

PAD SITE FOR GROUND LEASE OR SALE

HASBROUCK HEIGHTS, NJ

193 ROUTE 17
Former Mt. Fuji Japanese Restaurant

0.9 Acres
Pad Site Ready
Prime Site with Over
315 FT of frontage



SIZE Lot Size0.9 Acres		PARKING 86 spaces	LIQUOR LICENSE Retail consumption license with broad package privilege (License #32) potentially available This permits both on and off-premises consumption (i.e. liquor store)	COMMENTS Development site opportunity in the heart of a heavily populated retail/restaurant trade area, with strong national tenants neighboring the property Situated in close proximity to a traffic light intersection, with 2 turn-arounds located within minutes of the site Drive-Thru Use is permitted per newly adopted zoning	Two curb cuts with ingress and egress accessibility Excellent visibility on Route 17, with an opportunity for visible signage on Route 17, which sees 99,579 vehicles per day Over 300 FT of frontage on Route 17
BLOCK/LOT Block: 189 Lot: 10.02 & 11		RENT Ground Lease rent			
FRONTAGE Route 17315 FT		TAXES \$30,104.51			

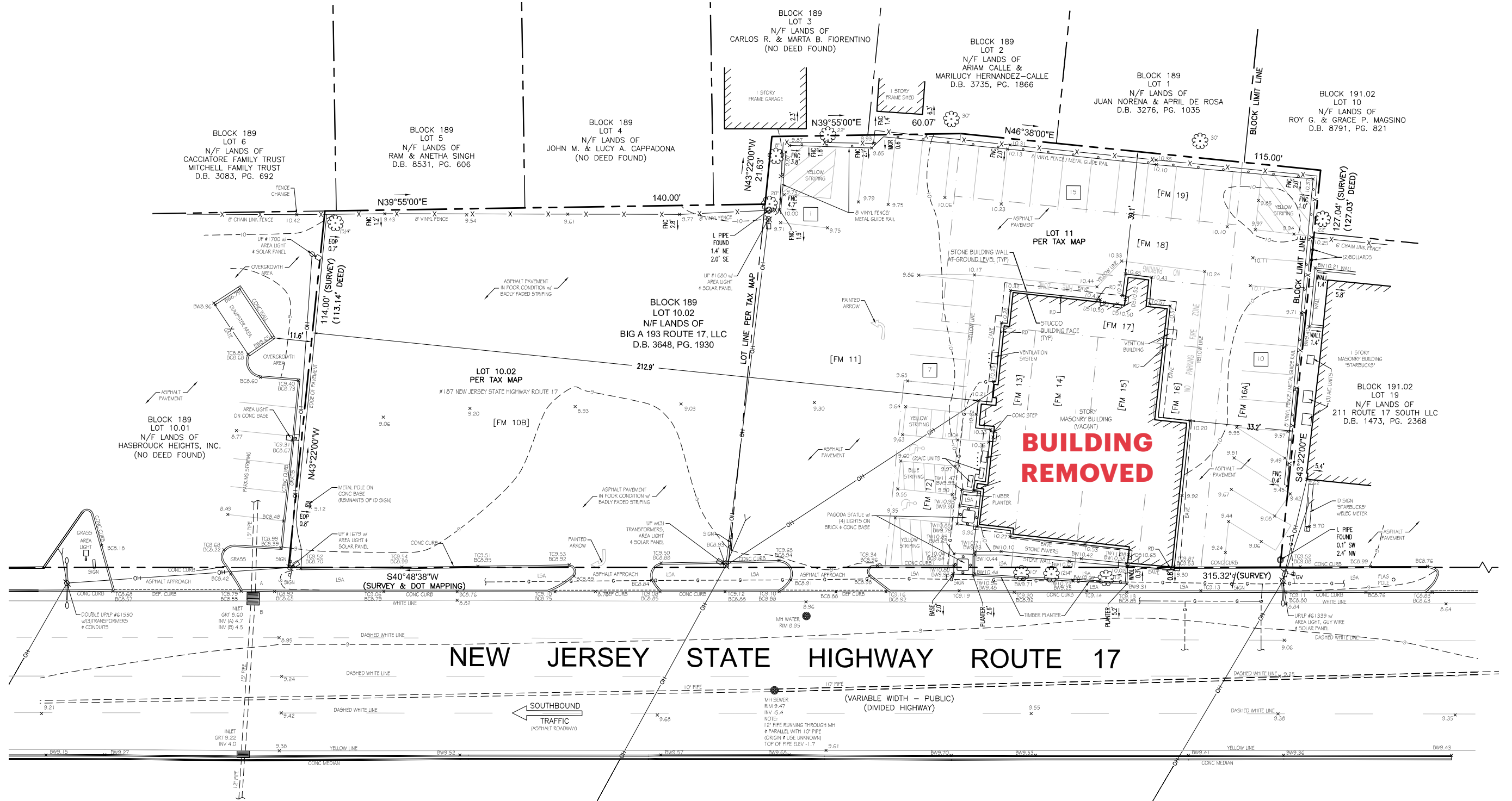
CONTACT EXCLUSIVE AGENT

FLORIAN SUSERMAN
fsuserman@ripconj.com
201.777.2301

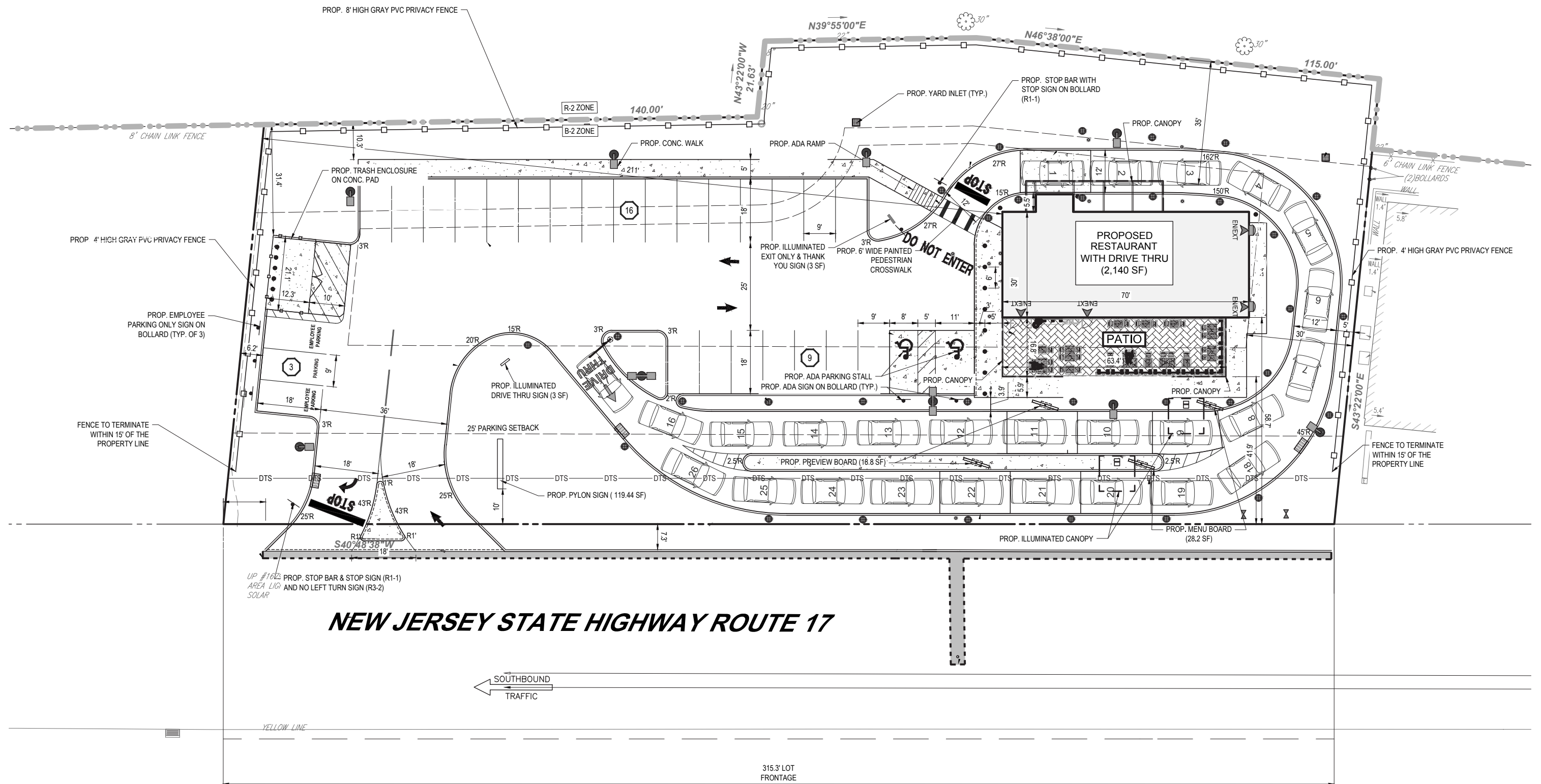
RIPCO
REAL ESTATE
611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

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SURVEY



RENDERING OF POTENTIAL DRIVE-THRU



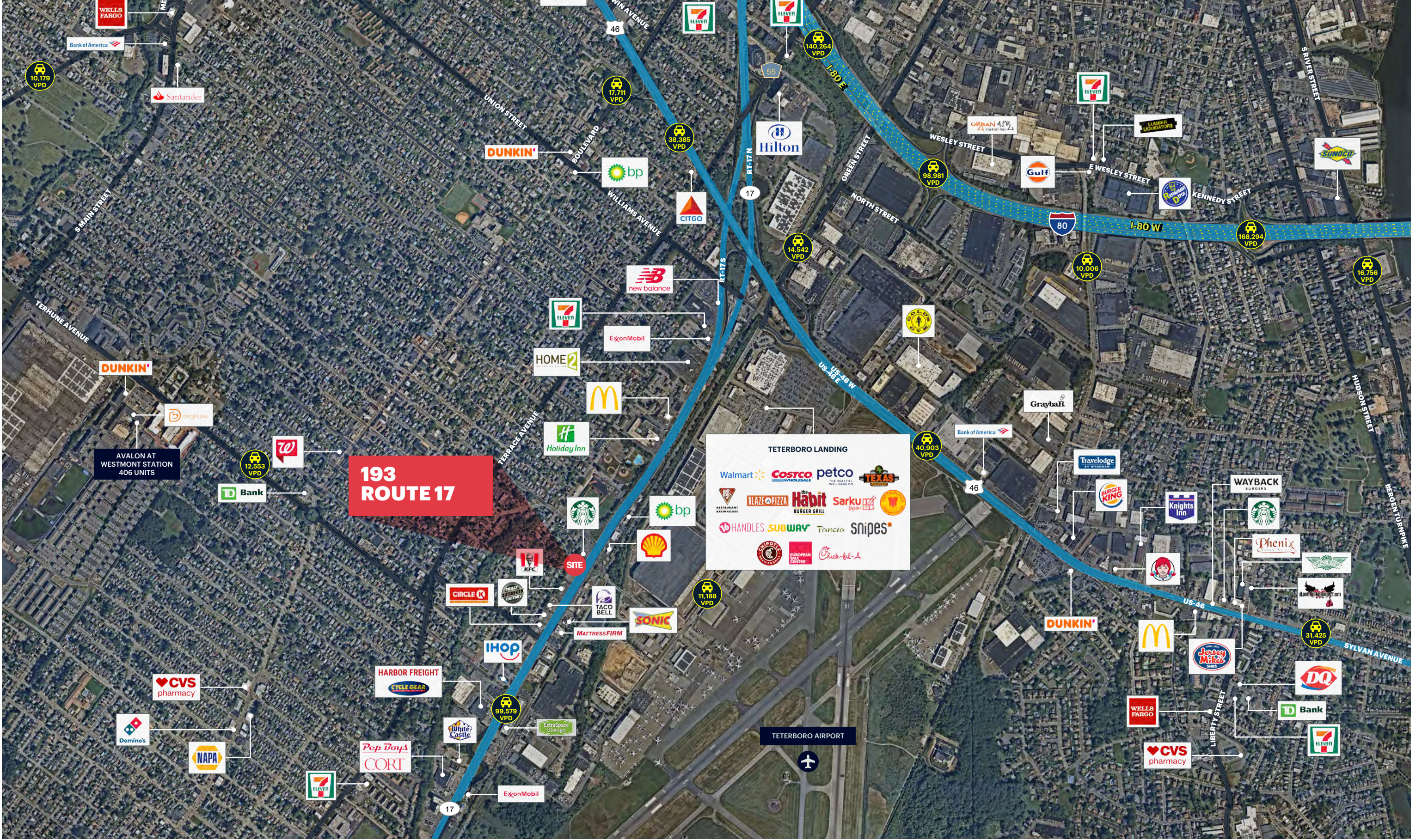
STREETSCAPE



LOW LEVEL AERIAL



MARKET AERIAL



AREA DEMOGRAPHICS



TOTAL POPULATION		TOTAL APPAREL	
1 mile	15,571	1 mile	\$18.3M
3 miles	227,981	3 miles	\$218.3M
5 miles	620,605	5 miles	\$615.2M
DAYTIME POPULATION		FOOD EXPENDITURE	
1 mile	15,891	1 mile	\$31.2M
3 miles	213,790	3 miles	\$351.6M
5 miles	590,072	5 miles	\$1.03B
AVERAGE HOUSEHOLD INCOME		NUMBER OF COLLEGE GRADUATES	
1 mile	\$148,998	1 mile	5,193
3 miles	\$116,312	3 miles	56,928
5 miles	\$126,744	5 miles	173,265
TOTAL HOUSEHOLDS			
1 mile	6,067		
3 miles	86,361		
5 miles	227,352		
TOTAL BUSINESSES			
1 mile	755		
3 miles	9,778		
5 miles	25,379		
TOTAL EMPLOYEES			
1 mile	8,970		
3 miles	104,676		
5 miles	289,405		

*2024 estimates

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