

Bergen County Retail for Sale

806 Route 17 N, Ramsey, NJ



15,000 SF Available for Lease or Sale / 1.71 Acres

Located on heavily trafficked Route 17 N

David Townes

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Property **Location**

- » Located directly between Lake Street and Franklin Turnpike exits
- » Ingress and egress from Route 17 North with traffic counts of 103,452 VPD
- » Bergen County

Retail **Availability**

- » 15,000 SF two-story building, 7,500 SF floors
- » 1.71 acres
- » 95 car parking spaces
- » 126' of frontage on Route 17 North
- » Excellent signage opportunity – 20' pylon
- » Located in the B-3 Highway Commercial zone

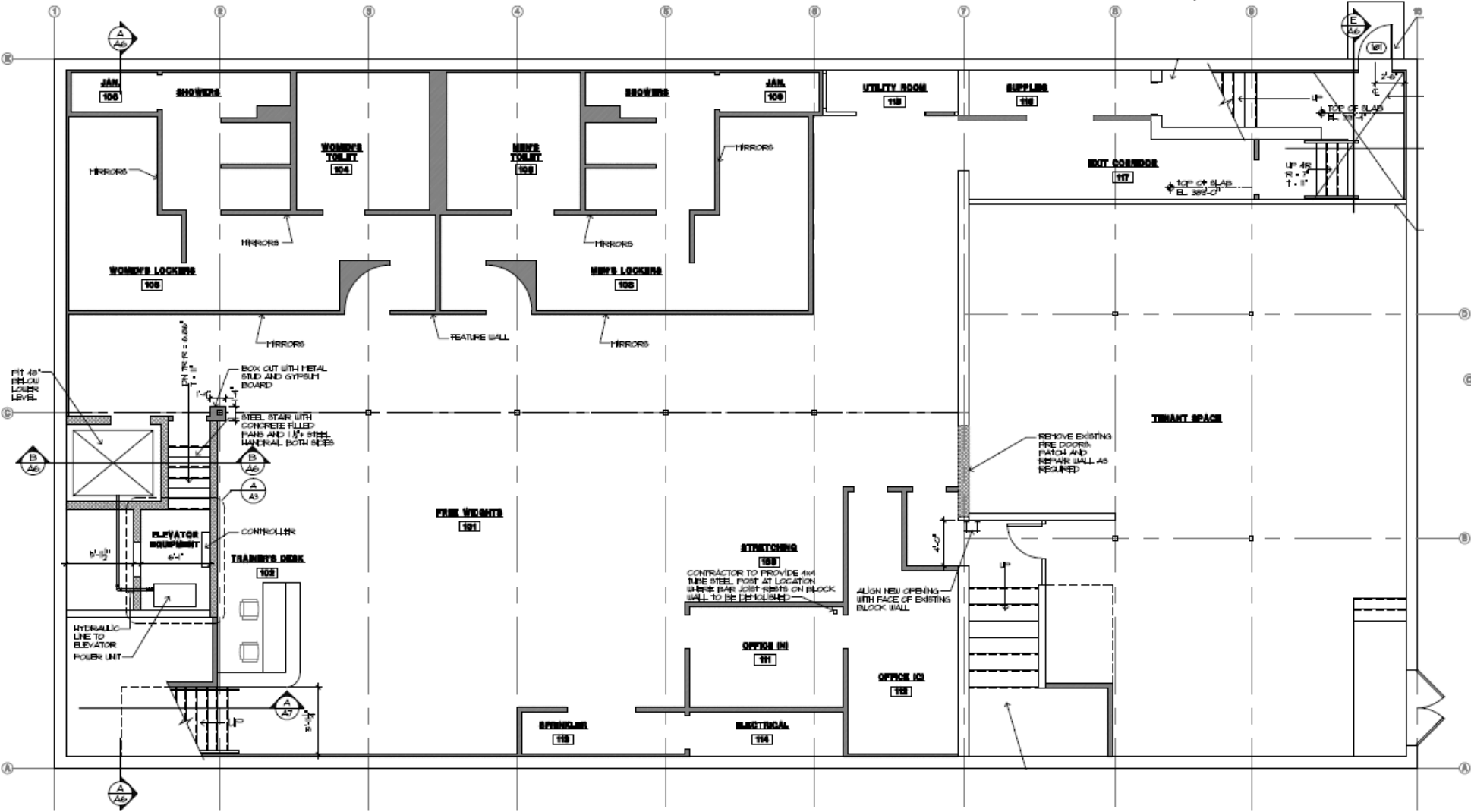
Asking Price

- » Upon request
- » Taxes: \$56,234.40 (2023)

Trade Area Tenants

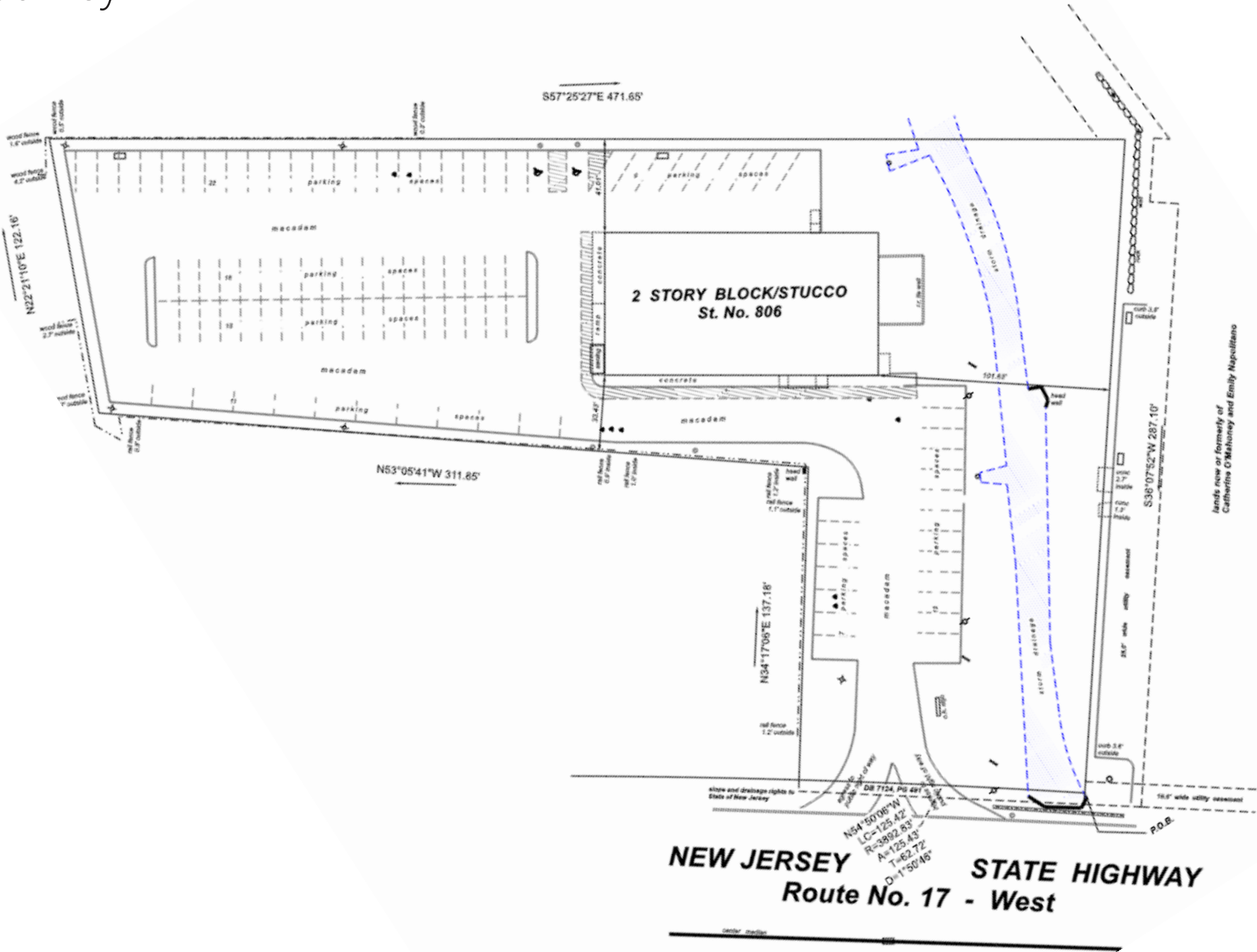


Floor Plan – Lower Level

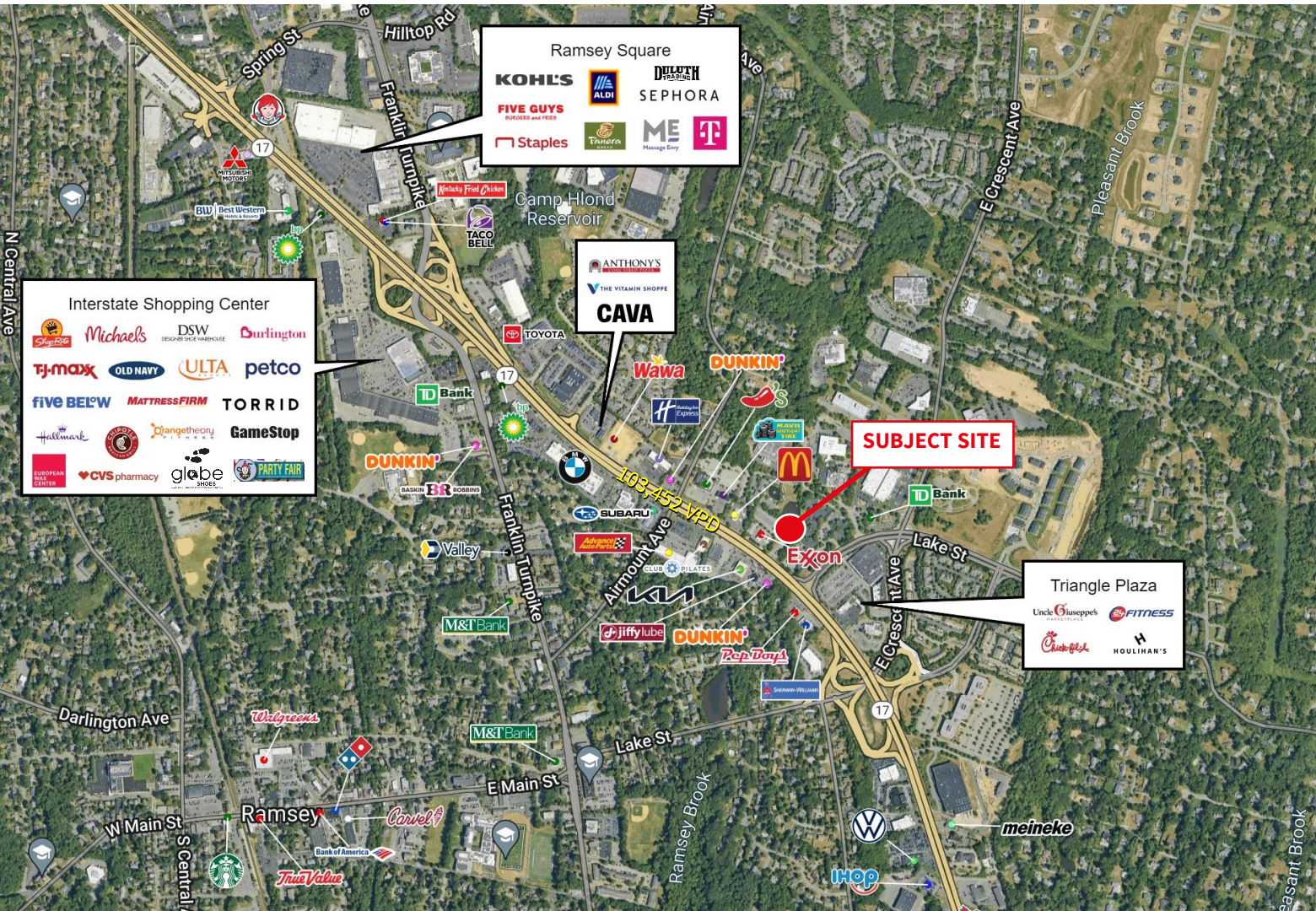


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Survey



Market Aerial



Demographics



59,472
Population



\$134,918
Med. HH Income



33,058
Employees



3,139
Businesses

Demographics taken within 3 miles Source: ESRI, 2023

For more information contact:

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