

RETAIL PROPERTY FOR LEASE

328 NEW JERSEY 17

Carlstadt, NJ 07072

CENTURY 21
COMMERCIAL.

Semiao & Associates



PROPERTY DESCRIPTION

Introducing an exceptional lease opportunity at 328 New Jersey 17, Carlstadt, NJ, 07072. This versatile property offers an ideal location for a diverse range of businesses. The expansive space is perfectly suited for retail stores, furniture and appliance stores, showrooms, convenience stores, cafes, delis, bakeries, catering establishments, offices of various kinds, medical and dental practices, as well as educational or instructional facilities. With its adaptable layout, this property accommodates the needs of different business types, making it an unparalleled choice for a wide variety of ventures. Don't miss out on the chance to bring your vision to life in this prime commercial space.

PROPERTY HIGHLIGHTS

- Permitted use: Retail stores, Furniture and appliance stores, Showrooms (indoor), Convenience stores, Cafés & coffee shops, Delicatessens, Bakeries, Catering establishments, Office & Professional, Business and administrative offices, Medical offices, Dental offices, Legal, accounting, insurance, real estate offices, Professional service establishments, Banks and financial institutions

OFFERING SUMMARY

Lease Rate:	\$0.00 - 9,980.00 per month (NNN)
Number of Units:	4
Available SF:	0 - 2,397 SF
Lot Size:	30,000 SF
Building Size:	7,024 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	414	2,099	7,050
Total Population	1,094	5,204	17,459
Average HH Income	\$122,114	\$109,652	\$125,996



Maggie Abdo-Manno,

CCIM

201.892.9933

maggie@ccim.net



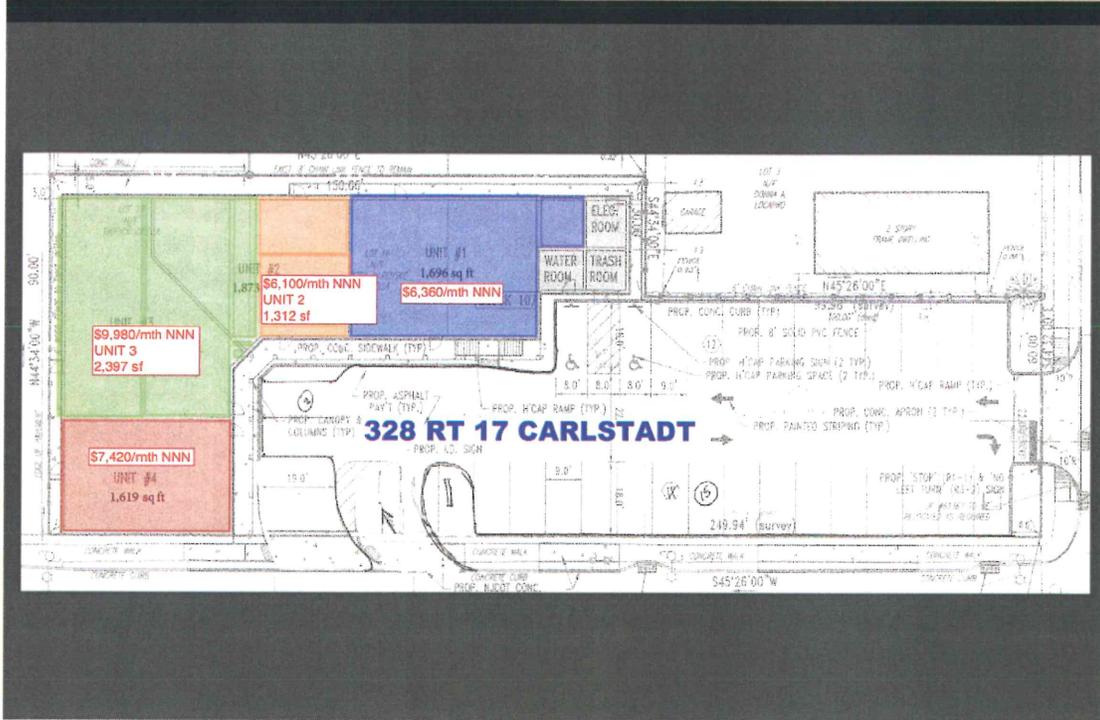
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	0 - 2,397 SF	Lease Rate:	\$0.00 - \$9,980.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	0 SF		Negotiable	-
1	Available	1,619 SF	NNN	\$6,360 per month	-
2	Available	1,312 SF	NNN	\$6,100 per month	-
3	Available	2,397 SF	NNN	\$9,980 per month	-
4	Available	1,619 SF	NNN	\$7,420 per month	-
For Lease	Available	0 SF		Negotiable	-



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328 Rt 17 South LLC							
Estimated RET, Insurance, Utilities and Cam							
As of Yr end 2025 for Yr 2026							
No	Definition	Estimated	Estimated	Estimated	Building size	Estimated per sf	Unit 1 Annual
1	Estimated Real Estate Tax						
	Carlstadt Estimated Tax Year	\$ 3,000,000	1.661%	\$ 49,830	7,024	\$ 7.09	\$ 12,031.85
	for Commercial is 1,661 %						
	Carlstadt using Fair Market Value						
	as Assesment Value						
2	Estimated Insurance						
	Property Insurance	\$5,020				\$ 1.71	\$ 2,902.32
	General Liability	\$7,000					
3	Estimated Utilities	Common Area	Estimated				
	PSE&G and Water	Front and backyard PSE&G	Parking lot, sign,Adv	\$ 7,000		\$ 1.00	\$ 1,690.21
		Water		\$ 2,000		\$ 0.28	\$ 482.92
4	Estimated CAM	Landscaping & Maintenance		\$ 5,000		\$ 0.71	\$ 1,207.29
		Snow not included					
					Estimated	\$ 10.80	\$ 18,314.58
						Estimated Per month	\$ 1,526.21

SIZE OF THE UNITS	SQ F OF EACH UNIT	
UNIT 1	1696	24.15%
UNIT 2	1312	18.68%
UNIT 3	2397	34.13%
UNIT 4	1619	23.05%
TOTAL	7024	

LEGEND

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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