



**LANDMARK**  
REAL ESTATE COMPANY  
3,500SF FORMER RESTAURANT SPACE  
FOR LEASE  
625 WYCKOFF AVE, WYCKOFF, NJ 07481

Presented By:

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To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective tenant proceeds at its own risk.

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# PROPERTY OVERVIEW

This former 3,500 SF restaurant space is in the heart of downtown Wyckoff, New Jersey. This .6 acre property is located at the signalized corner of Wyckoff Avenue and Franklin Avenue and is one of the first buildings you see coming into town! The accessibility to the building is unmatched for the area. The building features an existing built-out kitchen, seating for 109 patrons, full bar, freezer space, basement storage, and 31 parking spaces!

The surrounding area is densely populated and boasts strong income demographics. The site is nearby many national retailers including Multiple Banks, Dunkin, ShopRite, Walgreens, Stop & Shop, Starbucks, CVS Pharmacy, and many more!

This is the perfect location to open your new business!



## DEAL POINTS

LOCATED AT THE BEST CORNER IN WYCKOFF, NJ!

ZONED: B-1 – CENTRAL BUSINESS

FORMER RESTAURANT SPACE – SEATING FOR 109 PATRONS

31 PARKING SPACES

TRAFFIC COUNTS: 23,409 VPD COMBINED(Wyckoff Ave & Franklin Ave)

## OFFERING SPECIFICATIONS

ASKING RENT	\$40/PSF NNN
SQUARE-FOOTAGE	3,500
LAND SIZE	.6 AC
YEAR BUILT	1757

# LOCATION AERIAL

## POPULATION

6,811	64,206	176,390
1MILE	3 MILES	5 MILES

## HOUSEHOLDS

2,436	22,429	62,749
1MILE	3 MILES	5 MILES

## AVERAGE INCOME

\$270,735	\$260,684	\$243,132
1MILE	3 MILES	5 MILES



## INTERIOR PHOTOS



## EXTERIOR PHOTOS





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