

FORMER RESTAURANT AVAILABLE

BYRAM PLAZA

90 Route 206 at Lackawana Drive

SUSSEX COUNTY

BYRAM | NEW JERSEY

Up to
15,700 SF
(Divisible)
**Prime Junior
Anchor Space!**



9th Busiest Strip/Convenience Center in NJ (out of 525), Placer.ai

RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



SIZE

Space 4 (Restaurant) 2,560 SF** (32' x 80')

AVAILABLE OCT 2027

Space 2 6,000 SF (60' x 100')
 Top Shelf 6,700 SF (67' x 100')
 Halulu 3,000 SF (30' x 100')
 Total SF (if combined): 15,700 SF

GLA

141,334 SF

RENT

Upon Request

NNN

\$8.71 PSF (est.)

PARKING

742 spaces

CO-TENANTS

ShopRite, ShopRite Liquors, Nail Salon, Visual Eyes, Halulu, Frank's Trattoria, McDonald's, Atlantic Health, Drayer Physical Therapy, Topshelf Fitness Center, Primo Hoagies, Landon Maxwell Barber Shop, Puffcity

ATTRIBUTES

- 40,000+ avg weekly visits†
- 9th Busiest Strip/Convenience Center in NJ (out of 525)†
- Pylon Signage
- Traffic light intersection
- On busy US-206 with almost 25,000 cars per day

SPACE 4 RESTAURANT ATTRIBUTES

Turn-Key Restaurant

2 ADA Bathrooms

See Photos page 4

Electric: 400 Amp 3 Phase 208/120

Gas: 1.25" line

Water: 1" line

Sewer: 4" line

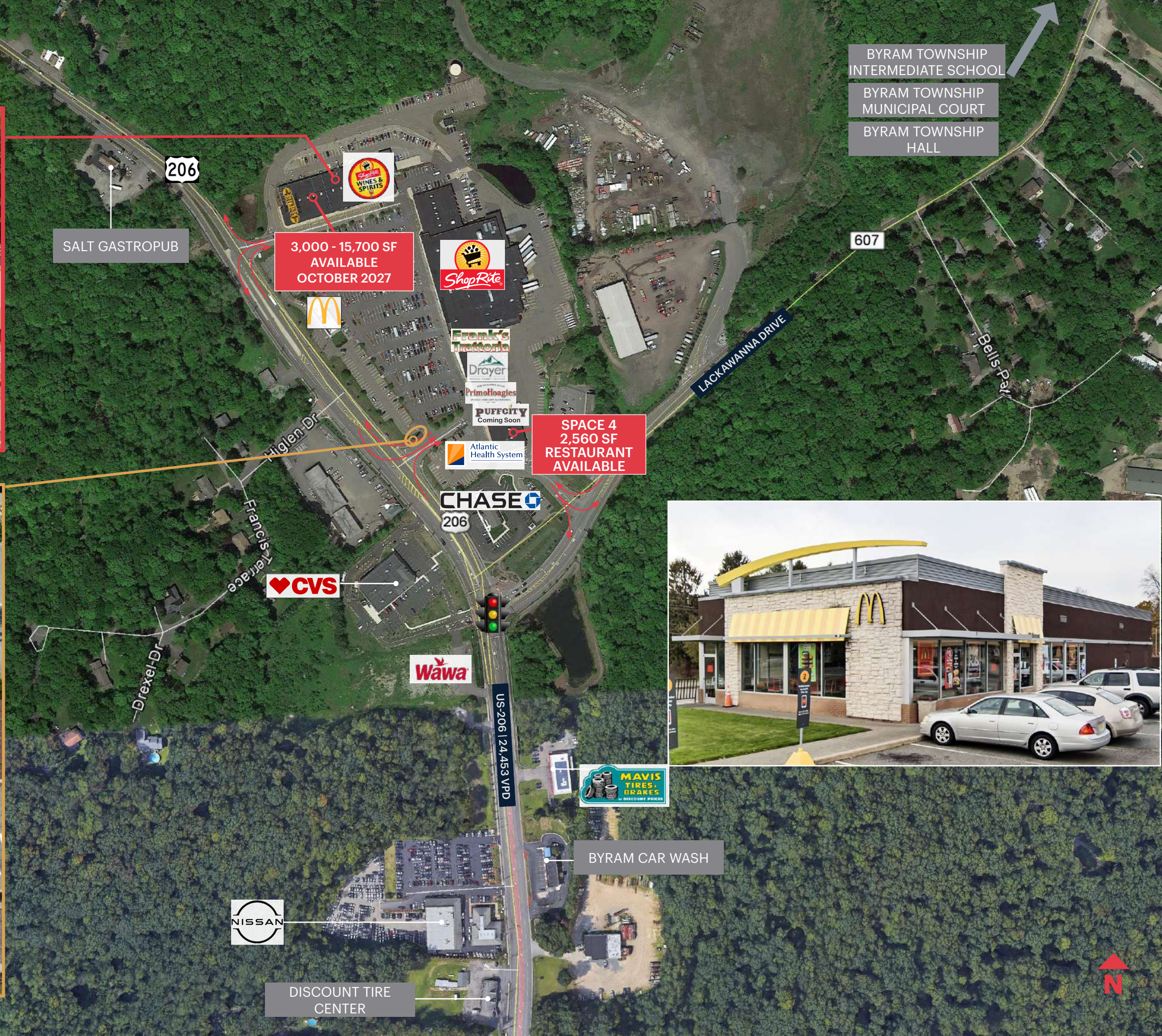
HVAC: 7.5 ton Lennox unit

† Source: Placer.ai

MAJOR RETAIL CENTER!



BYRAM TOWNSHIP
INTERMEDIATE SCHOOL
BYRAM TOWNSHIP
MUNICIPAL COURT
BYRAM TOWNSHIP
HALL



PYLON SIGNAGE



JUNIOR ANCHOR POSITION AVAILABLE - UP TO 15,700 SF



15,700 SF ENDCAP - 150 FT+ OF FRONTAGE!



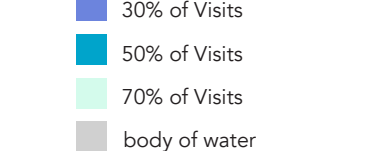
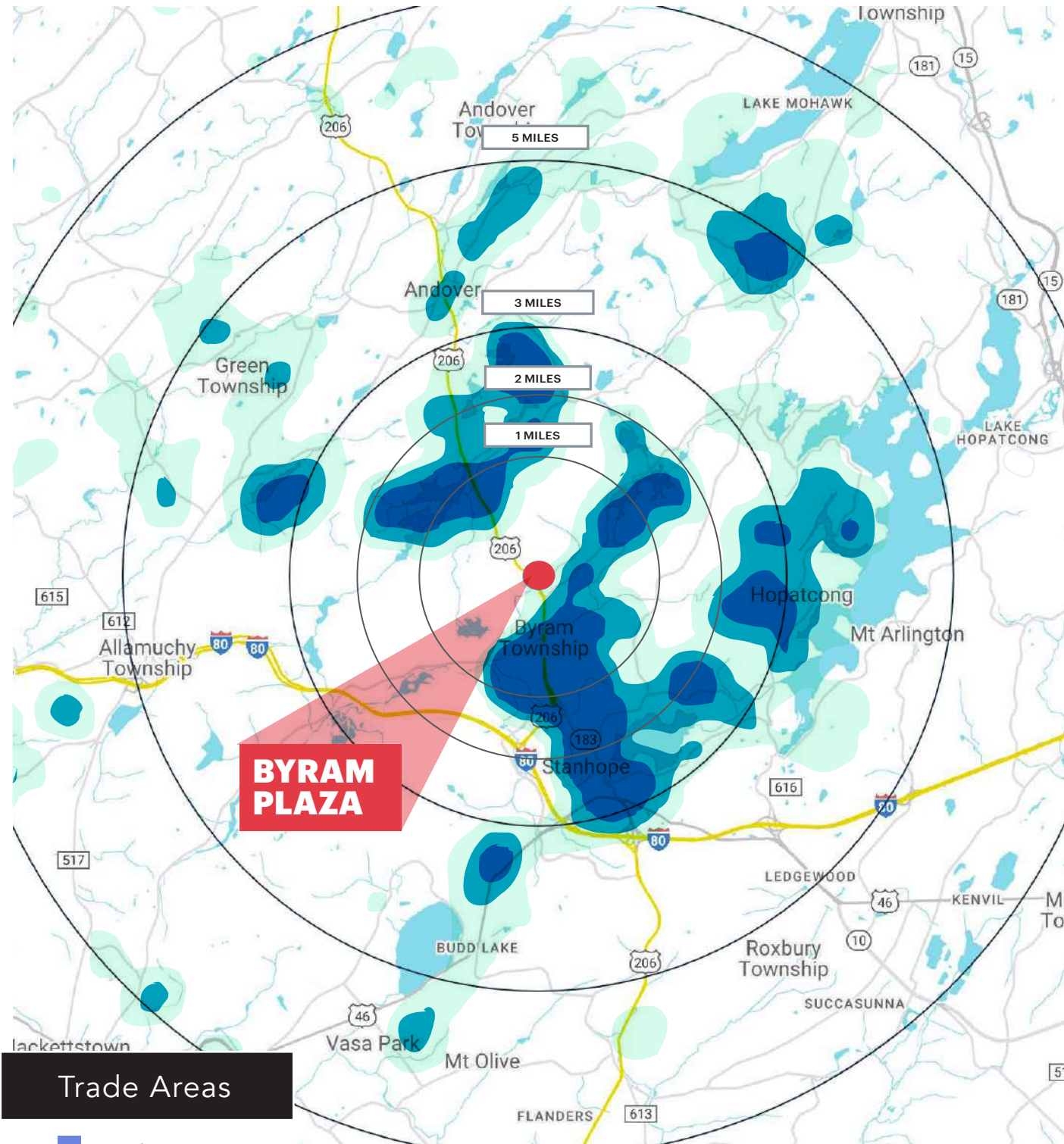
SPACE 4



SPACE 4 - RESTAURANT INTERIOR PHOTOS



STRONG REGIONAL TRAFFIC



TOTAL POPULATION

1,376 1 mile	6,711 2 miles	20,763 3 miles	55,793 5 miles	69,664 Trade Area*
------------------------	-------------------------	--------------------------	--------------------------	------------------------------

MEDIAN HOUSEHOLD INCOME

\$115,019 1 mile	\$117,245 2 miles	\$109,113 3 miles	\$116,591 5 miles	\$103,740 Trade Area*
----------------------------	-----------------------------	-----------------------------	-----------------------------	---------------------------------

TOTAL EMPLOYEES

1,148 1 mile	2,245 2 miles	7,383 3 miles	17,538 5 miles	13,007 Trade Area*
------------------------	-------------------------	-------------------------	--------------------------	------------------------------

NUMBER OF COLLEGE GRADUATES

426 1 mile	2,095 2 miles	5,986 3 miles	19,141 5 miles	20,663 Trade Area*
----------------------	-------------------------	-------------------------	--------------------------	------------------------------

2025 Esri estimates

TRADE AREA - PLACER.AI (CELL PHONE TRACKING DATA)

	30% OF VISITS	50% OF VISITS	70% OF VISITS*
Population	12,936	42,509	69,664
Employees	1,928	6,944	13,007
Median Household Income	\$111,964	\$95,541	\$103,740
Bachelor's Degree or Higher	3,993	11,731	20,663

CONTACT EXCLUSIVE AGENTS

CURTIS NASSAU

Executive Vice President
cnassau@ripconj.com
917.940.2789

MATT GRUNDY

Executive Managing Director
mgrundy@ripconj.com
201.983.8170

RIPCO
REAL ESTATE

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

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.