

**RAMSEY, NJ**

425 ROUTE 17, RAMSEY, NJ 07446

**.93 ACRE REDEVELOPMENT SITE ON ROUTE 17 SOUTH**



**100,000+ VEHICLES PER DAY**

**OFFERING SUMMARY**

Sale Price: Call For Details

Size: .93 Acres

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

.93 Acre Redevelopment Site on Route 17 South

**PROPERTY HIGHLIGHTS**

- Can Be Delivered Immediately
- Located In the Heart of the Highway Business District
- Great for Retail, Automotive, and possible Drive Thru Business
- Hotel Operation will be Deed Restricted
- 100,000+ Vehicles Per Day

FOR MORE INFORMATION CONTACT:

**LEW FINKELSTEIN**

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THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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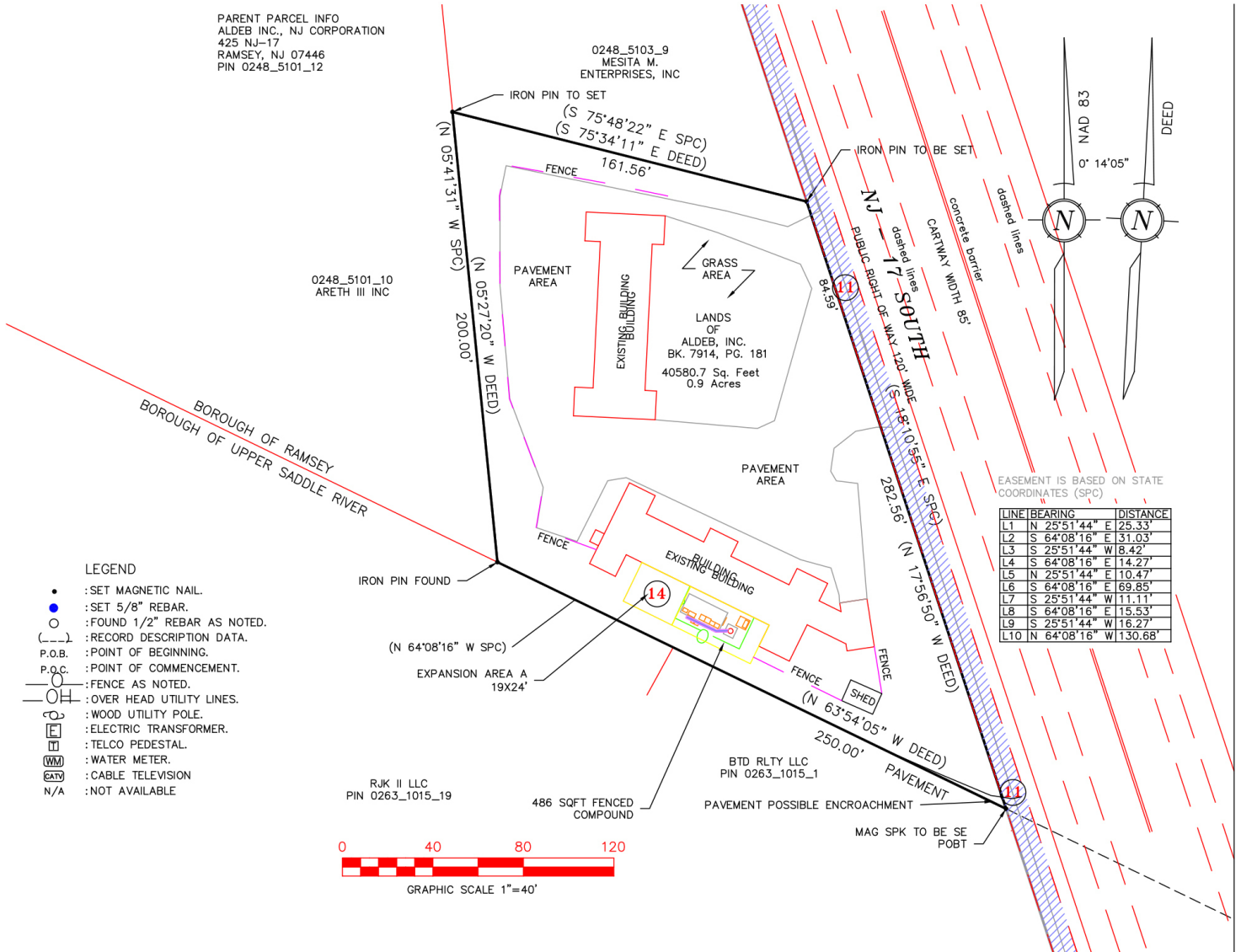
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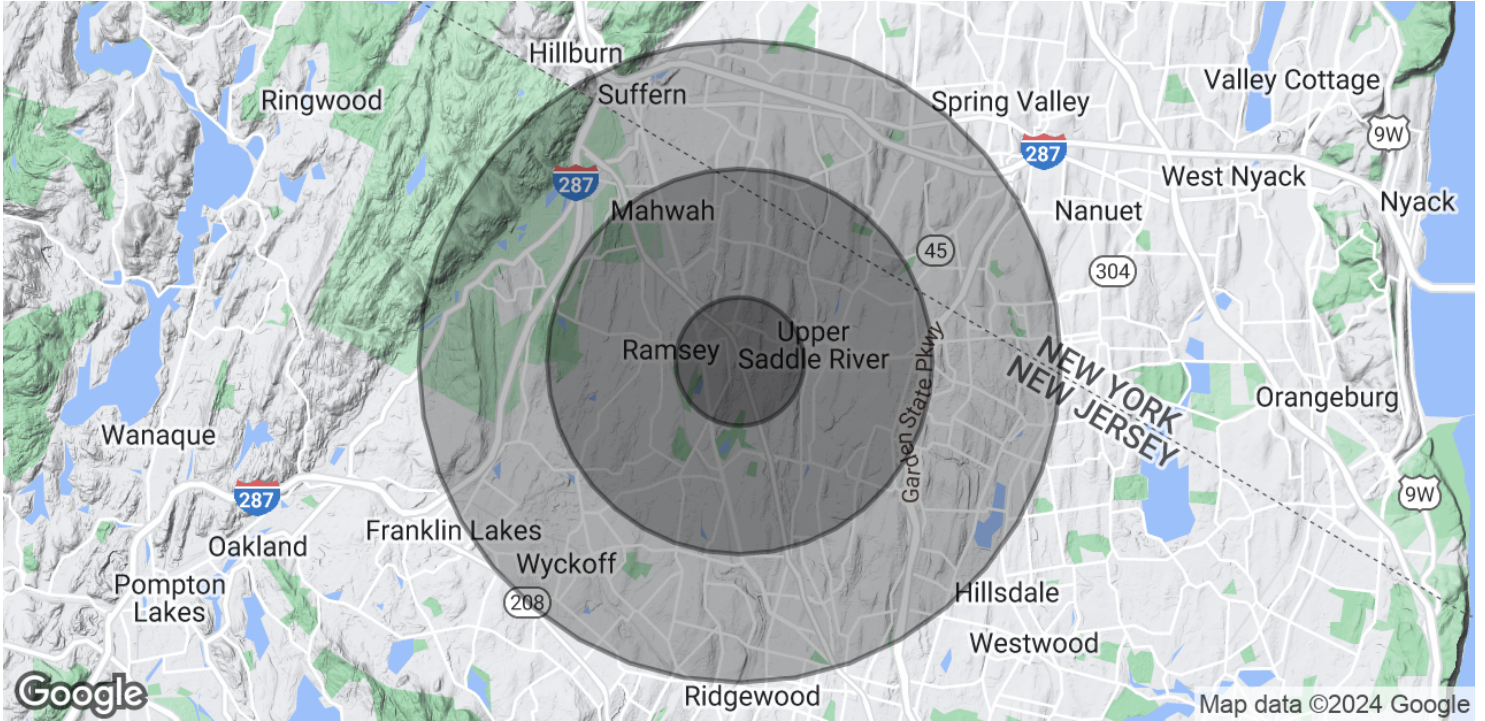
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,128	58,158	179,150
Average Age	43	44	41
Average Age (Male)	42	42	40
Average Age (Female)	43	45	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,540	21,350	60,701
# of Persons per HH	2.8	2.7	3
Average HH Income	\$236,106	\$213,210	\$192,338
Average House Value	\$893,182	\$916,241	\$860,238

Demographics data derived from AlphaMap

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