



**The
Blau
&
Berg
Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078
(973) 379-6644 • (973) 379-1616 fax • www.blauberg.com
Established in 1932 • Local Expertise | Global Reach

361 Route 17
Hackensack, New Jersey

±1 AC Land Sale Opportunity



Property Features

- Total Acreage: +/- 1 Acre
- Frontage Route 17 Off Ramp: +/- 272'
- Current Use: Car Wash
- Traffic Count: 4,483 (2013)
- Location: Easy Access to I-80
Approx. 1 Mile to Rte. 46

2018 Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| <input type="checkbox"/> Total Population: | 32,114 | 229,655 | 591,877 |
| <input type="checkbox"/> Total Households: | 13,233 | 87,027 | 211,144 |
| <input type="checkbox"/> Median HH Income: | \$60,457 | \$69,504 | \$72,001 |
| <input type="checkbox"/> Average HH Size: | 2.40 | 2.60 | 2.80 |

Offering

- Please Call For Sale Price

For additional information or to arrange for an inspection, please contact the following exclusive brokers:

Kenneth F. Crimmins, CCIM, SIOR
Chairman/CEO
973-379-6644 Ext. 111
KFCrimmins@blauberg.com

Laura L. Crimmins
Director
973-379-6644 Ext. 142
LCrimmins@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination.

Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



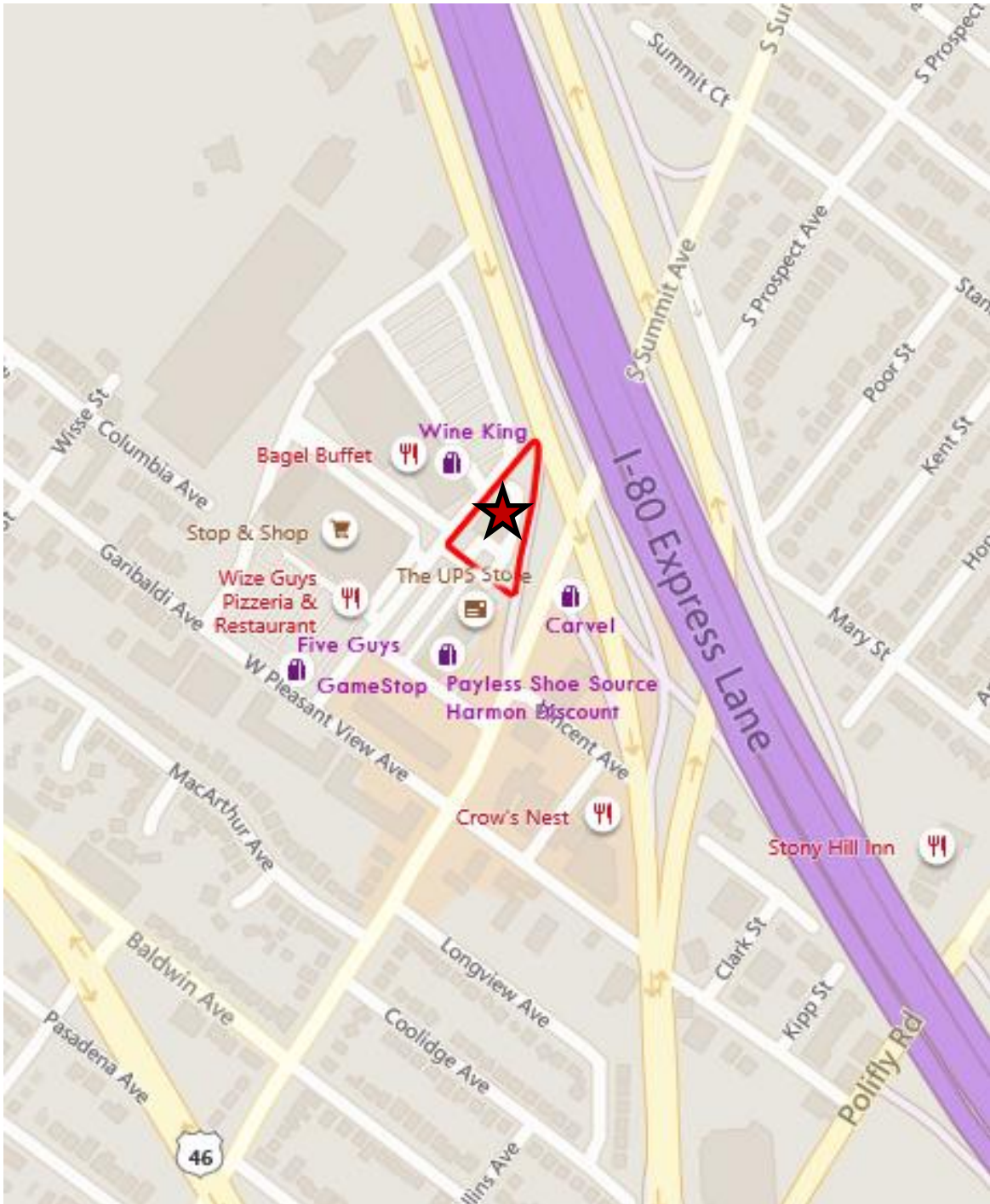
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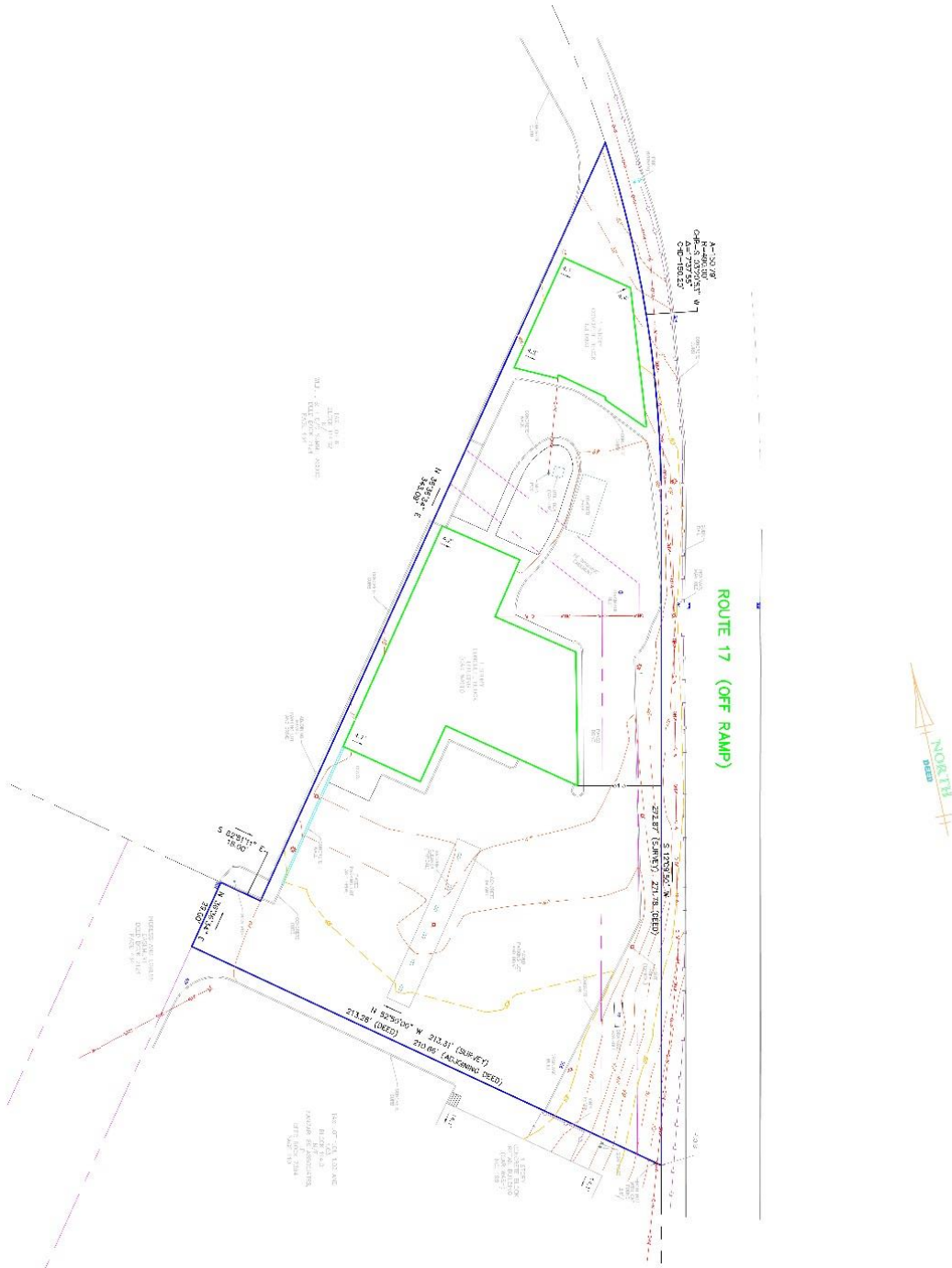
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361 Route 17 Hackensack, New Jersey

±1 AC Development Opportunity
Survey



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