



# 605 MAIN STREET

Hackensack, NJ, 07601 | **Bergen County**

9,306 SF FREESTANDING BUILDING  
ON 0.43 ACRES AVAILABLE FOR SALE

AVAILABLE FOR SALE  
CALL FOR GUIDANCE



**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

**#1**

**Signalized Intersection**

Located on the corner of Main and Linden Streets

**#2**

**Delivered Vacant**

Former Excel Physical Therapy

**#3**

**Strong Demographics**

Over 29K people within 1 mile and an average household income of \$119K

**#4**

**Ample Parking**

Parking lot has 32 parking spaces with easy access to Linden Street

**#5**

**Zoned Neighborhood Business (B-1)**

Permitted uses that aim to protect and promote local and small businesses





# PROPERTY OVERVIEW

**RIPCO Real Estate** has been retained on an exclusive basis to arrange for the sale of **605 Main Street** — Hackensack,NJ.

The Property is a partial two-story retail/medical building, formerly occupied by Excel Physical Therapy. The property will be delivered vacant upon sale.

Situated on 0.43 acres, the property is ideally located on the corner of Linden Street at a signalized intersection. The Property was built in 1986 and renovated in 2006. Nearby retailers include Target, 7-Eleven, Dunkin', Burger King, Aldi, and B&W Bakery.

The Property is also adjacent to Briarwood Commons, a 138-unit apartment complex and is down the road from The Walcott Apartments (235 units) and The Cornerstone Apartments (30-units).

Inquire with our exclusive brokers for more information or to arrange a property inspection.

## PROPERTY SUMMARY

### THE OFFERING

Property Address	605 Main Street
Neighborhood	Hackensack
County	Bergen
Block / Lot	507 / 9
Gross Lot AC	0.43 acres

### BUILDING INFORMATION

Number of Buildings	1
Stories	2
Building Sq. Ft.	9,306 SF
Commercial Units	1
Year Built	1986
	Renovated in 2006

### ZONING INFORMATION

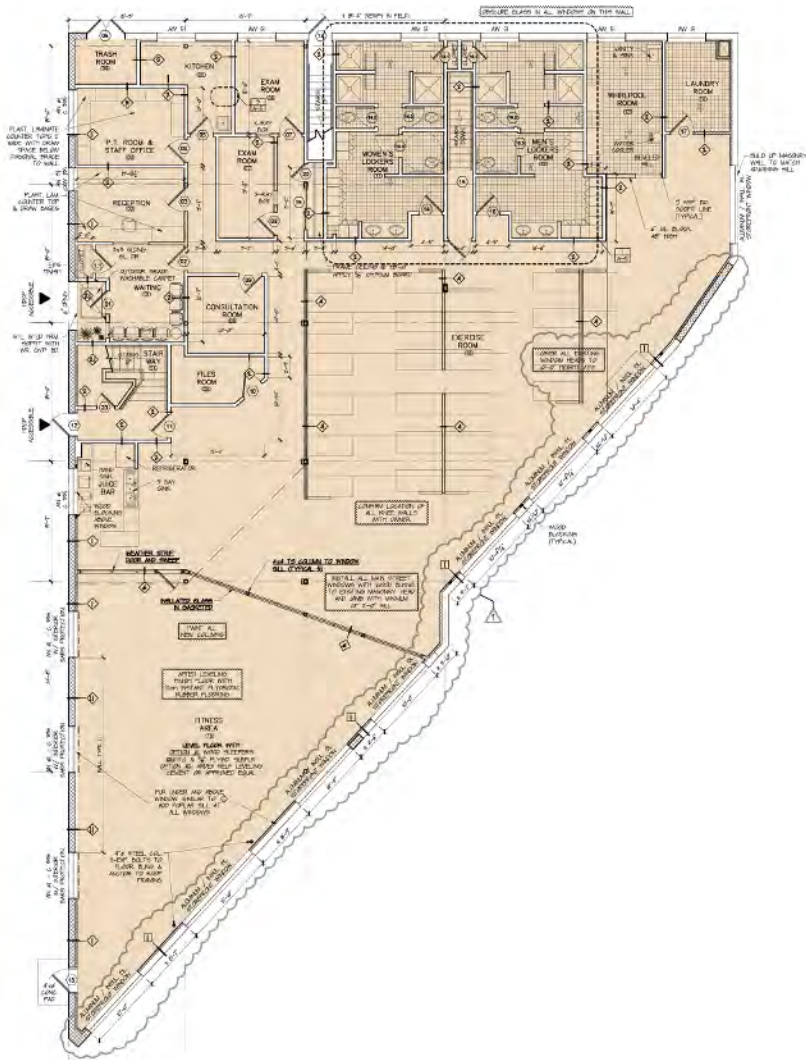
Zoning	B-1 (Neighborhood Business)
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### TAX INFORMATION

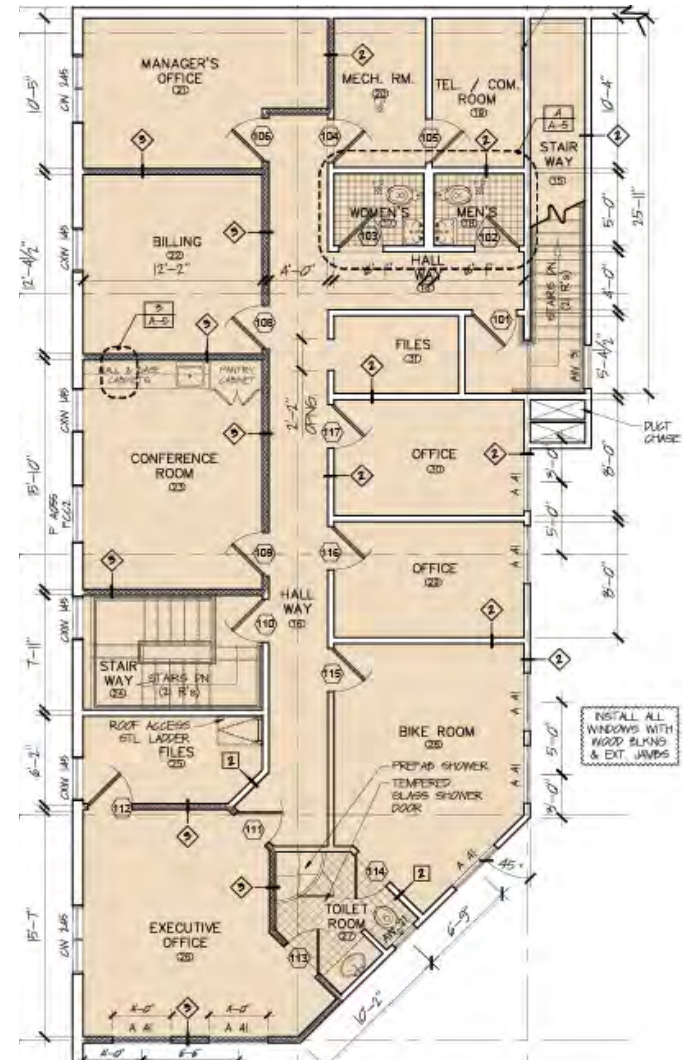
Assessment (2024)	\$3,078,600
Land Value	\$1,057,500
Improvement Value	\$2,021,100
Tax Rate	3.056
Property Tax	\$94,082.02
Tax Class	4A

# BUILDING PLANS

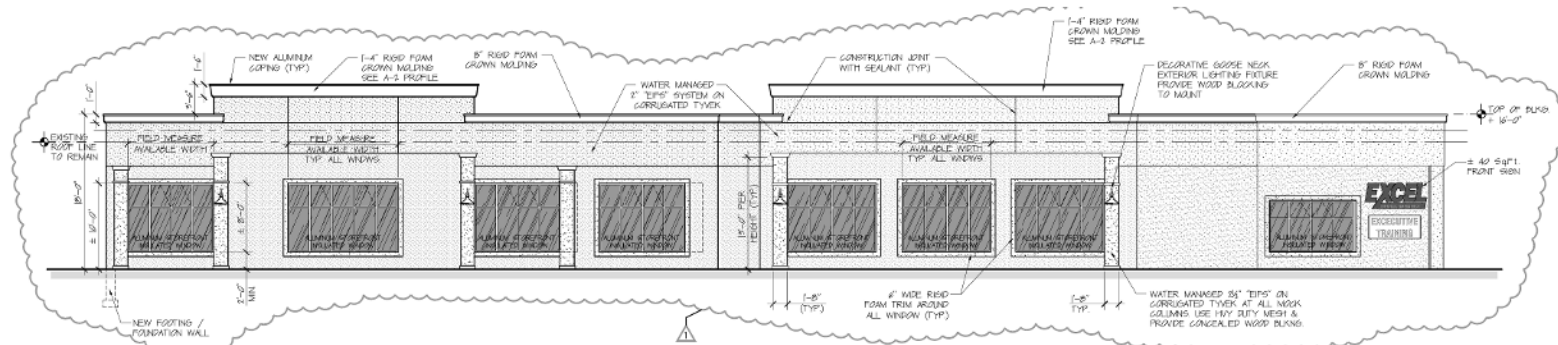
## GROUND FLOOR



MEZZANINE

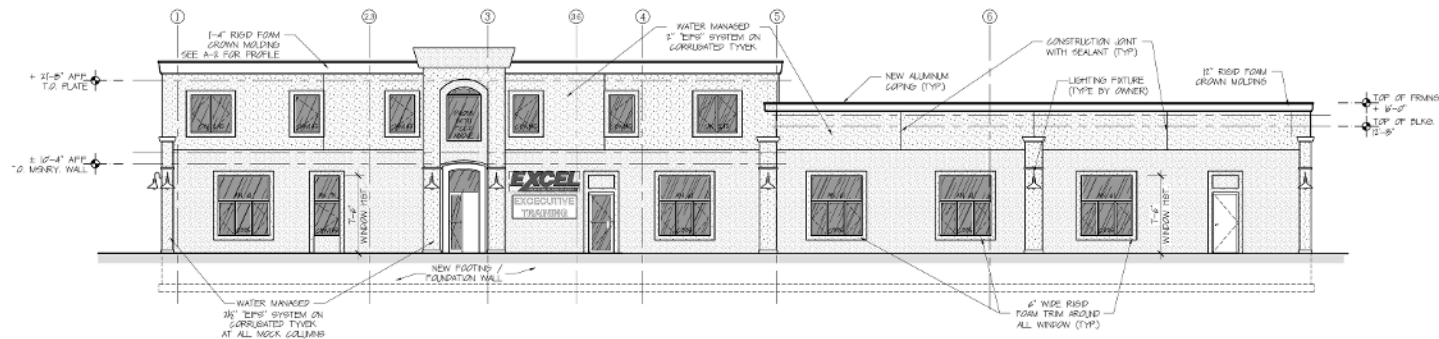


# BUILDING ELEVATIONS



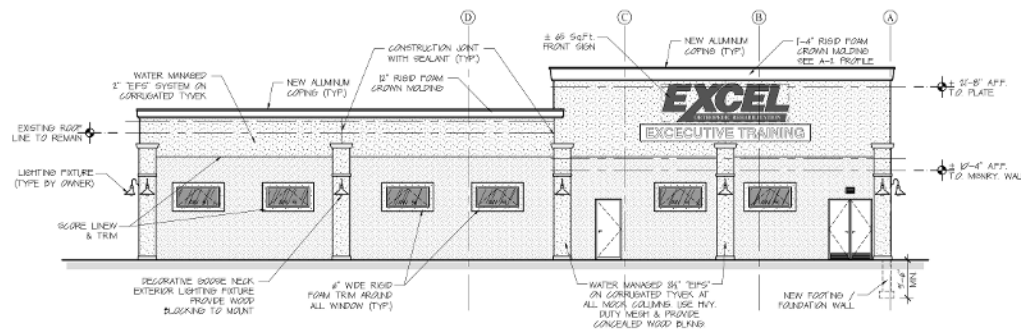
**FRONT ELEVATION**

① SCALE: 1/8"=1'-0"



**REAR ELEVATION**

② SCALE: 1/8"=1'-0"

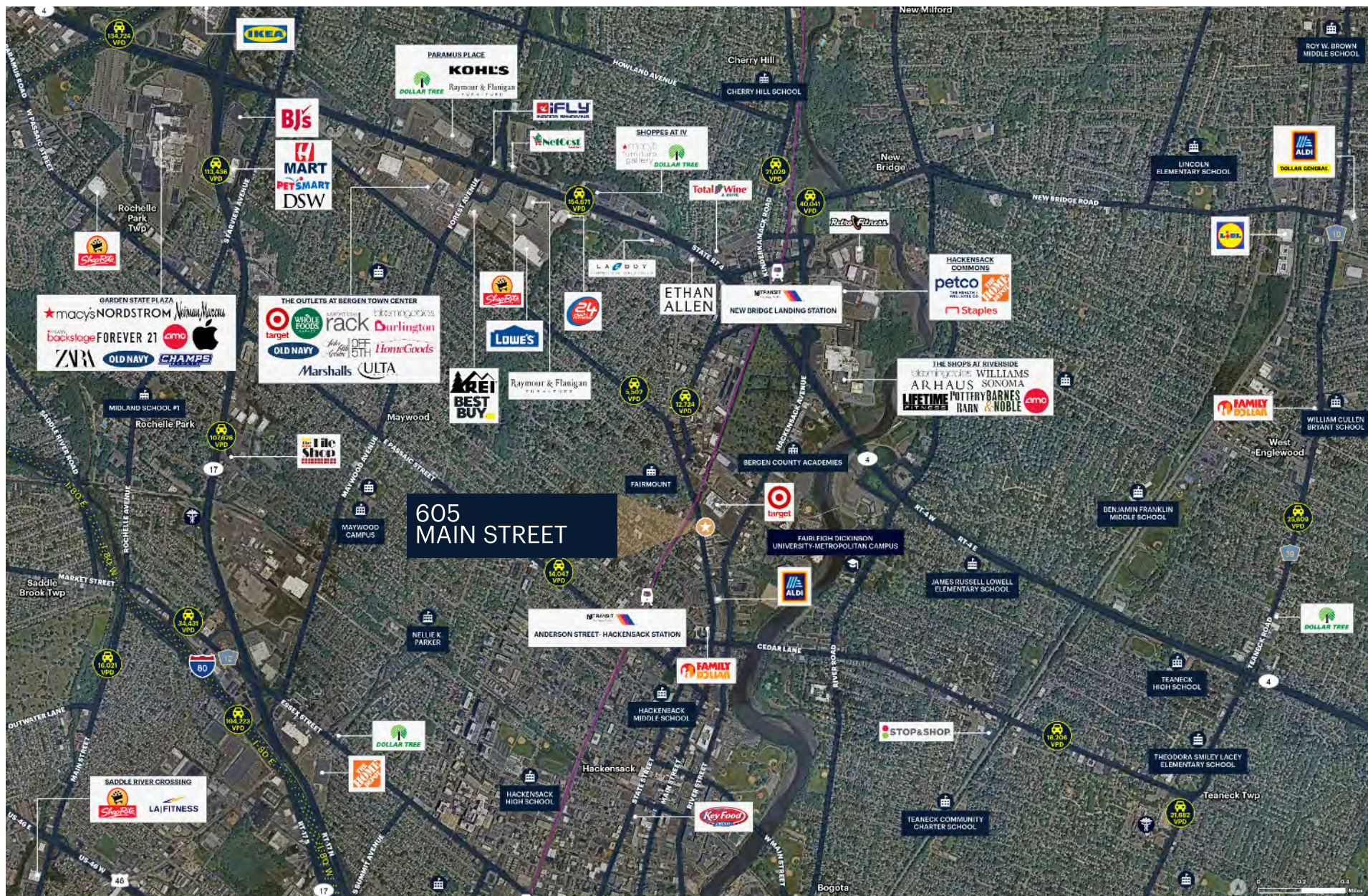


**SIDE ELEVATION**

③ SCALE: 1/8"=1'-0"



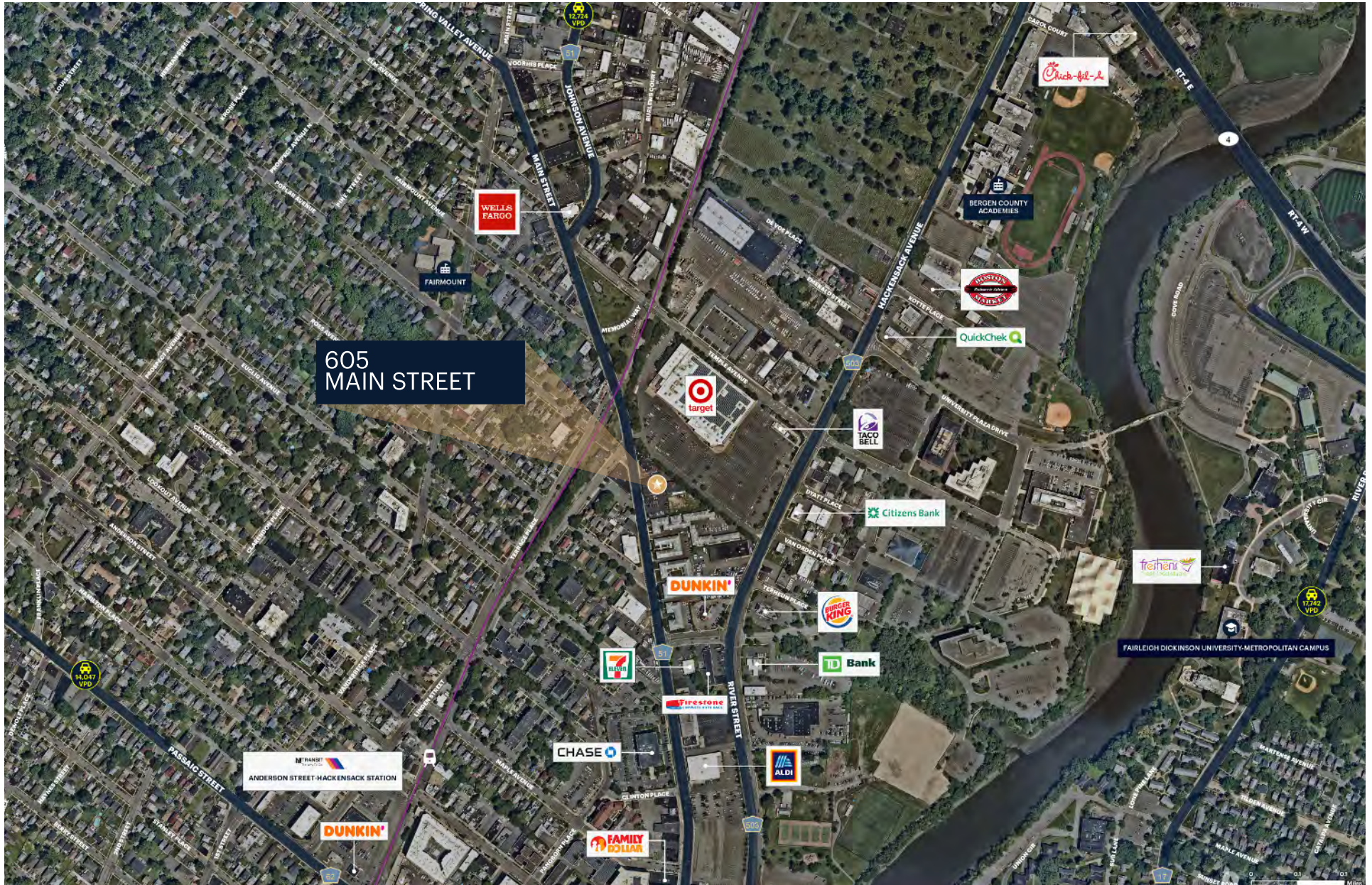
# RETAIL AERIAL





**605 MAIN STREET  
FOR SALE**

# ZOOM AERIAL





## PROPERTY PHOTOS





## MARKET OVERVIEW

**Hackensack**, New Jersey, offers a unique blend of suburban charm and urban energy, making it increasingly attractive to residents and investors alike. The city is in the midst of a notable revitalization, especially in its downtown area, where historic architecture coexists with modern developments like the new Ora residential building. This evolving cityscape is enriched by Hackensack's diverse population— with significant Hispanic, Black, Asian, and White communities.

Hackensack is well-connected via NJ Transit's Pascack Valley Line at New Bridge Landing station and several NJ Transit bus routes. Major highways like Route 4 provide easy access to surrounding areas, and the average commute time is just under 29 minutes, making it a convenient option for those working in New York City or nearby hubs.

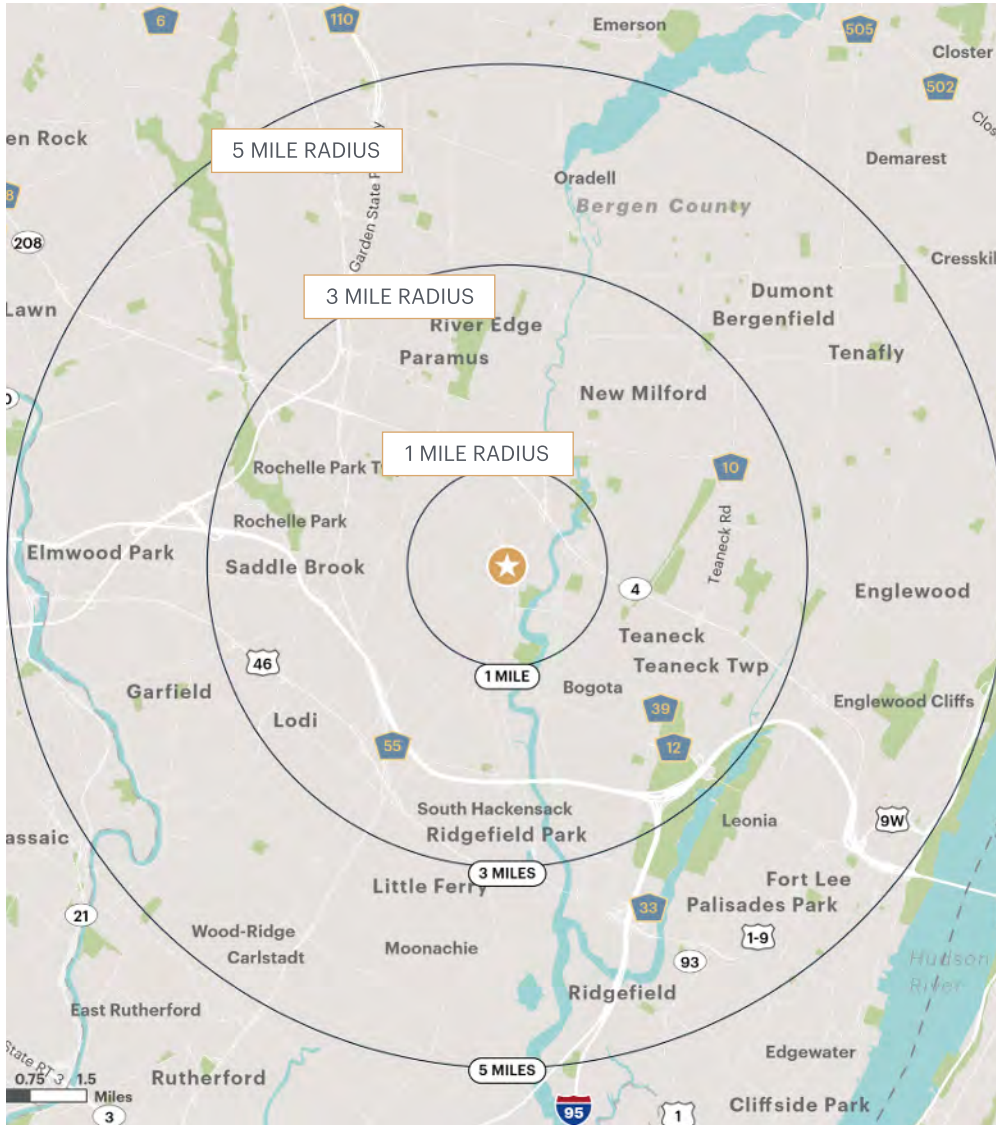
The city also boasts a variety of local attractions such as The Shops at Riverside, a luxury retail mall, the Hackensack Riverwalk, a scenic outdoor space for recreation, and cultural venues like the Hackensack Performing Arts Center (HACPAC) and the Bergen County Historical Society.

These features, combined with strong demographic trends and ongoing development, position Hackensack as a vibrant and promising market for property investment.





## AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	29,615	209,470	547,881
Number of Households	12,694	77,776	201,225
Average Household Income	\$119,531	\$142,627	\$144,023
Median Household Income	\$86,775	\$104,532	\$103,703
College Graduates	10,616 48.2%	68,825 45.5%	236,788 43.2%
Total Businesses	1,956	9,955	23,227
Total Employees	23,233	120,506	263,238
Daytime Population	36,144	217,863	525,549



# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES

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**RIPCO**  
INVESTMENT SALES

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