



366 LINCOLN AVENUE | HAWTHORNE, NJ 07506

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale or lease 366 Lincoln Avenue, Hawthorne, NJ 07506 (the "Property"). Located on the corner of Annette Avenue, this is the first commercial property on southbound Lincoln Avenue. The Property is 3/10ths of an acre and has a +/-1,500 SF building and 13+ parking spots. Ideal pad site for a single tenant operation with heavy parking requirement.

Busy county road location close to Route-208, Glen Rock, Ridgewood, Fair Lawn, Paterson, Midland Park and Wyckoff. Call agent for details.

SALE PRICE: \$1,100,000

LEASE PRICE: Call Listing Agent

PROPERTY SUMMARY

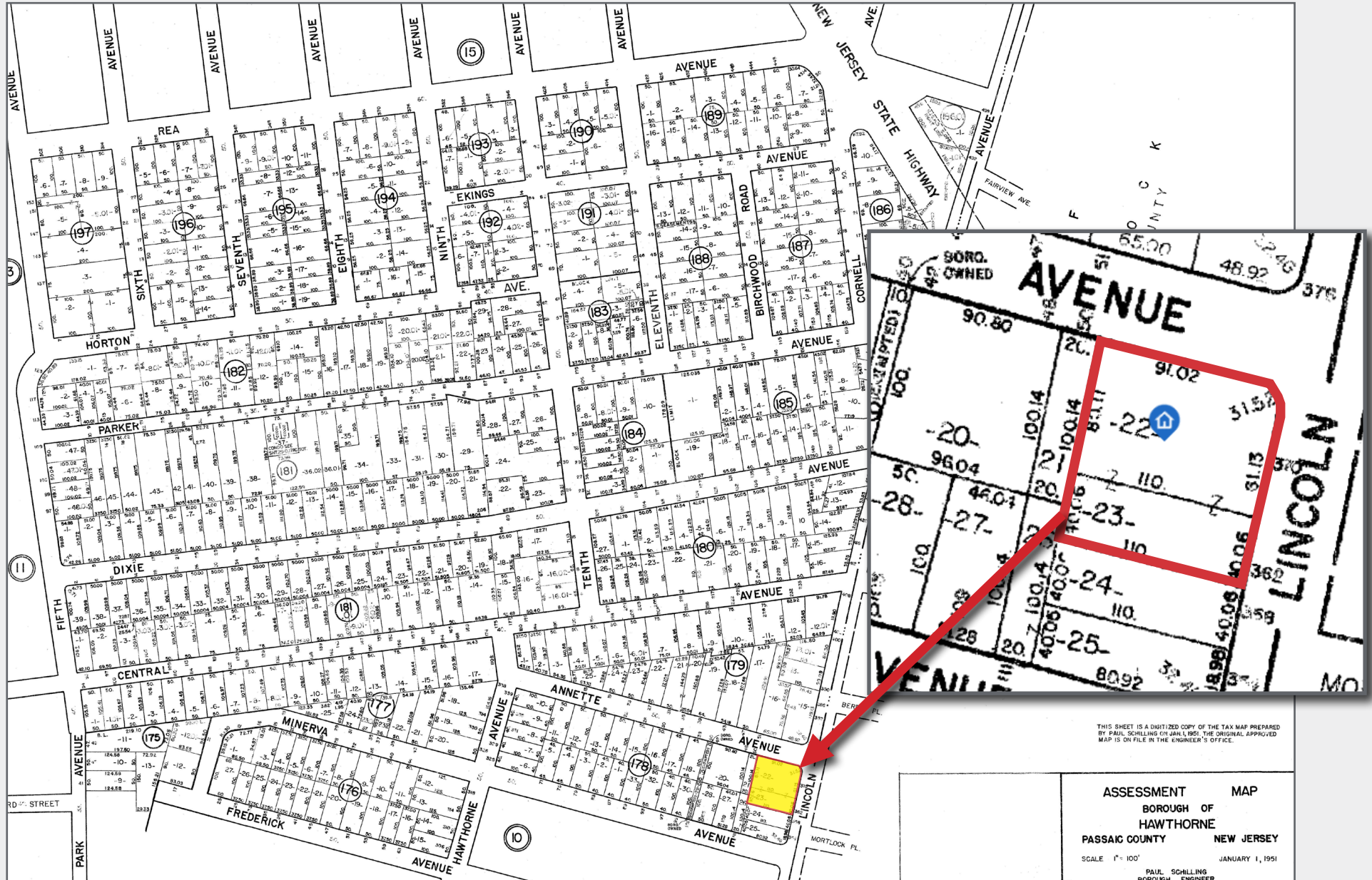
Address	366 Lincoln Ave
Municipality	Hawthorne
County	Passaic
Block/Lot	178/22
Tax Class	4A (Commercial)
Zoning	B-1
Lot Size	±13,125 SF
Real Estate Taxes	\$19,668
Building Size (SF)	±1,500
Parking Spaces	13+
Traffic Count (AADT)	16,297

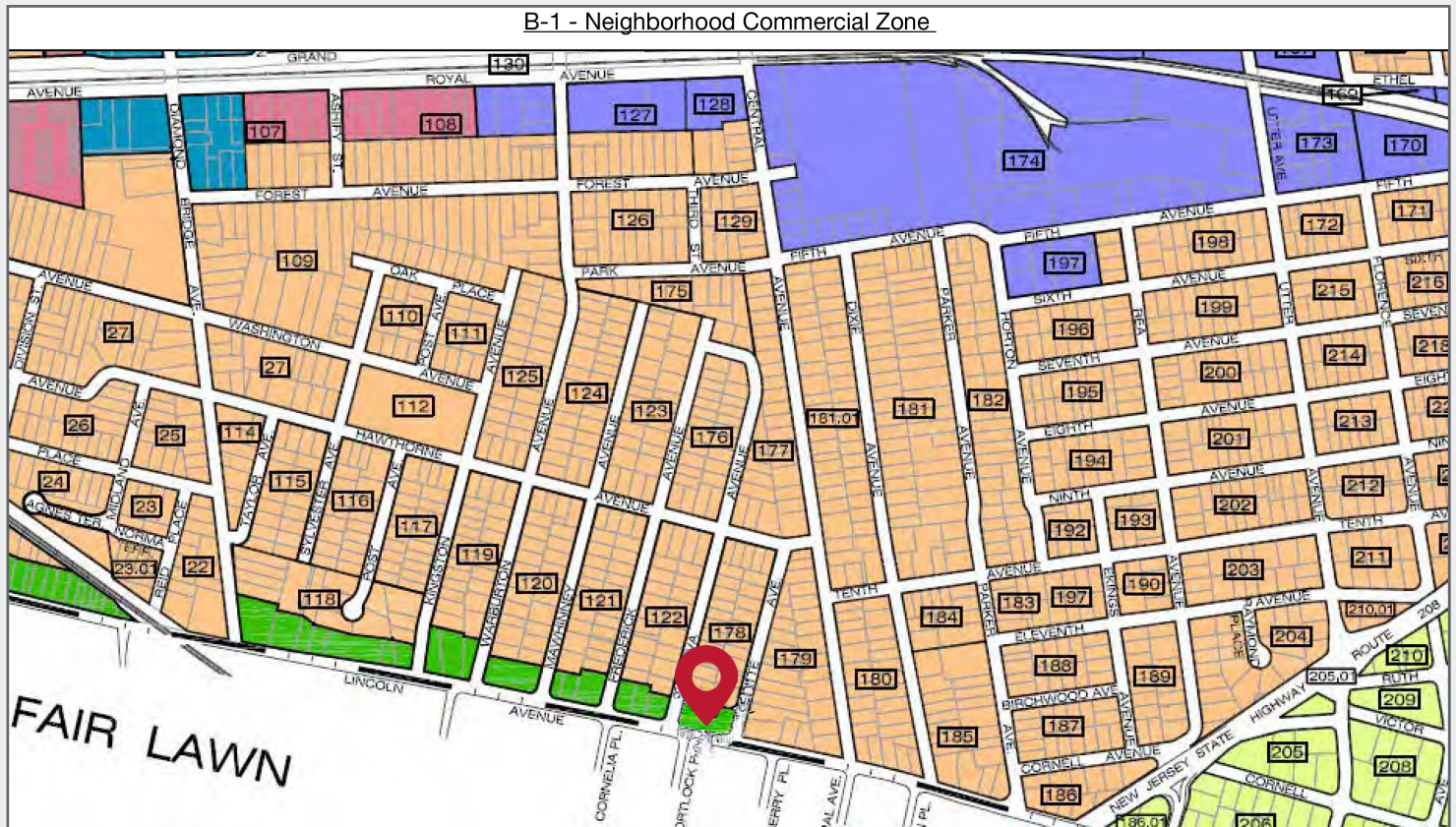
Jonathan M. Kristofich | Vice President
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William S. Pulzello | Associate
201 488 5800 x140 | wpulzello@naihanson.com

366 Lincoln Avenue HAWTHORNE, NJ

TAX
MAP





540-103 Permitted uses.

In districts zoned B-1 Neighborhood Commercial, no building shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for local retail or personal service business establishments such as or similar to:

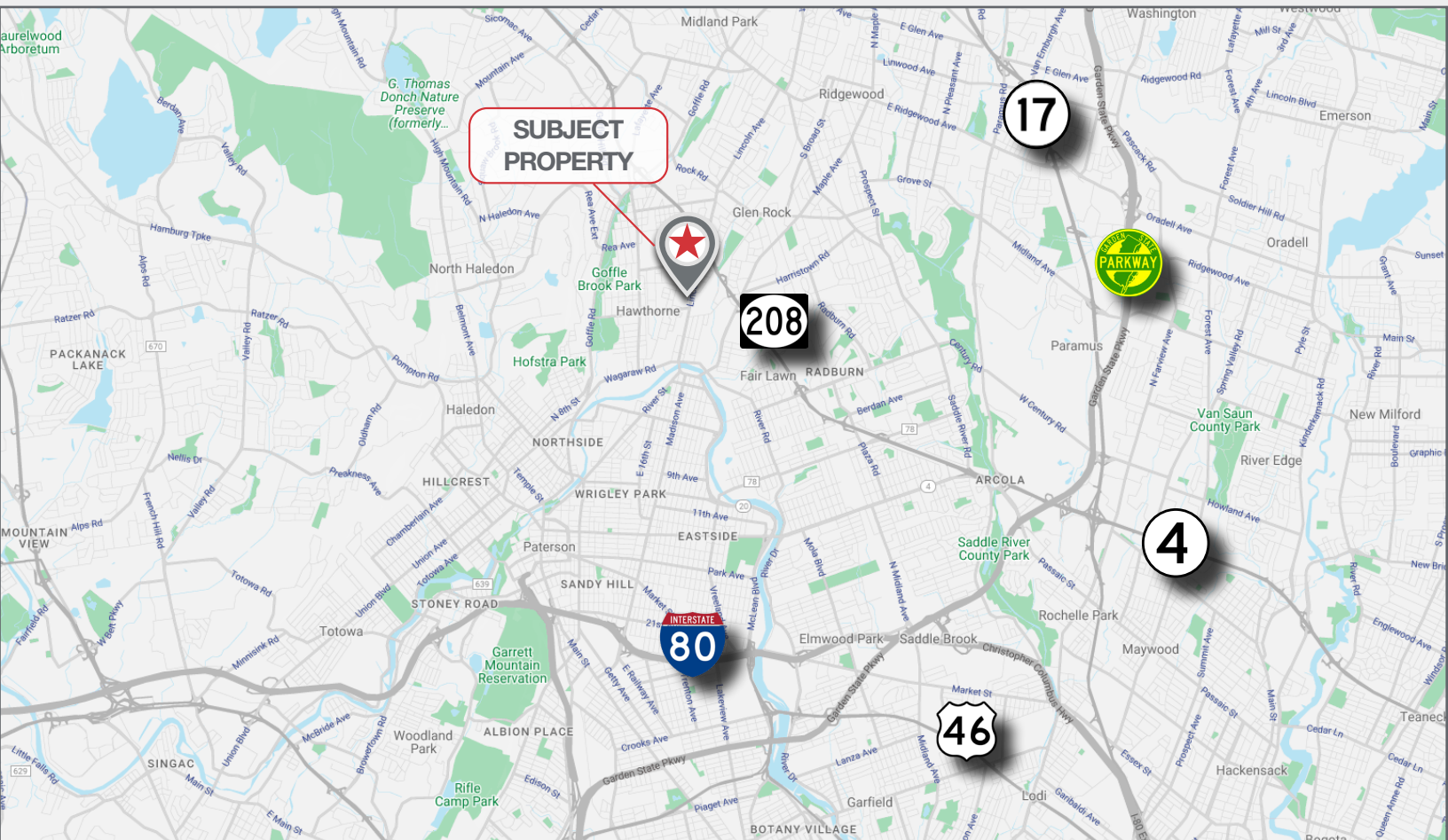
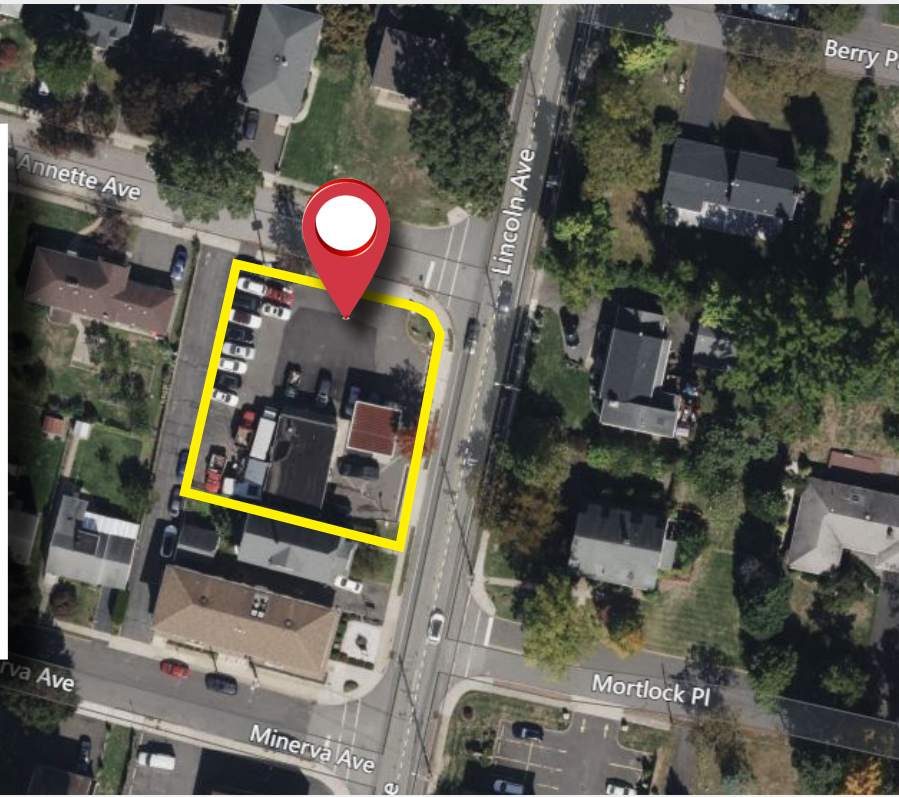
- A. Barbershops and beauty parlors.
- B. Groceries and foodstuffs.
- C. Drugs and pharmaceuticals.
- D. Confectionery, newspaper, stationery and tobacco.
- E. Hardware and paints.
- F. Laundry and dry-cleaning collection, but not processing.
- G. Radio, television and small appliance sales.
- H. Bakeries.
- I. Bank and financial institution branch offices.
- J. Professional and business offices.
- K. R-2 residential uses, subject to restrictions applicable to such zone.

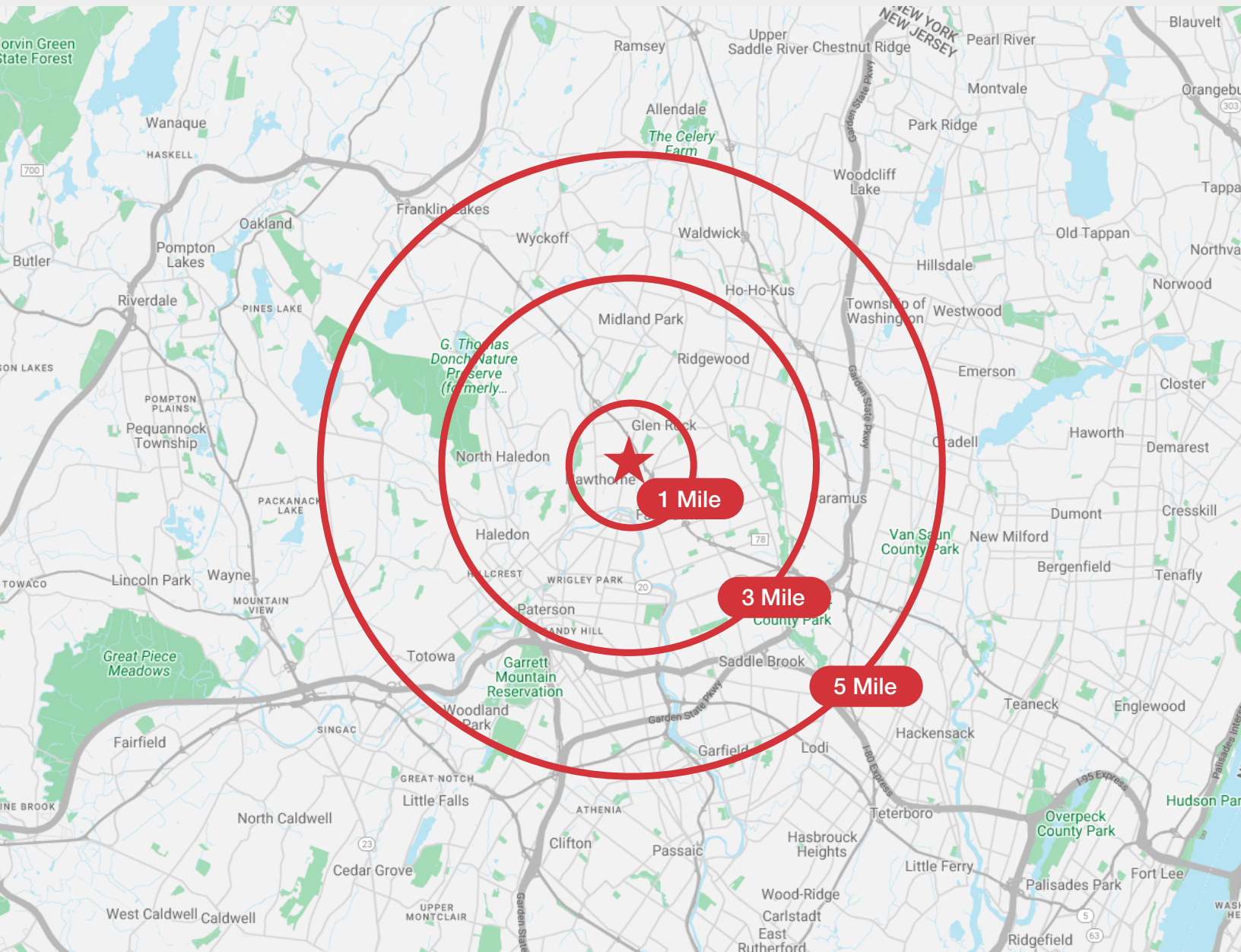
§ 540-104 Prohibited uses.

In addition to all uses prohibited in business zone districts or prohibited throughout the Borough of Hawthorne, and all uses patently not permitted by, or the same or similar to uses not permitted by § 540-103, any use involving the sale, servicing, repairing of automobiles, trucks or other motor vehicles shall not be considered a permitted use in a B-1 Zone District.

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AERIAL VIEW
& HIGHWAY MAP





2023 Annual Spending	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$583,987	\$5,299,320	\$11,683,923
Food & Beverage	\$61,171	\$620,943	\$1,798,346
Demographics	1 Mile	3 Mile	5 Mile
Total Population	17,324	204,459	437,404
Median Age of Householder	43	39	40
Total Avg Household Income	\$149,463	\$135,295	\$141,287

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LOCAL OCCUPIER MAP

