



**New Construction Concept**

AVAILABLE:  
**1,247 SF**

New Construction is highly visible from Rt. 18 North and South, having approximately 300 +/- foot of frontage with a freestanding Pylon sign.

Enroute to nearby Walmart Supercenter.

Daytime population, bolstered by Hackensack Meridian Health (less than 1 mile employing more than 500 Physicians, and 1,700 supporting and ancillary staff.

Ingress/Egress with Rt. 18 south with crossover return to Rt 18 north within 1,500 Ft.

Residential growth to exceed 700 units within 3 miles.

Residential population excellent for services, food, healthcare tenants, and more to support the local and transient traffic.

Seeking: Restaurant, Coffee, Bakery, Salon, and Cleaners (drop off).

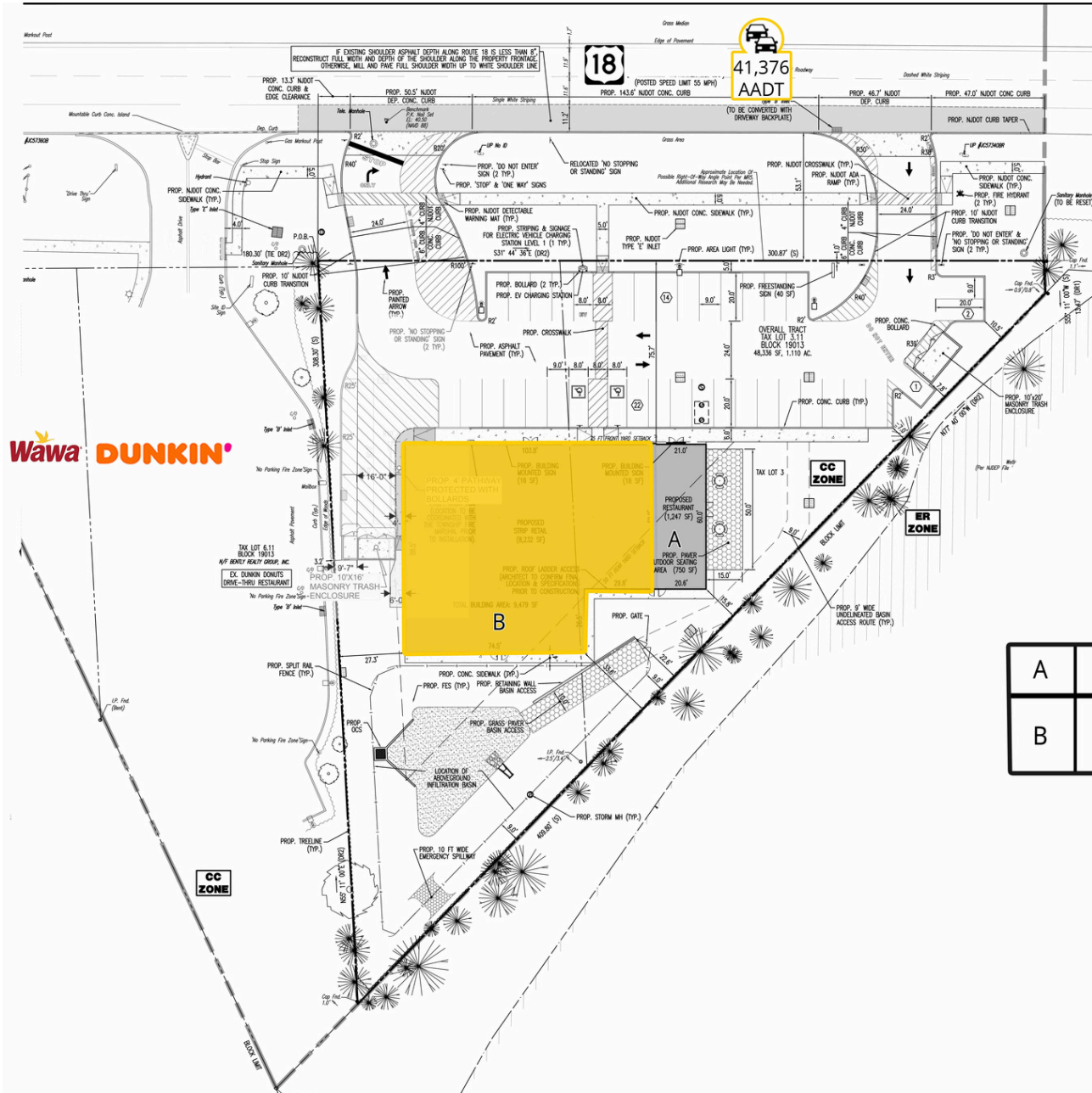
Demographics	1 Mile	3 Miles	5 Miles
Population:	9,552	60,256	196,827
HH Income:	\$132,712	\$138,687	\$149,232
Daytime Pop	5,678	45,981	133,190

**Total GLA**  
9,156 SF

**Traffic Counts**  
Route 18 41,376 Cars Per Day



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A	1,247 SF AVAILABLE
B	<b>LEASE OUT</b> 8,232 SF AVAILABLE















1451 Route 18  
AVAILABLE FOR LEASE

## CONNECT WITH US TODAY

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