

**LITTLE FERRY, NJ - MIXED USE (RETAIL/OFFICE)**

269 ROUTE 46, LITTLE FERRY, NJ 07643



**OFFERING SUMMARY**

Available SF: 1,600 - 9,000 SF  
Lease Rate: Call for Details  
Building Size: 18,000 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Retail/Office Space For Lease in Little Ferry NJ

**PROPERTY HIGHLIGHTS**

- Available 4th Quarter 2019: 14,700 SF
- Up to 5,700 SF Available On 1st Floor
- 1st Floor Retail - 1,600 SF
- 1st Floor Retail - 1,600 SF
- 1st Floor Retail - 2,500 SF
- 2nd Floor Office 9,000 SF
- 44 Parking Spaces plus Underground Parking
- Prime Retail Site at Signalized Intersection
- Great Exposure & Visibility

FOR MORE INFORMATION CONTACT:

**CJ HUTER**

201.703.9700 x118  
cjhuter@thegoldsteingroup.com

**LEW FINKELSTEIN**

201.703.9700 x122  
lfinkelstein@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

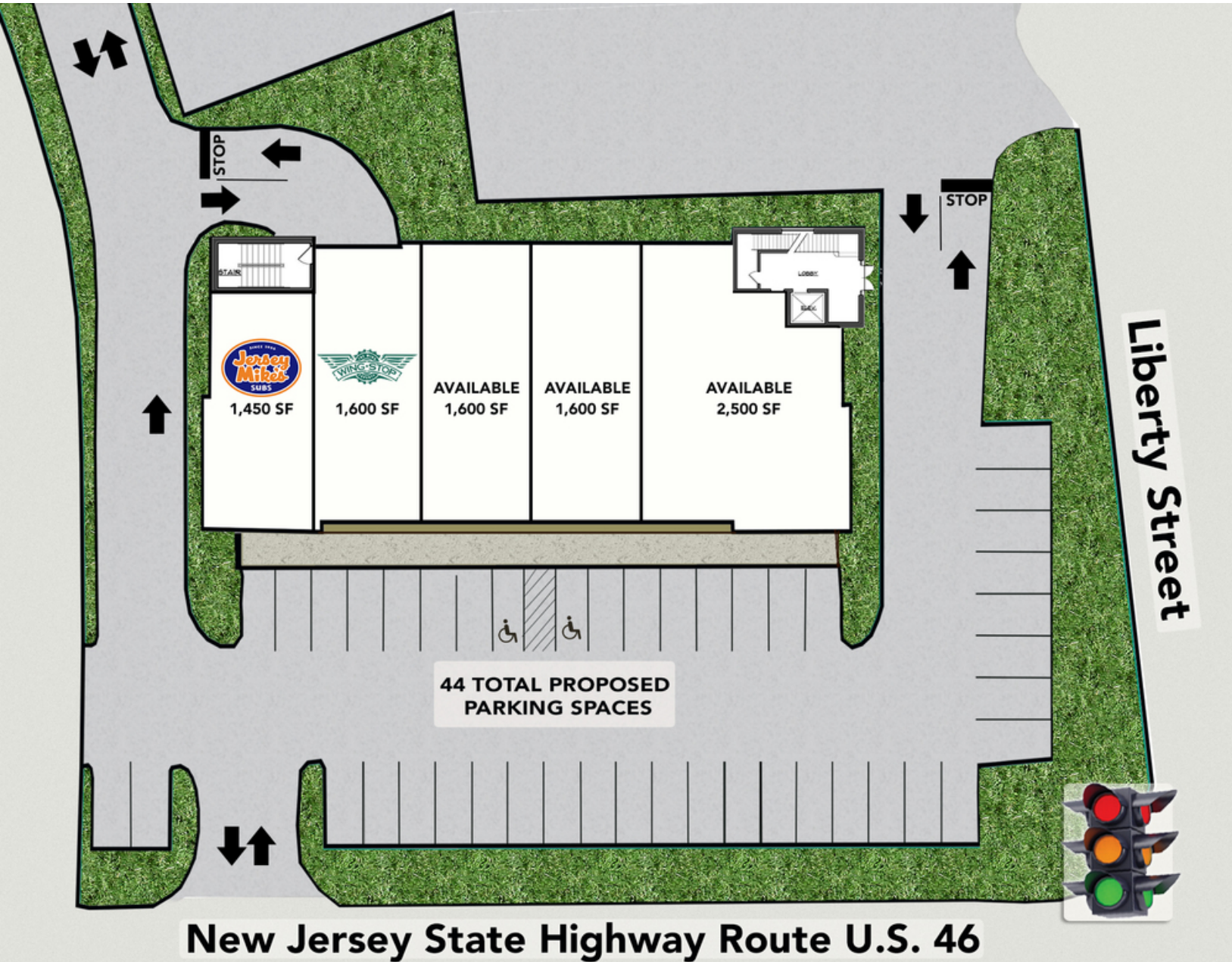
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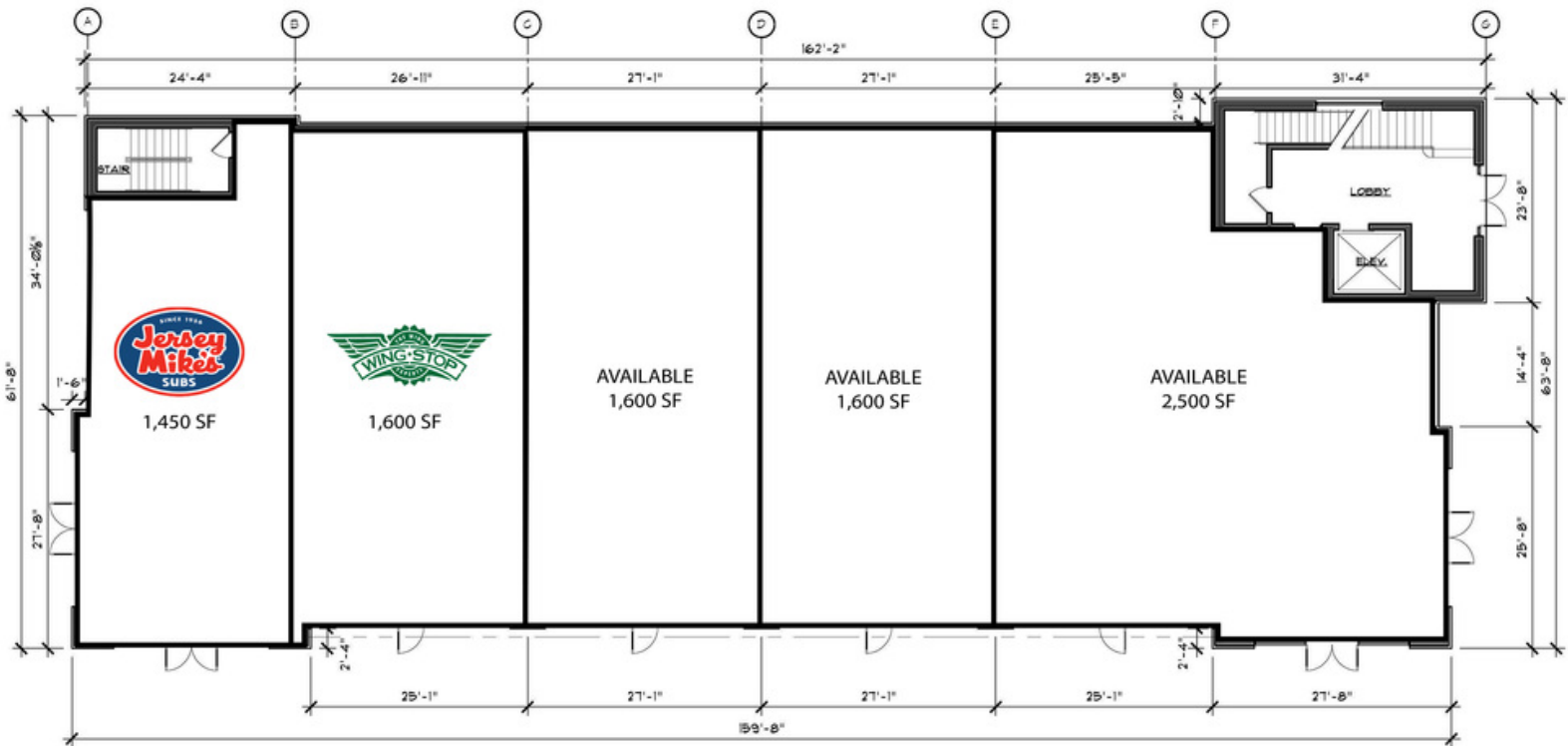
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**FIRST FLOOR PLAN** GROSS AREA : 9,592 S.F.  
SCALE: 3/32"=1'-0"

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SITE

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**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	15,253	63,326	153,271
Median age	39.9	39.2	38.9
Median age (Male)	38.5	37.7	37.3
Median age (Female)	41.6	40.4	40.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	6,305	24,223	60,234
# of persons per HH	2.4	2.6	2.5
Average HH income	\$69,029	\$75,425	\$80,568
Average house value	\$410,114	\$406,184	\$419,735

\* Demographic data derived from 2010 US Census

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