 | 2017 | 0.05 mi |
| US Rte 46 | Phillips Ave W | 31,922 | 2018 | 0.05 mi |
| US Hwy 46 | Phillips Ave W | 30,263 | 2014 | 0.05 mi |
| US Rte 46 | Phillips Ave W | 27,229 | 2013 | 0.05 mi |
| Main Street | Paroubek St NW | 7,647 | 2020 | 0.10 mi |
| Liberty St | US Rte 46 N | 13,494 | 2018 | 0.10 mi |
| Liberty St | Sylvan Ave N | 11,202 | 2017 | 0.10 mi |
| Liberty St | US Rte 46 N | 11,202 | 2013 | 0.10 mi |
| Main St | Franklin St NW | 13,253 | 2013 | 0.17 mi |
| Main St | Franklin St NW | 13,995 | 2018 | 0.17 mi |

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



PROPERTY HIGHLIGHTS

- ±4,000 SF Retail and ±4,000 SF Warehouse / Storeroom
- 1 Platform Loading Position
- Former Auto / Truck Parts Retailer
- Lot Size at 0.16 AC

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Available SF: | 8,000 SF |
| Lot Size: | 0.16 Acres |
| Building Size: | 8,000 SF |

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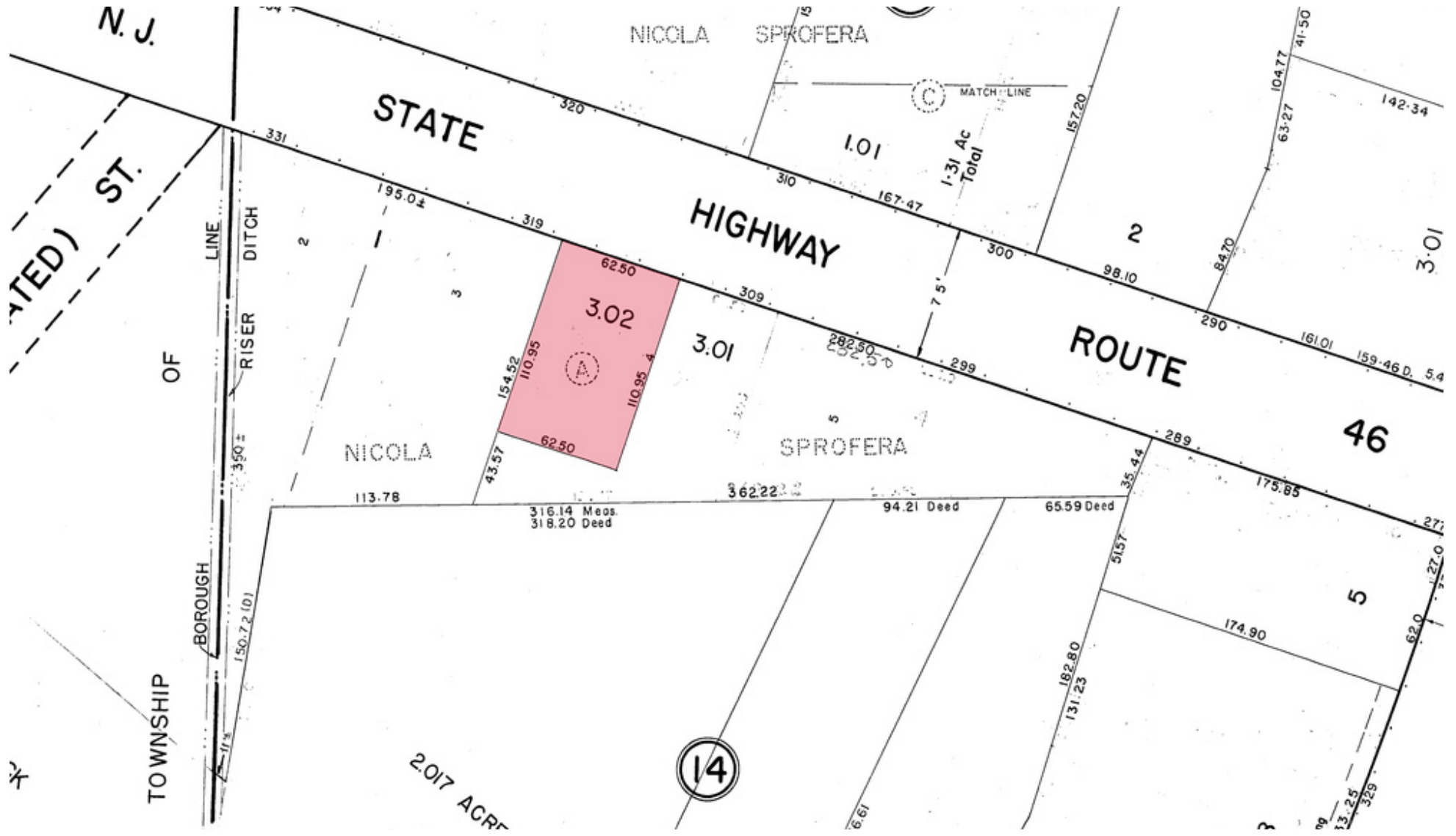
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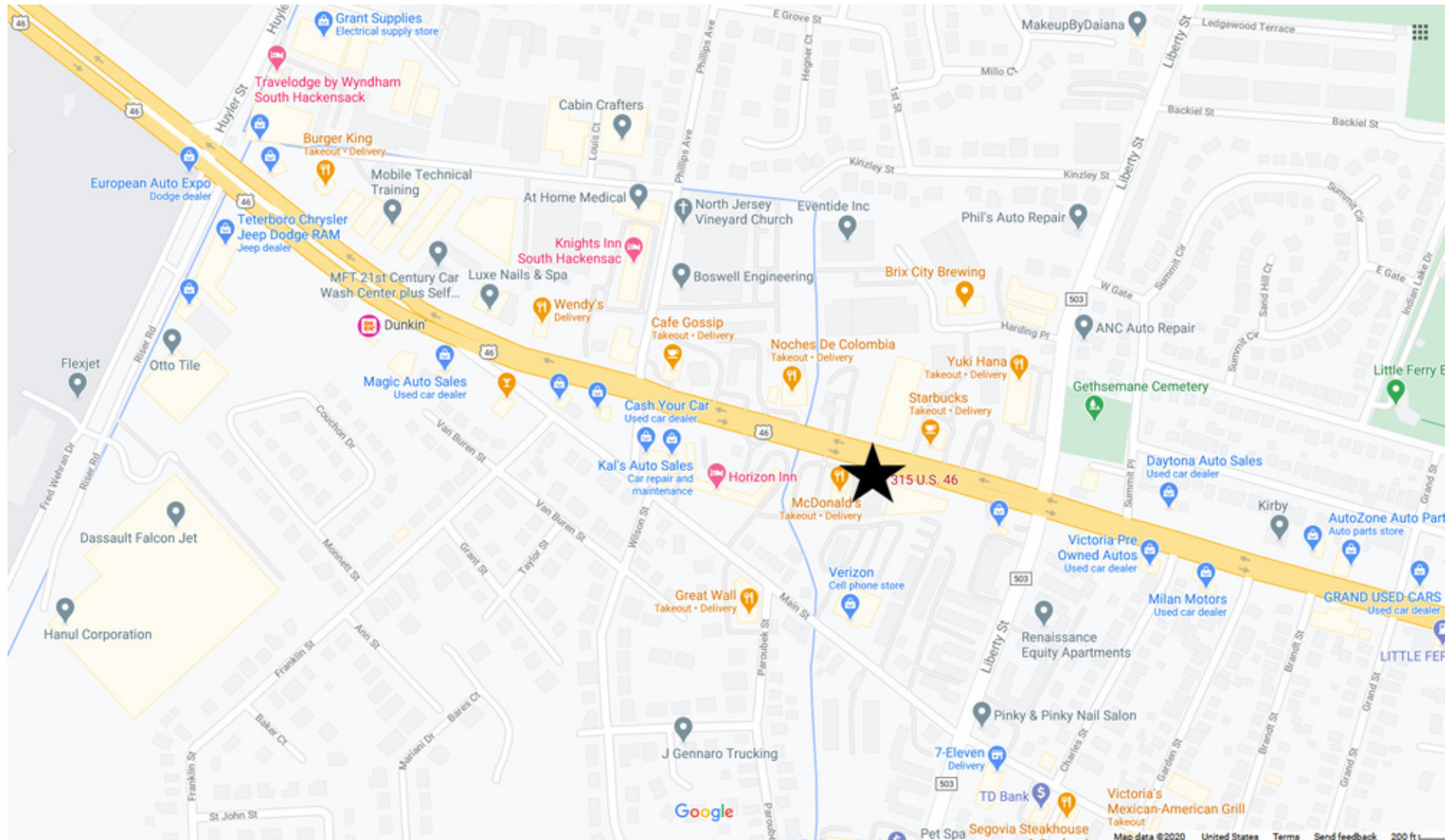
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| Radius | 1 Mile | 3 Mile | 10 Mile |
|--|-----------------|-----------------|------------------|
| Population: | | | |
| 2025 Projection | 17,103 | 180,361 | 4,970,341 |
| 2020 Estimate | 16,891 | 177,743 | 4,945,948 |
| 2010 Census | 16,419 | 170,688 | 4,717,421 |
| Growth 2020-2025 | 1.26% | 1.47% | 0.49% |
| Growth 2010-2020 | 2.87% | 4.13% | 4.84% |
| 2020 Population Hispanic Origin | 5,945 | 59,605 | 1,960,908 |
| 2020 Population by Race: | | | |
| White | 11,532 | 114,408 | 3,070,665 |
| Black | 1,334 | 22,838 | 1,079,314 |
| Am. Indian & Alaskan | 120 | 1,447 | 81,677 |
| Asian | 3,368 | 33,956 | 543,387 |
| Hawaiian & Pacific Island | 36 | 320 | 12,194 |
| Other | 500 | 4,774 | 158,711 |
| U.S. Armed Forces: | 4 | 71 | 1,210 |
| Households: | | | |
| 2025 Projection | 6,647 | 68,853 | 1,993,980 |
| 2020 Estimate | 6,567 | 67,867 | 1,985,696 |
| 2010 Census | 6,388 | 65,207 | 1,897,181 |
| Growth 2020 - 2025 | 1.22% | 1.45% | 0.42% |
| Growth 2010 - 2020 | 2.80% | 4.08% | 4.67% |
| Owner Occupied | 3,029 | 33,251 | 580,877 |
| Renter Occupied | 3,538 | 34,616 | 1,404,820 |
| 2020 Avg Household Income | \$85,582 | \$98,369 | \$102,806 |
| 2020 Med Household Income | \$63,128 | \$74,472 | \$69,198 |
| 2020 Households by Household Inc: | | | |
| <\$25,000 | 1,035 | 10,922 | 460,589 |
| \$25,000 - \$50,000 | 1,498 | 12,606 | 325,316 |
| \$50,000 - \$75,000 | 1,251 | 10,606 | 266,126 |
| \$75,000 - \$100,000 | 693 | 8,446 | 212,309 |
| \$100,000 - \$125,000 | 747 | 7,662 | 164,600 |
| \$125,000 - \$150,000 | 354 | 4,641 | 114,809 |
| \$150,000 - \$200,000 | 616 | 6,367 | 150,299 |
| \$200,000+ | 372 | 6,618 | 291,649 |

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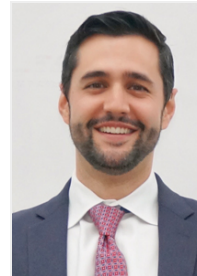


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