

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

\$8.40 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

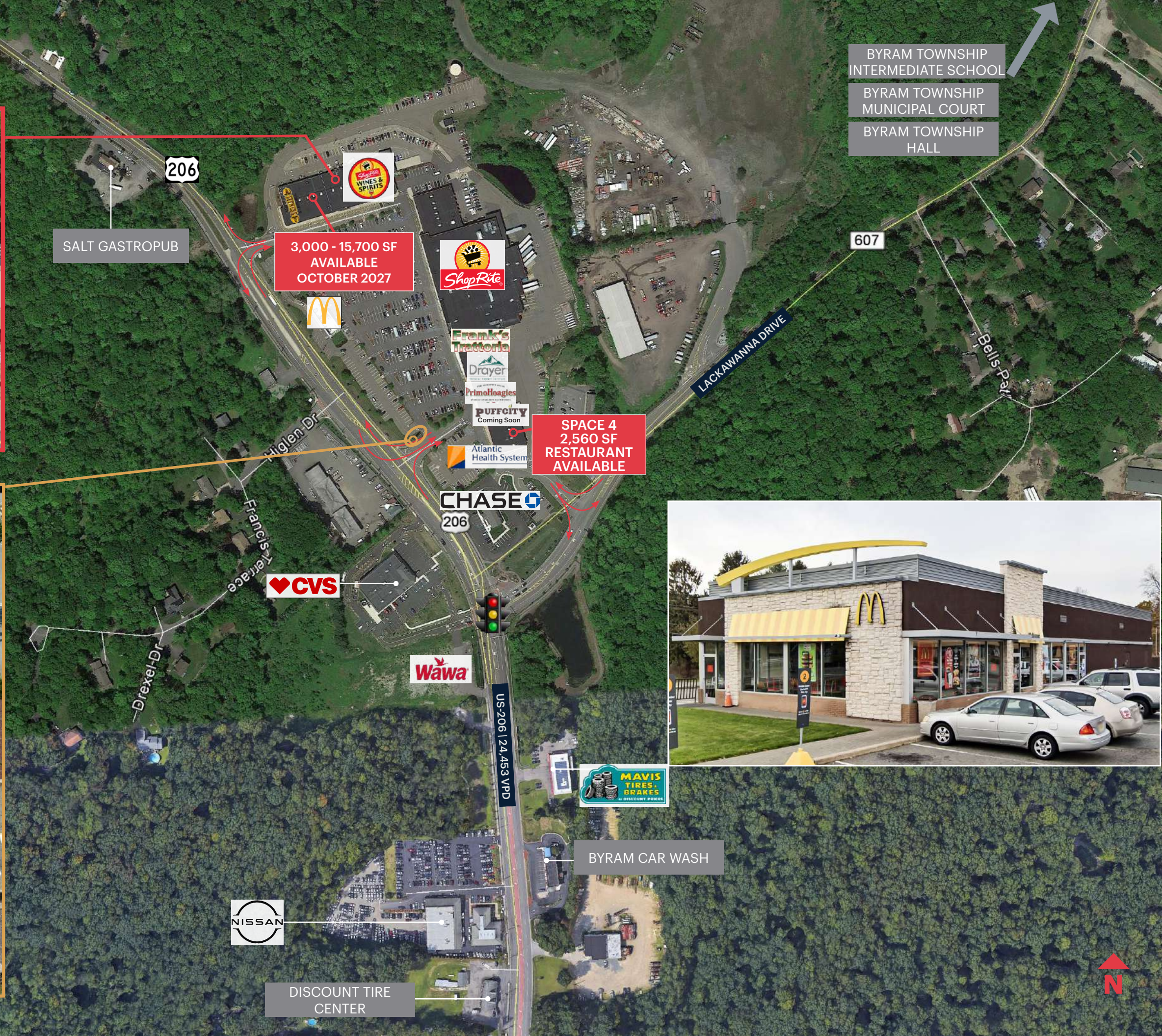
HVAC: 7.5 ton Lennox unit

† Source: Placer.ai

MAJOR RETAIL CENTER!



BYRAM TOWNSHIP
INTERMEDIATE SCHOOL
BYRAM TOWNSHIP
MUNICIPAL COURT
BYRAM TOWNSHIP
HALL



SALT GASTROPUB

3,000 - 15,700 SF
AVAILABLE
OCTOBER 2027

SPACE 4
2,560 SF
RESTAURANT
AVAILABLE

PYLON SIGNAGE



NISSAN

DISCOUNT TIRE
CENTER

BYRAM CAR WASH



JUNIOR ANCHOR POSITION AVAILABLE - UP TO 15,700 SF



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



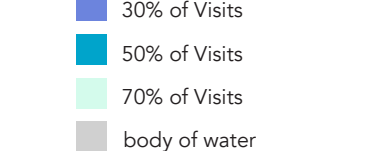
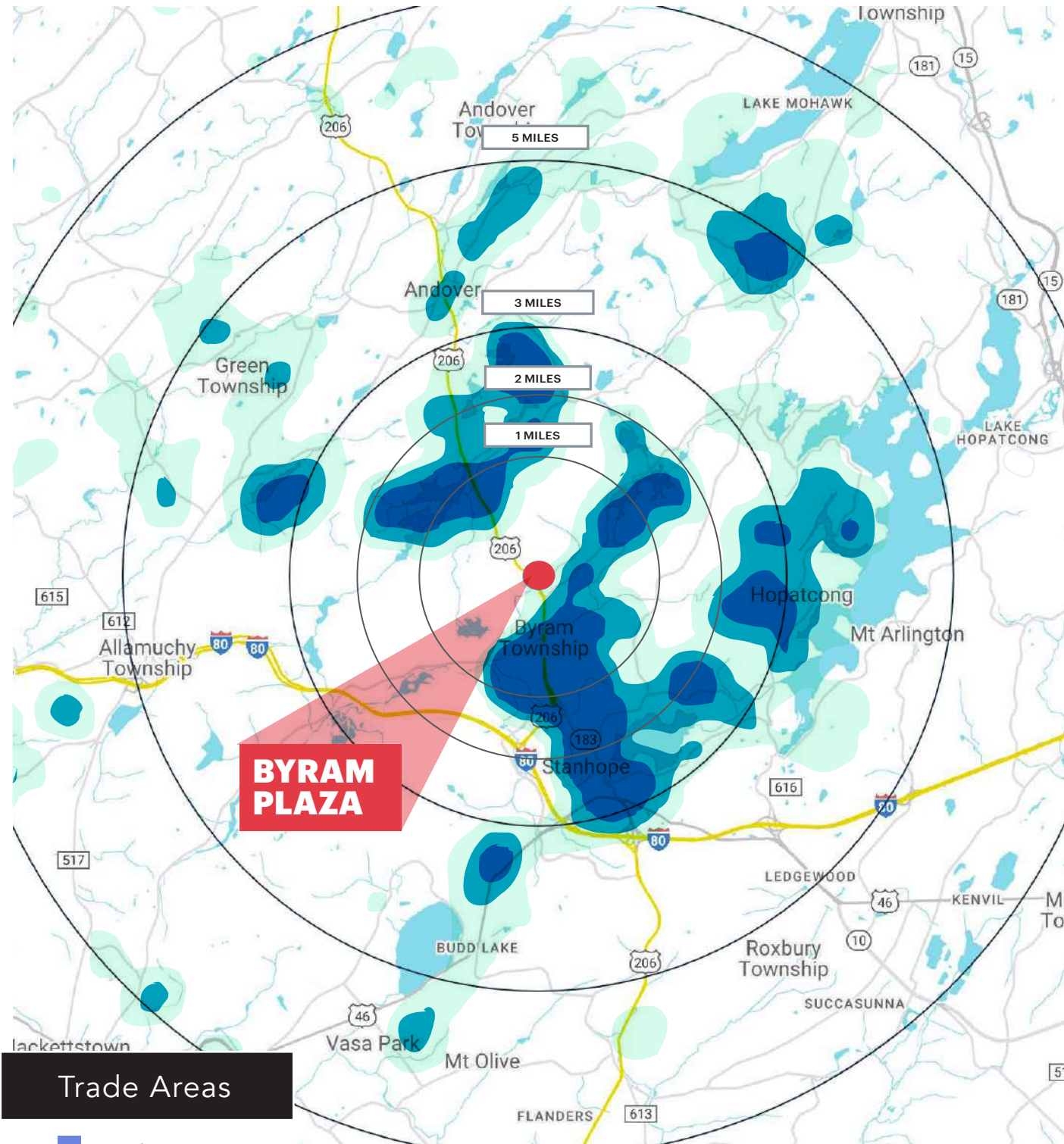
SPACE 4



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*
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MEDIAN HOUSEHOLD INCOME

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

1,148 1 mile	2,245 2 miles	7,383 3 miles	17,538 5 miles	13,007 Trade Area*
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NUMBER OF COLLEGE GRADUATES

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

MATTHEW ZAPLIN

Senior Associate
mzaplin@ripconj.com
201.563.9201



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

Please visit us at ripconj.com for more information

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