

EXECUTIVE SUMMARY

Property Description: NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 72-74 US Route 46 East, Lodi, NJ 07644 (the "Property") a freestanding ±3,000 SF retail/restaurant building. The building was recently gut renovated upgraded power and gas line, new HVAC package unit (roof mounted) and brand new macadam parking lot with 18 spaces. Ideal for an owner-user seeking turn-key restaurant or a well appointed building for a variety of retail service establishments.

Located in the qualified opportunity zone (QOZ), which also qualifies for beneficial tax treatment.

Contact listing agent to arrange a private tour.

\$1,595,000

NOW: \$1,495,000

PROPERTY SUMMARY

Address	72-74 Route 46 East
Municipality	Lodi
County	Bergen
Block/Lot	157 / 52 & 54
Tax Class	4A (Commercial)
Zoning	C-H
Lot Size	0.23 Acre
Real Estate Taxes	\$14,261.43
Building Size (SF)	±3,000
Traffic Count (AADT)	Route 46: 44,060

CONTACT EXCLUSIVE AGENTS TO ARRANGE A PRIVATE TOUR

Jonathan M. Kristofich | Vice President
201 488 5800 x103 | jkristofich@naihanson.com

Ayush Patel, Sales Associate
201 488 5800 x127 | apatel@naihanson.com



72-74 Route 46E

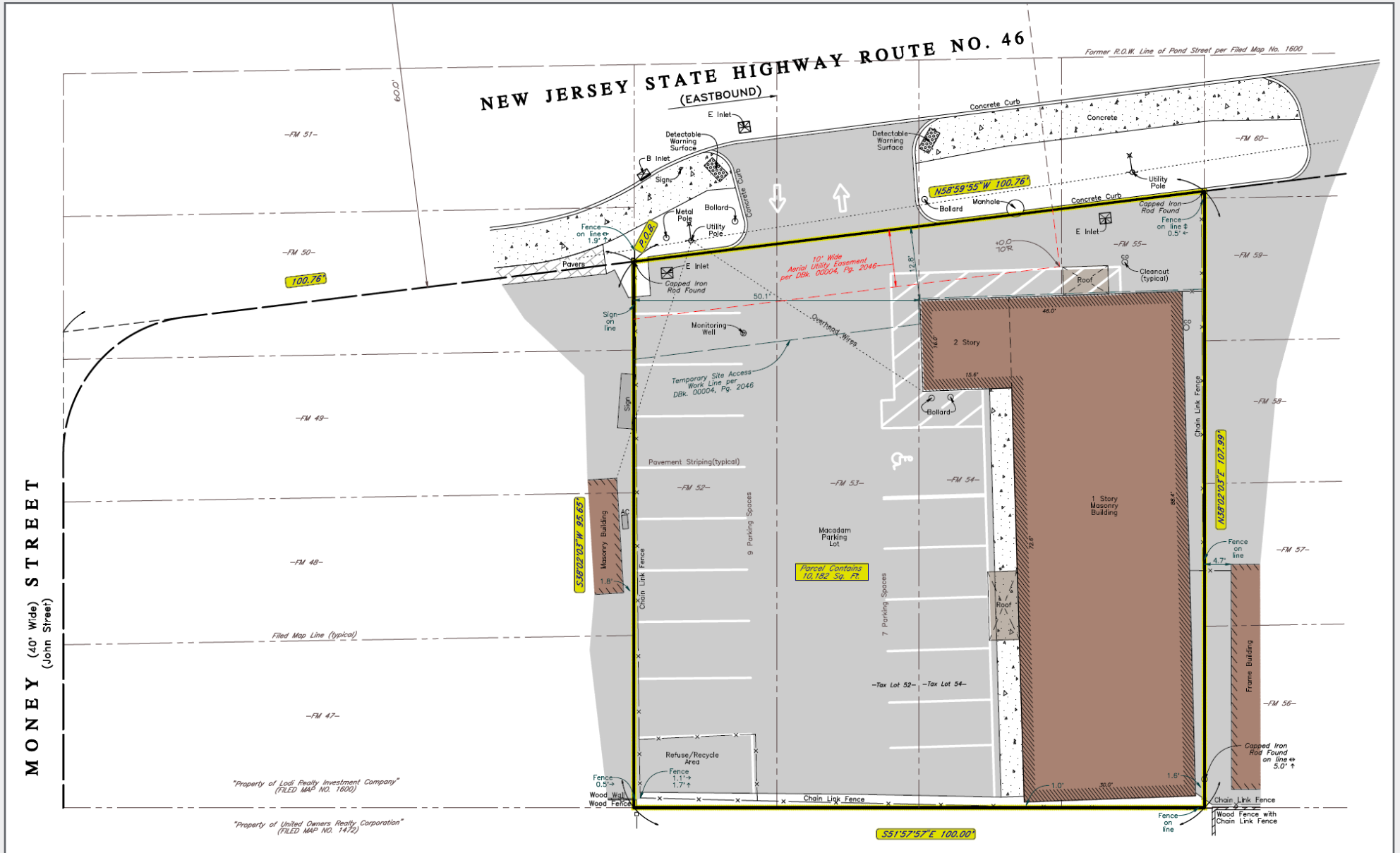
LODI, NEW JERSEY

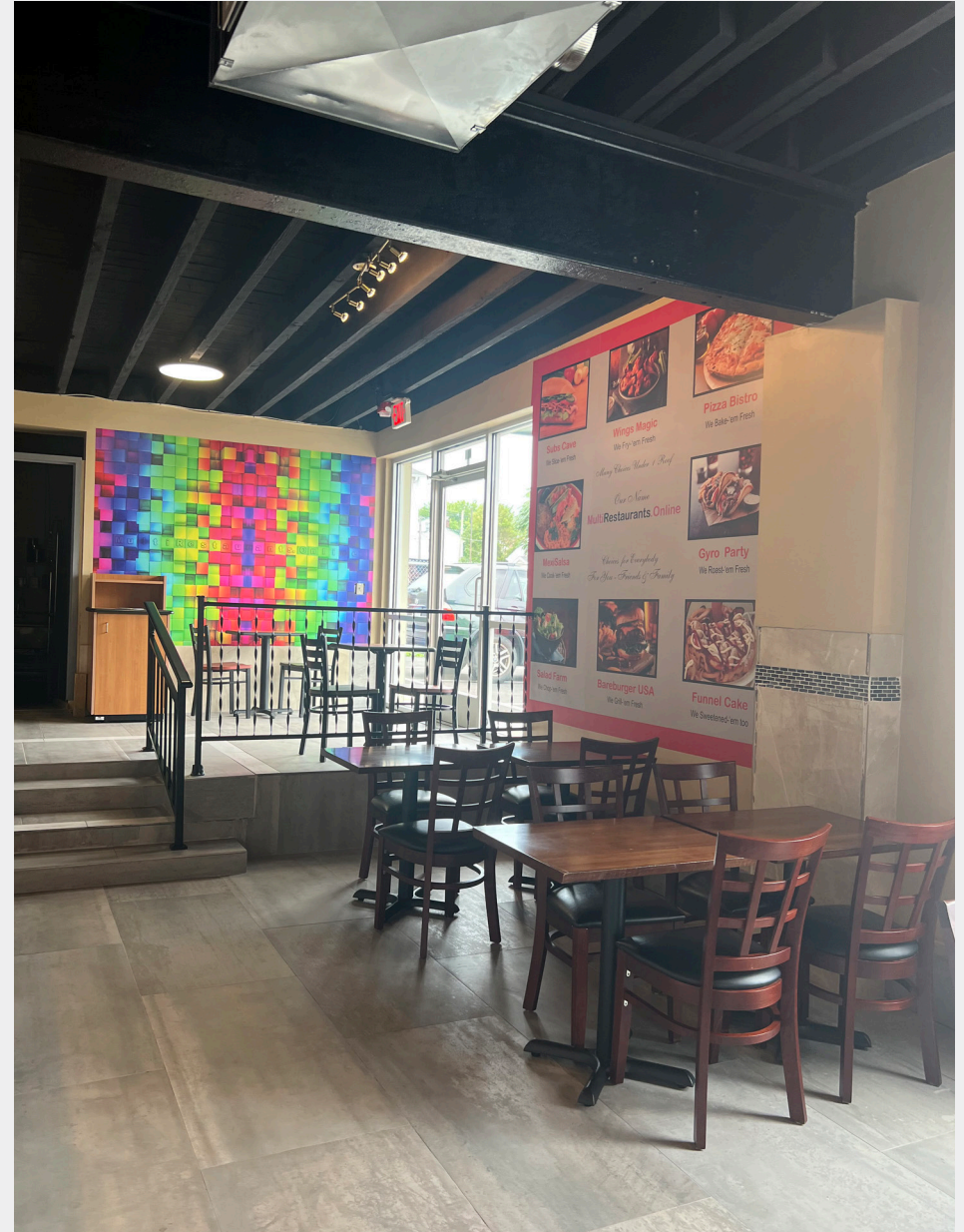
AERIAL
VIEWS



NEW YORK CITY



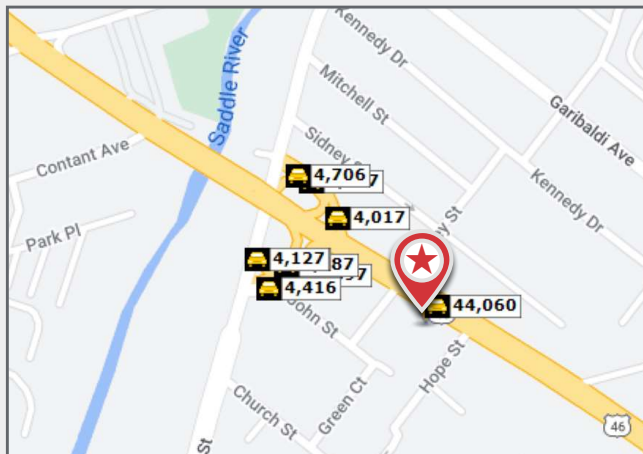
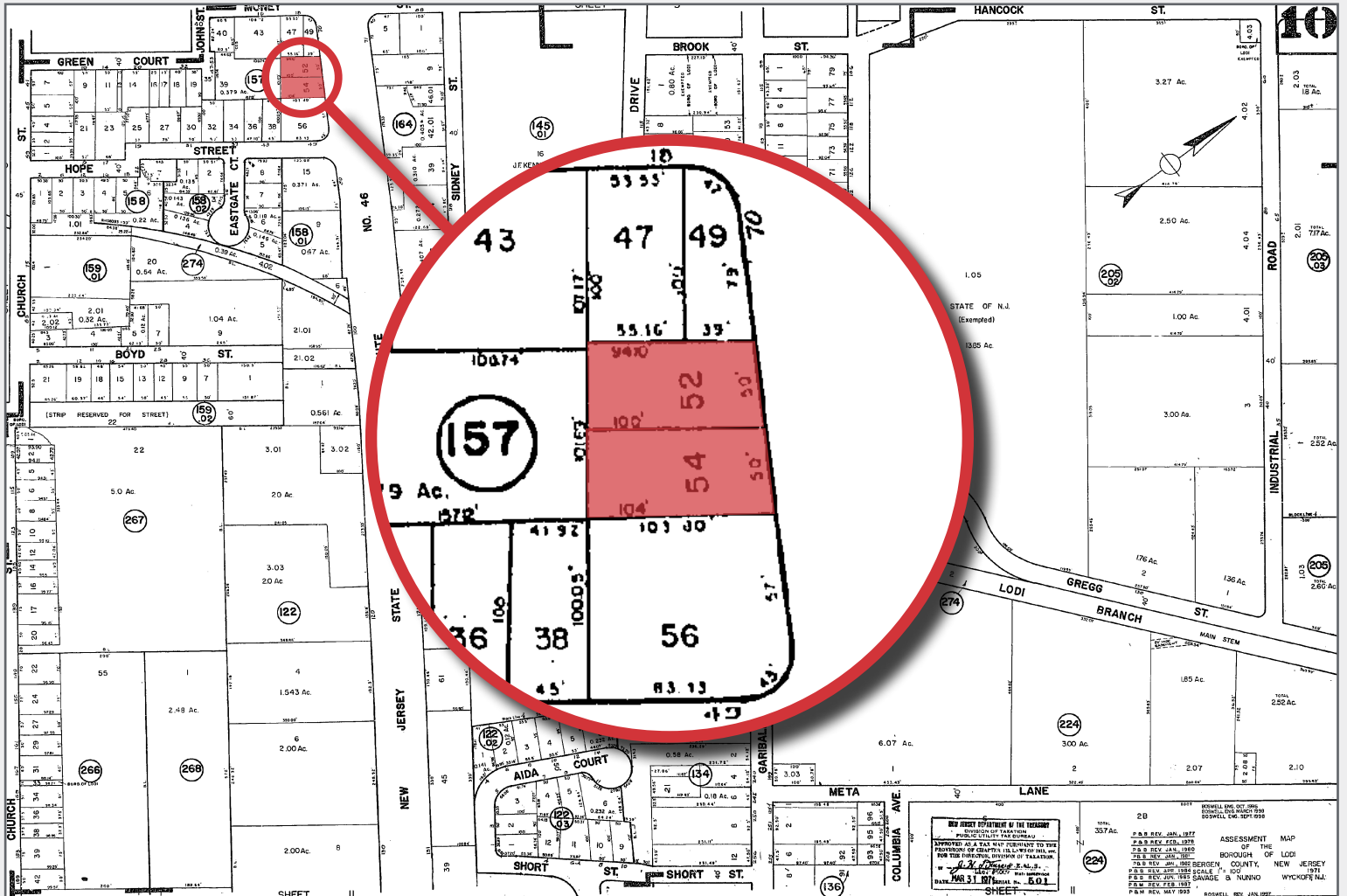




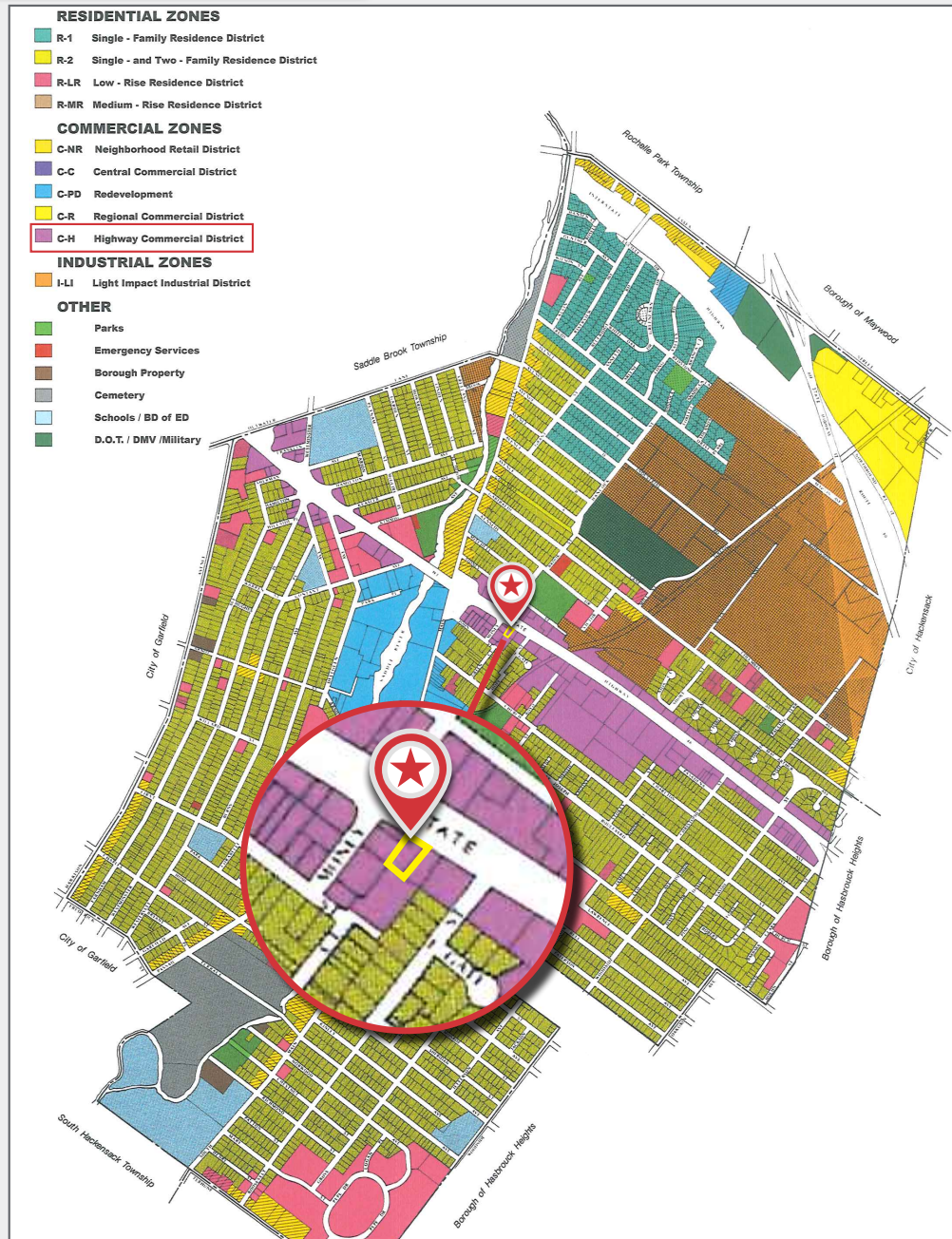
72-74 Route 46E

LODI, NEW JERSEY

TAX MAP & TRAFFIC COUNT



	Street	Cross Street	Count Year	Avg Daily Volume
1	US Rte 46	Money St	2022	44,060
2	US Rte 46	Main St	2020	4,017
3	Main St	US Hwy46	2022	11,897
4	Main St	US Hwy46	2022	4,487
5	Main St	US Rte 46	2020	4,456
6	Main St	US Hwy46	2022	4,416
7	Main St	US Rte 46	2020	4,165
8	Main St	US Hwy46	2022	4,127
9	Main St	US Hwy46	2022	5,707
10	Main St	US Rte 46	2020	4,706



C-H Highway Commercial District.

(1) Purpose. The purpose of the C-H Highway Commercial District is to provide for the goods and services for local and regional customers passing through Lodi to and from regional destinations.

(2) Permitted principal uses. The following principal permitted uses shall be permitted in the C-H Highway Commercial District.

- (a) Retail trade.
- (b) Retail services.
- (c) Personal services.
- (d) Business services.
- (e) Restaurants.
- (f) Eating and drinking establishments.
- (g) Drive-through restaurants in accordance with § 585-10I.
- (h) Shopping centers in accordance with § 585-10O.
- (i) Commercial recreation facilities.
- (j) Automobile sales establishments in accordance with § 585-10L.
- (k) Building supply establishments.
- (l) Garden centers.
- (m) Hotels and motels in accordance with § 585-10K.
- (n) General and business office.
- (o) Automotive supply stores.

[CLICK HERE FOR FULL ZONING & REQUIREMENTS](#)

72-74 Route 46E

LODI, NEW JERSEY

REGIONAL MAP

