

RESTAURANT/RETAIL SPACE

BYRAM PLAZA

90 Route 206 at Lackawana Drive

SUSSEX COUNTY

BYRAM | NEW JERSEY

6,000 SF
Divisible

2,560 SF
Former Restaurant
Available



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

RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



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

SIZE
Space 2 6,000 SF* (60' x 100')
Space 3 2,400 SF** (30'x80')
Space 4 (Restaurant) 2,560 SF** (32'x 80')

**Divisible*
***Can be combined for up to 4,960 SF*
Restaurant is still operating, please be discreet

FRONTAGE
Space 2 60 FT

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

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

† Source: Placer.ai

MAJOR RETAIL CENTER!



SPACE #2 - 6,000 SF (DIVISIBLE) FORMER PET STORE



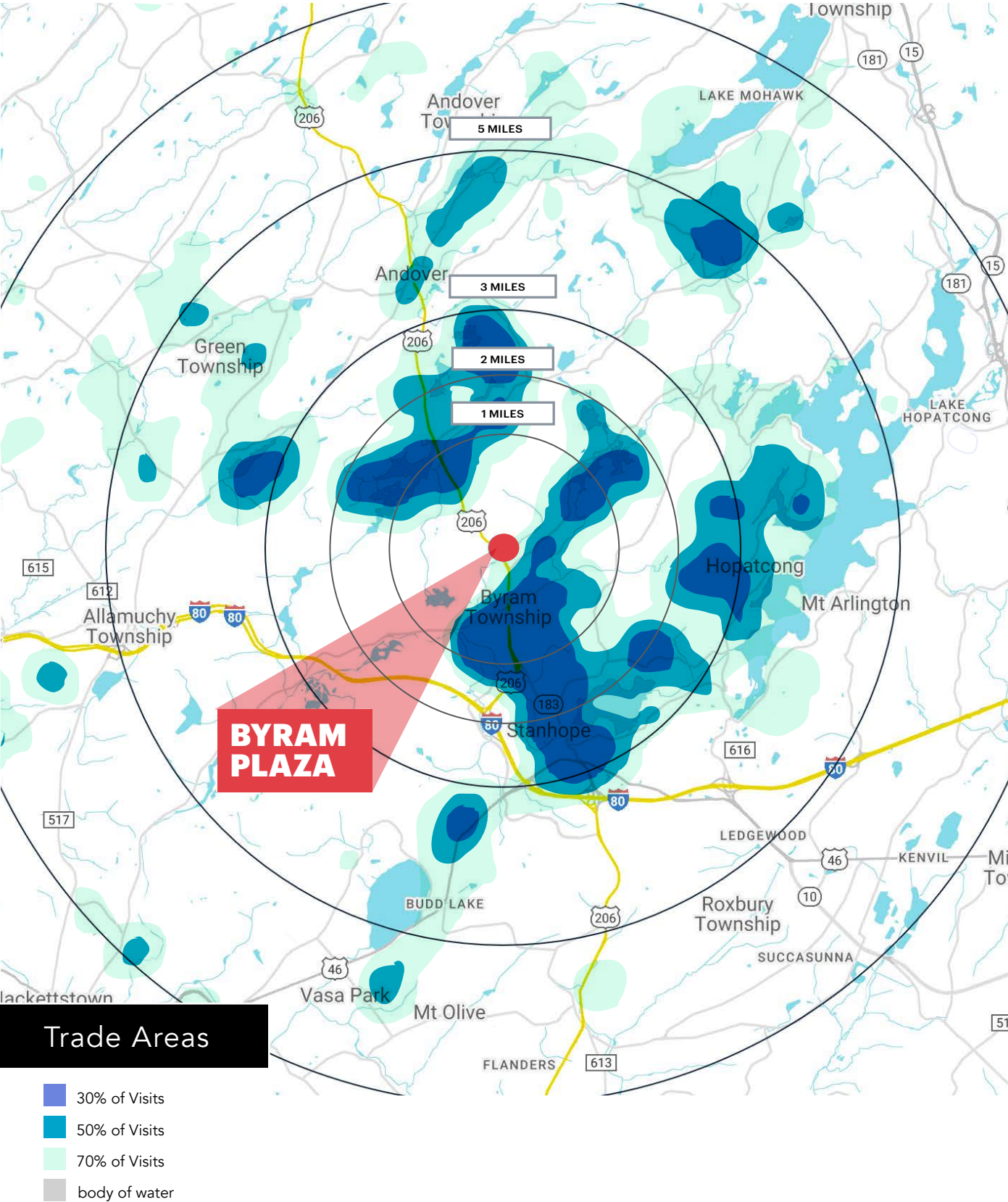
SPACES 3 & 4 - ADDITIONAL CENTER PHOTOS



SPACE #4 - RESTAURANT INTERIOR PHOTOS



STRONG REGIONAL TRAFFIC



TOTAL POPULATION

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

MEDIAN HOUSEHOLD INCOME

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

TOTAL EMPLOYEES

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

NUMBER OF COLLEGE GRADUATES

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

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