

**FORMER ATLANTIC STEWARDSHIP BANK**  
**378 FRANKLIN AVE, WYCKOFF, NJ 07481**



**OFFERING SUMMARY**

Available SF: 2,400 SF

Lease Rate: Call For Details

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

For Lease

Free-Standing Building with Drive-Through

**PROPERTY HIGHLIGHTS**

- Prime Location with Drive-Through
- Located in the Affluent Town of Wyckoff
- Excellent Exposure
- Corner Location
- 14,487 + VPD | Franklin Avenue
- 10,312 + VPD | Wyckoff Avenue
- 14,018 + VPD | Godwin Avenue

**CONTACT:**

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**RSCHULZ@SCHULCORE.COM**  
LICENSED REAL ESTATE BROKER  
5144 W HURLEY POND ROAD | WALL, NJ 07727

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**RICKROCK@ROCKVESTMENTS.COM**



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## MARKET AERIAL





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## AERIAL



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## LOCATION OVERVIEW

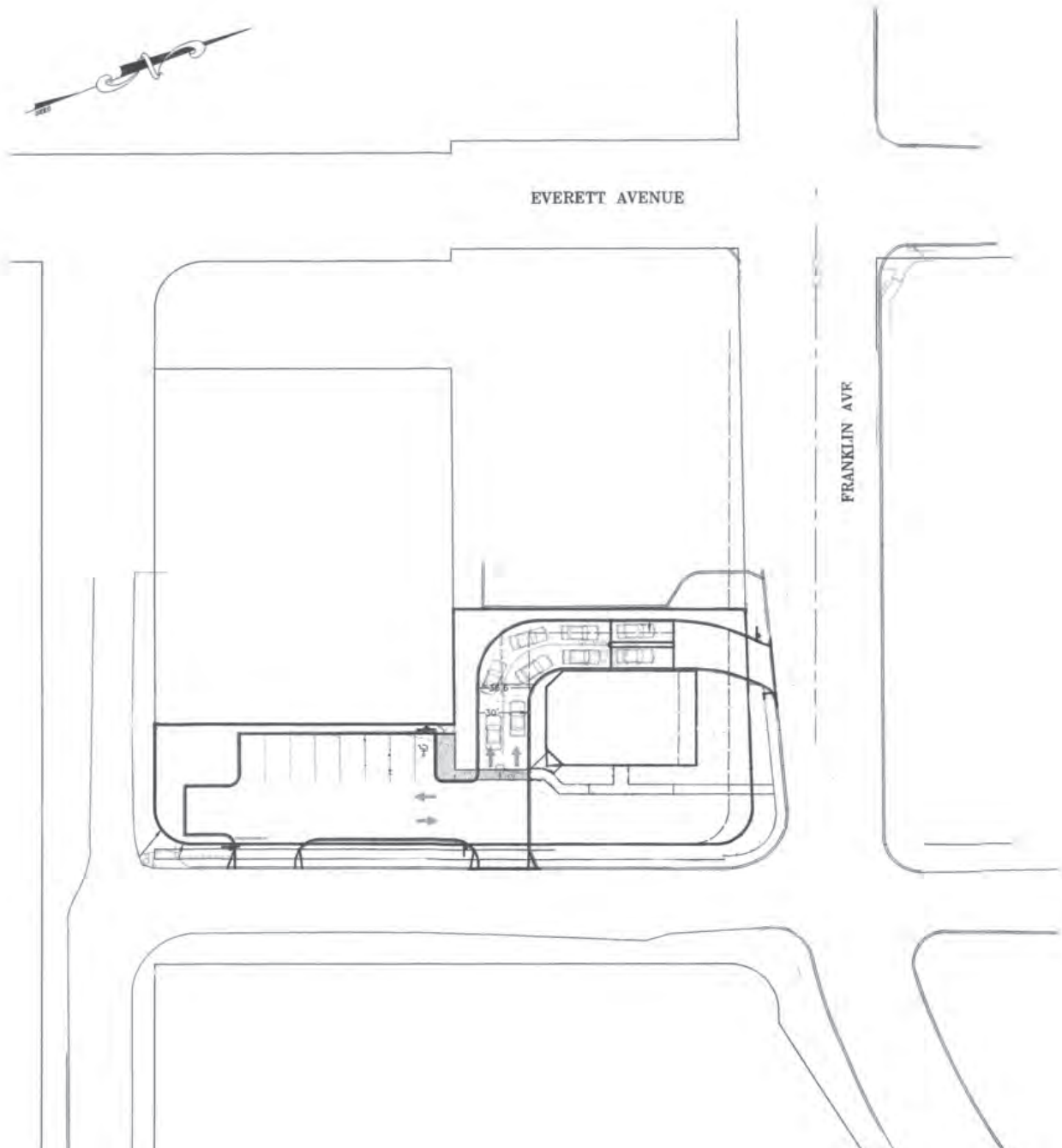


**LEASE:**  
**2,400 SF**



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## SITE PLAN





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## PERMITTED USES

☐ § 186-10 Permitted uses in the B-1 Central Business Zone.

[Amended 9-7-2004 by Ord. No. 1477; 4-16-2019 by Ord. No. 1874]

In the B-1 Central Business Zone, only the following uses are permitted:

- Academic tutoring services
- Accessory uses clearly and customarily incidental to a permitted use being conducted on the same premises
- Aerobics/gym facility, weight training and weight control establishments.
- Alcoholic beverages, package and retail sales
- Antique and gift retail shops
- Art galleries and art supply retail shops
- Automobile parking operated in conjunction with permitted uses
- Automobile sales (new and used) within buildings and sale of automobile accessories within buildings
- Automobile service station as conditional use (see Article VI)
- Bakeries and baking plants, where clearly incidental to retail sales or package goods being conducted on the premises
- Banks
- Barber, barber and beauty shops.
- Book and stationery stores
- Bowling alleys to be located at least 300 feet from any residence zone
- Business colleges
- Bus passenger stations
- Candy products manufacturing, where clearly incidental to retail sales being conducted on the same premises
- Catering, where clearly incidental to sales or services being conducted on the same premises
- Clothing sales
- Dance studio, center and workshop
- Department and variety stores
- Drugstores
- Dry cleaning pickup stations



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## PERMITTED USES

☐ § 186-10 Permitted uses in the B-1 Central Business Zone.

Dry cleaning, pressing and dyeing plants operated in conjunction with retail service counter

Dwellings, single-family\*

Dwellings, two-family\*

Farm machinery sales carried on within a building

Finance and loan companies

Florists, retail sales

Food processing for sale at retail on the premises but excluding the killing and dressing of any flesh or fowl

Food stores, retail

Funeral homes, undertaking establishments, except crematories

Furniture, retail sales

Furriers, retail sales

Fur storage

Garage, private (see Article V)

Hardware, appliances, plumbing and electrical supplies: retail sales thereof (wholesale sales thereof)

Home occupation, as regulated by § 186-9

Hotels

Jewelry, retail sales

Laundrettes where individual family-sized laundry equipment is rented for use by the customer

Laundries where the same are clearly incidental to a retail service counter being conducted on the premises, provided not more than 2,000 square feet of floor space is devoted to the laundering and finishing process

Laundry pickup stations

Locksmith shops

Lodges, fraternal and social organizations not conducted for profit

Music stores

Newspapers, publication of



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## PERMITTED USES



§ 186-10 Permitted uses in the B-1 Central Business Zone.

Newsstands

Office equipment and supplies, sales and services

Offices and office buildings

Opticians and optical supplies sales

Paint, retail sales

Pet shops

Photographic studios

Printing and reproduction establishments, only where clearly incidental to an otherwise permitted use being conducted on the same premises

Professional buildings and offices

Public buildings of a governmental or cultural nature, but not including warehouses or workshops

Radio, television, retail sales and services

Restaurants and taverns

Retail stores similar to those otherwise named on this list

School of theatrical arts

Shoe repair shops

Signs, as permitted under § 186-28

Sign painting, exclusive of manufacture

Sporting goods sales

Tailors, dressmakers, milliners (shops)

Taxi stands (off-street)

Telephone booths (pay phones) within 10 feet of principal building

Telephone exchanges

Theaters and assembly halls housed in a permanent structure

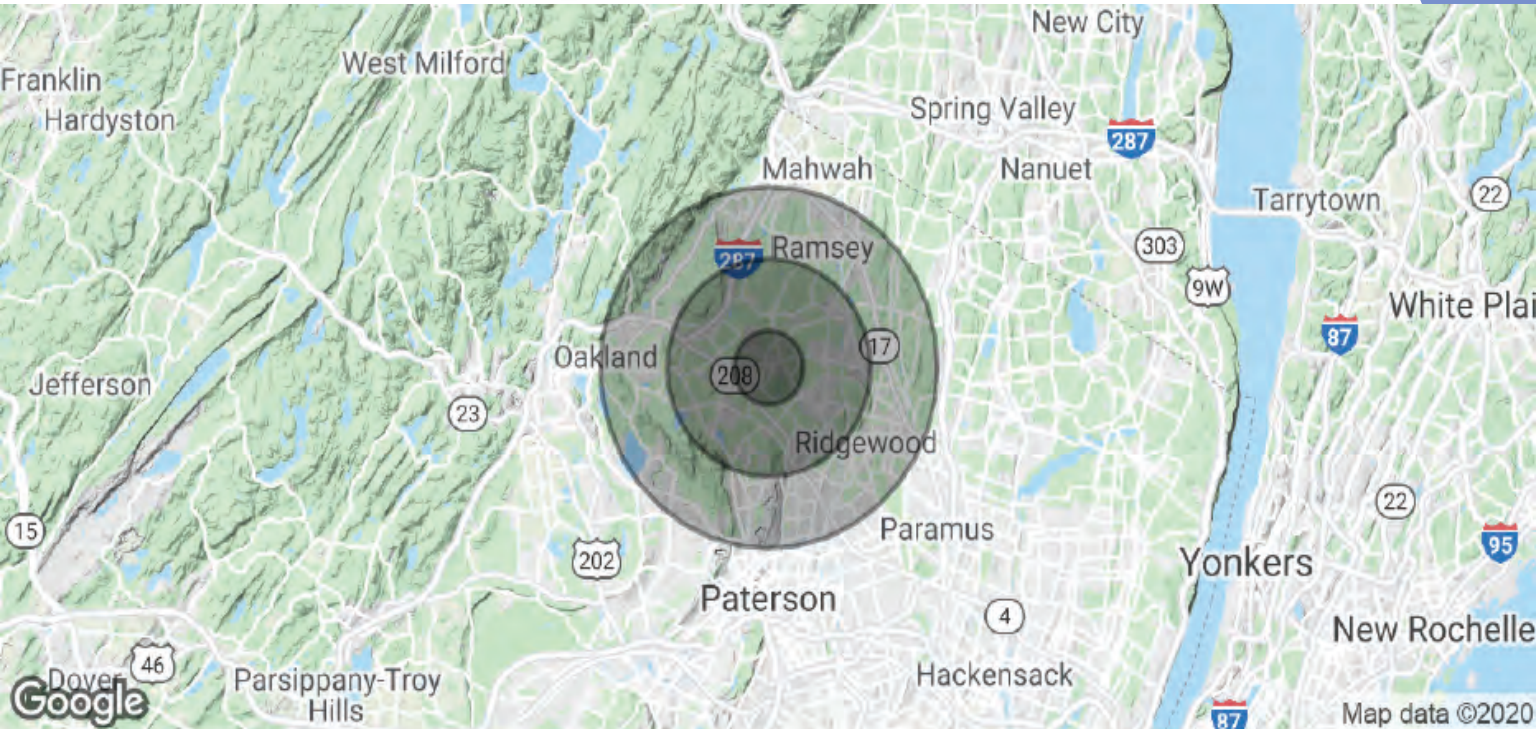
Video sales and rentals

Wholesale merchandising clearly incidental to a retail business being operated on the same premises



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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,258	61,231	190,285
Average age	43.1	42.8	41.0
Average age (Male)	41.3	41.1	39.8
Average age (Female)	43.8	43.9	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,522	21,029	65,213
# of persons per HH	2.9	2.9	2.9
Average HH income	\$181,150	\$162,648	\$152,785
Average house value	\$755,067	\$644,953	\$636,229

\* Demographic data derived from 2010 US Census

All information is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale and to any listing conditions including the rates and manner of payment of commission for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.