

FOR SALE

28 Chestnut Ridge Road

MONTVALE, NJ

RETAIL



PROPERTY INFO

FEATURES

- + **Lot Size:** 0.65 acres
- + **Frontage:** ±225' on Chestnut Ridge Road
- + **Existing Building Size:** 3,200 sq. ft., four bay garage
- + **2017 Taxes:** \$25,103
- + **Zoning:** OR-2
- + **Traffic Counts:** ±14,000 VPD
- + **Sale Price:** Call for quote
- + **Notes:**
 - Located between Chestnut Ridge Shopping Center and Saint Joseph's High School
 - Less than 0.5 mile from The Shoppes at Depiero's Farm
 - **To be sold with convenience store/gas station deed restriction**
 - Dense office market
 - Ideal for an automotive service center/ gas station

NEIGHBORING TENANTS



Chase Bank

2018 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,951	53,002	226,706
Households	1,503	18,525	74,829
Daytime Workers	15,412	60,871	221,094
Median Household Income	\$173,499	\$143,505	\$115,549

CONTACT US

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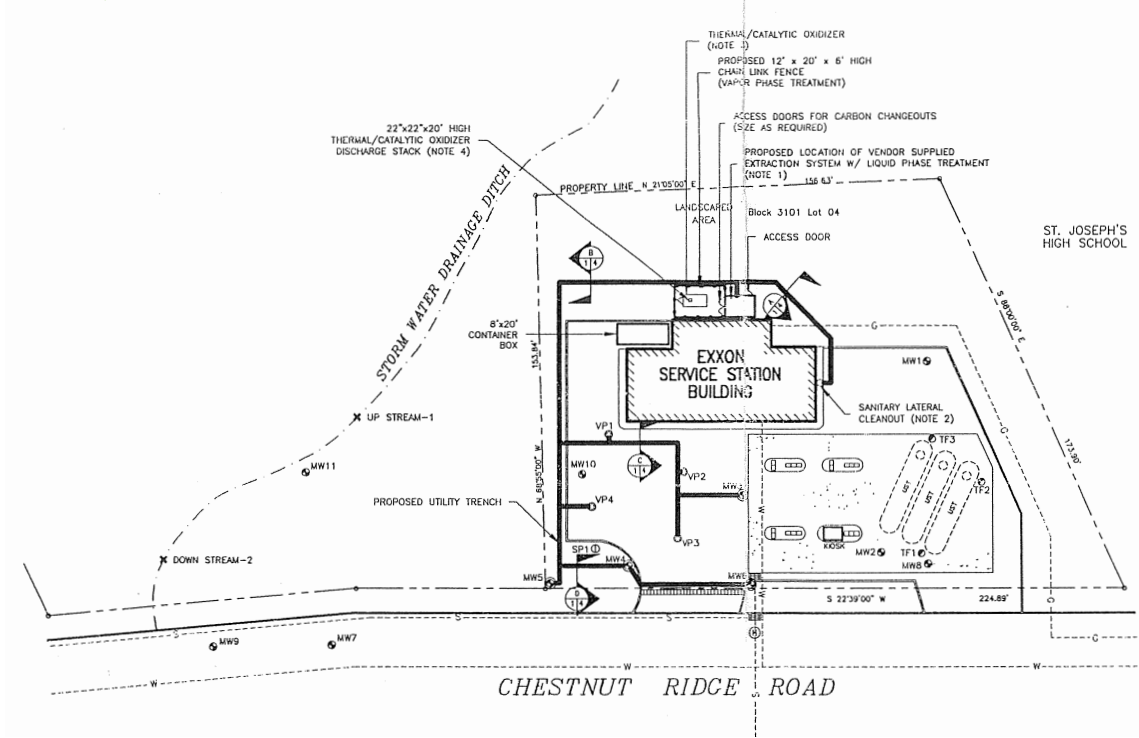
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SITE PLAN



EXISTING BUILDING



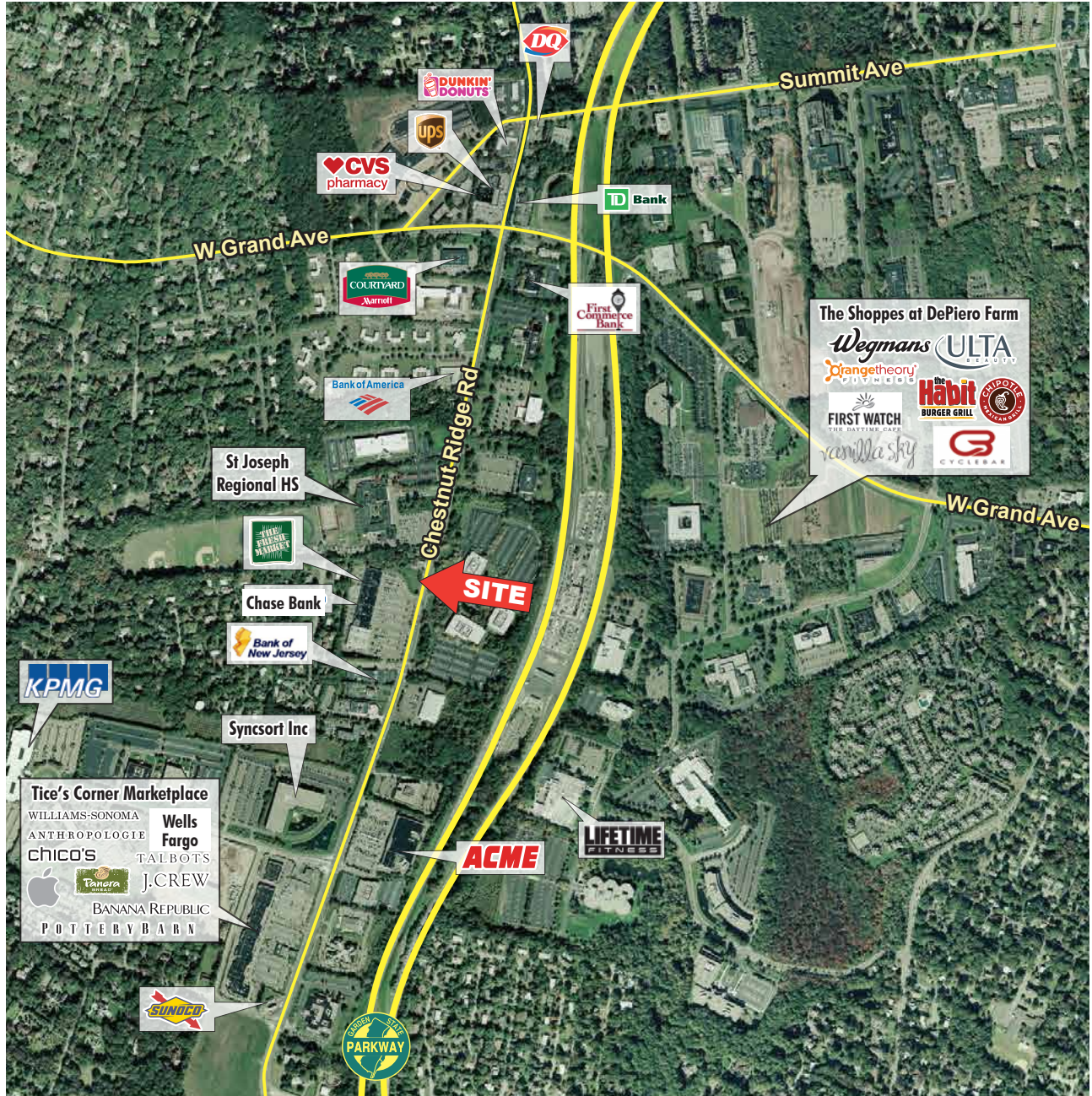
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RETAIL AERIAL



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