

204 Maple Drive  
WYCKOFF, NJ 07481

5.6 Acres For Sale Zoned for  
61 Multi-Family Units



 RENDERED FRONT ELEVATION  
A-2009 SCALE: NTS.



 RENDERED REAR ELEVATION  
A-2009 SCALE: NTS.

 For more information  
John J. Schilp, Senior Vice President  
973 463 1011 x174 | [jschilp@naihanson.com](mailto:jschilp@naihanson.com)

Outstanding Developer  
Opportunity!

Discover 5.6 acres in one of Bergen County's most sought-after communities, offering the rare chance to develop 61 luxury residential condominiums—51 of which are market-rate. Perfectly suited for empty nesters looking to stay close to home, this prime location combines upscale living with small-town charm. With zoning already in place and site plan approvals underway, this is a turnkey opportunity for visionary developers.

Price/Details Upon Request  
**[NDA Required \(click here\)](#)**

**NAI**James E. Hanson

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Rendered  
Elevations



1 RENDERED FRONT  
©-2009 SCALE: NTS.



Rendered  
Left Elevation



Rendered  
Right Elevation

2 RENDERED REAR ELEVATION  
©-2009 SCALE: NTS.

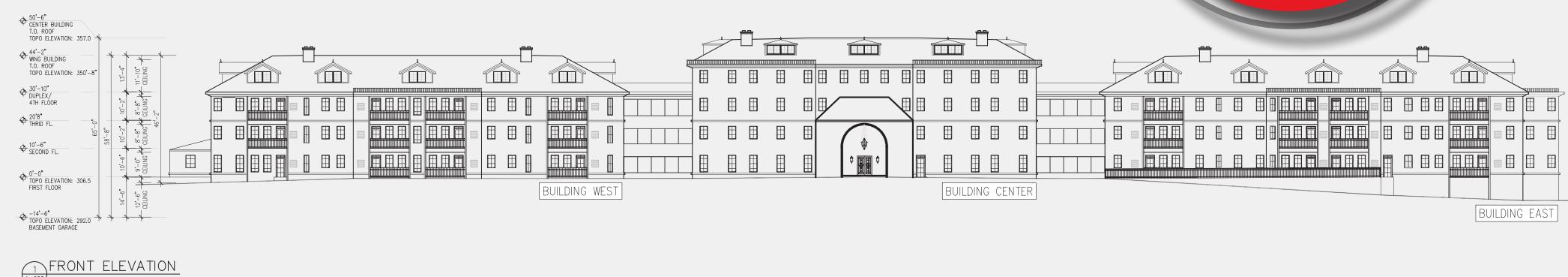
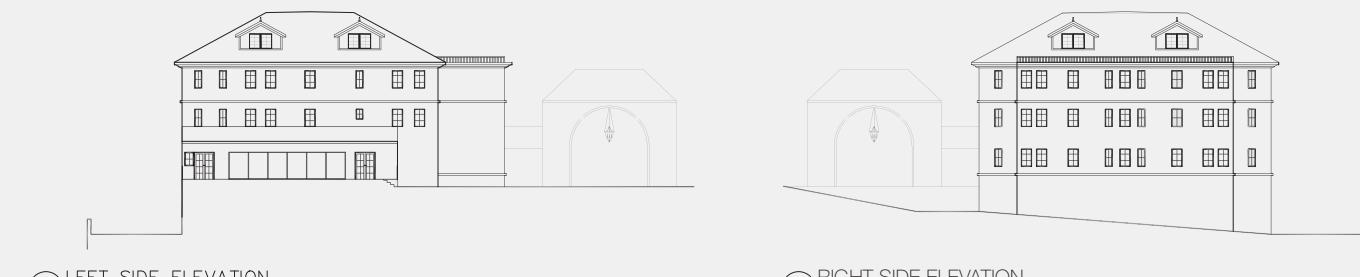
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# 204 Maple Drive

## WYCKOFF, NJ 07481

# Elevation Measurements



**Click Here**  
**For Full**  
**Architectural**  
**Concept Plans**

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Aerial  
Parcel Overlay



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# Road Map

DESTINATION	DISTANCE
George Washington Bridge	20.0 miles
Governor Cuomo Bridge	33.0 miles

## MASS TRANSPORTATION

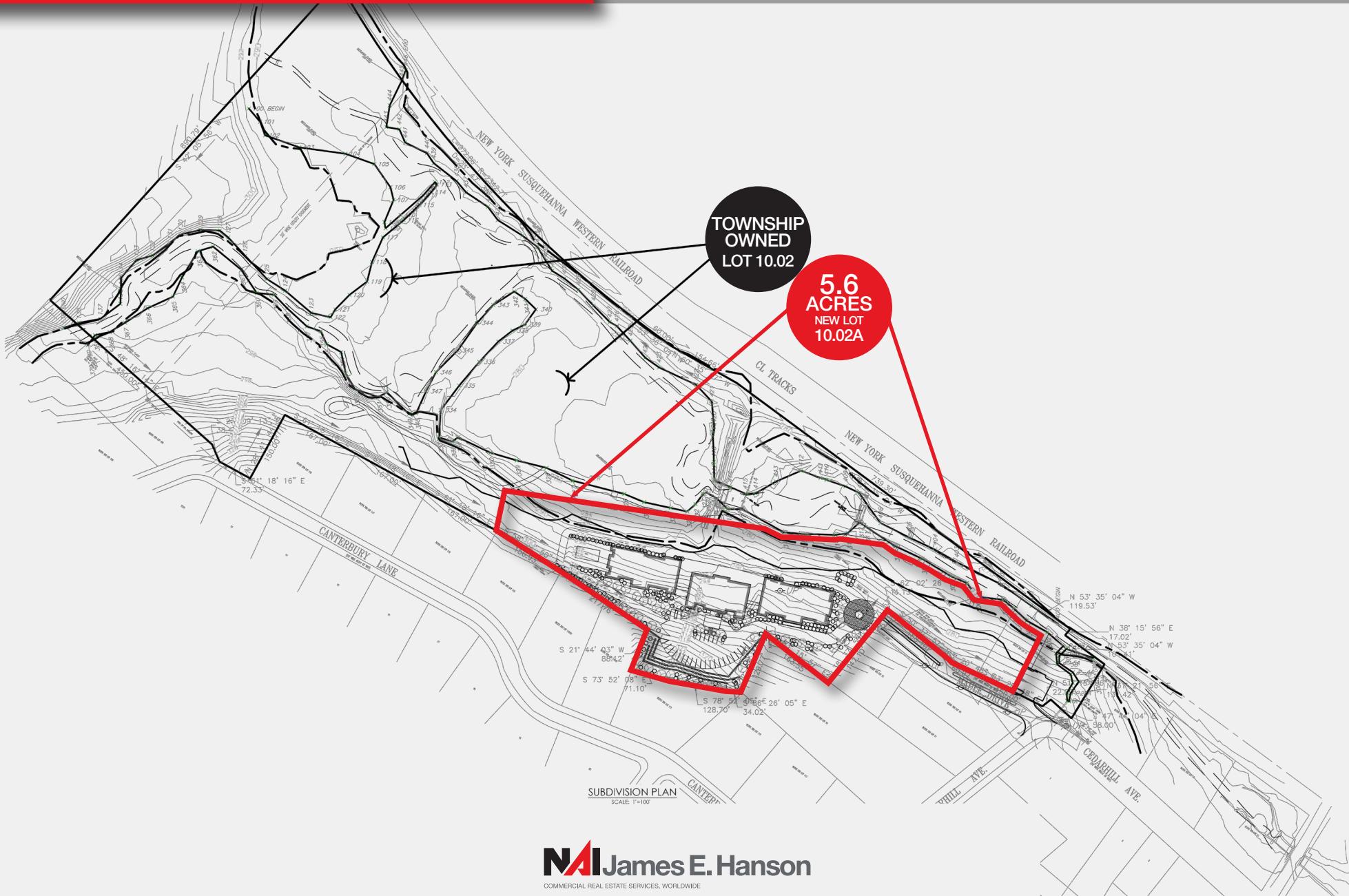
NJ Transit to Port Authority  
(1hr 46 min): 11 minute walk  
to Central Ave at Greenwood  
Ave Station.



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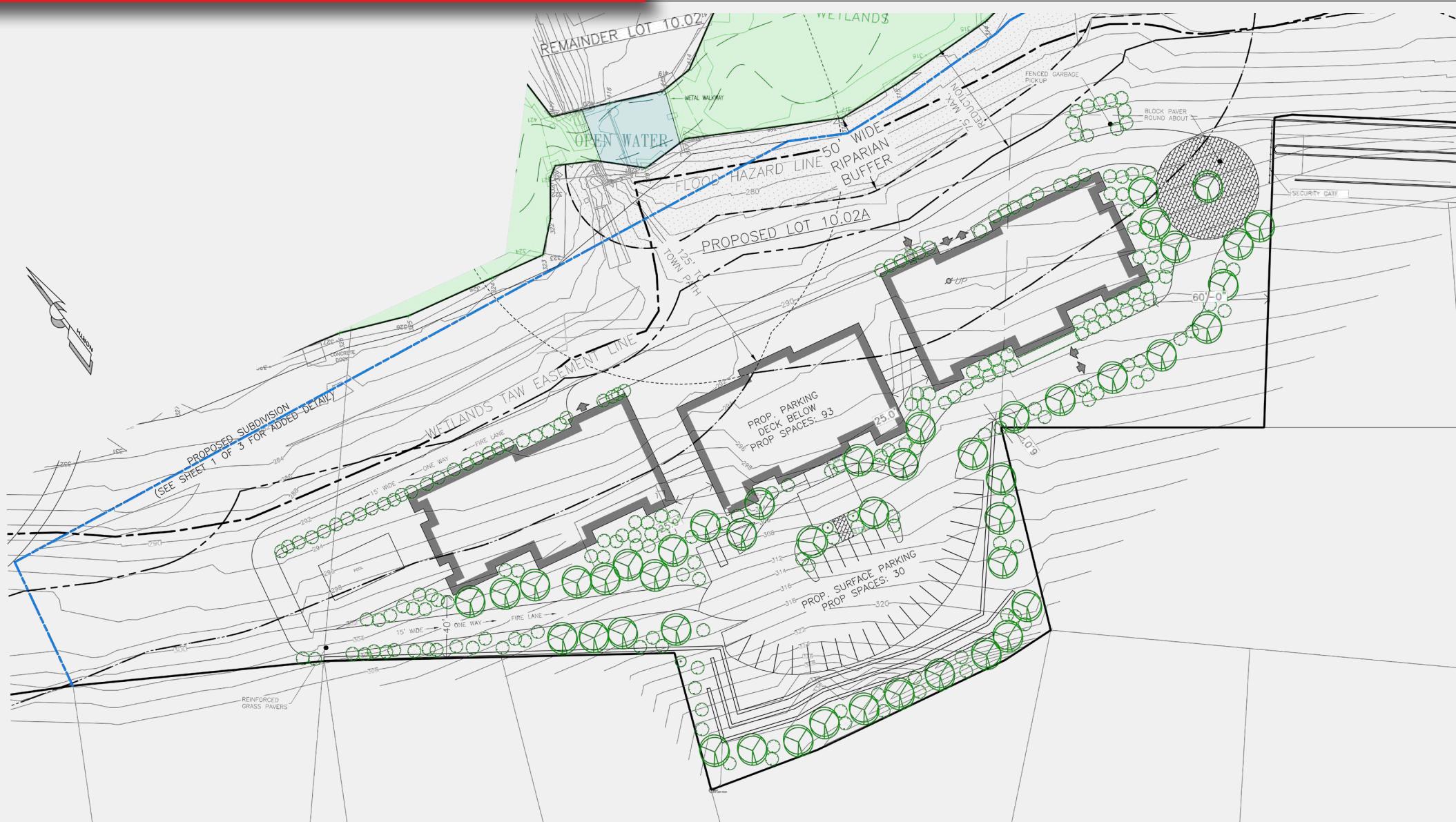
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## Site Plan



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# Concept Development Plan



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# Demographics 1-3-5 Miles

## Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	2.77	27.02	76.94
Density(Population Per Square Mile)	3,261	3,085	3,078

## General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	4,343	40,411	114,579
Female	4,680	42,941	122,282
Density	3,261	3,085	3,078
Urban	9,023	83,352	236,533
Rural	--	--	328

## Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	7,665	75,536	214,607
Population (2000)	8,616	78,864	229,770
Population (2010)	8,884	81,082	231,876
Population (Current)	9,023	83,352	236,861
Population (5 Yr. Forecast)	9,010	83,386	237,165
Percent Growth (Current Yr./Previous Yr.)	1.55%	2.71%	2.21%
Percent Forecast (5 Yr. Forecast/Current Yr.)	-.19%	.04%	.13%

## Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	45	45	43
Aged 0 to 5	546	5,163	14,912
Aged 6 to 11	826	7,091	19,346
Aged 12 to 17	866	7,704	20,752
Aged 18 to 24	487	4,310	16,167
Aged 25 to 34	654	6,705	23,439
Aged 35 to 44	1,131	10,627	30,178
Aged 45 to 54	1,292	11,654	31,327
Aged 55 to 64	1,300	12,247	33,253
Aged 65 to 74	980	9,842	26,570
Aged 75 to 84	614	5,473	14,228
Aged 85+	327	2,536	6,689
Total Population	9,023	83,352	236,861

## General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$151,048	\$170,402	\$147,134
Total Household Income	\$630,490,560	\$6,543,465,147	\$15,364,183,909
Average Household Income	\$192,811	\$217,593	\$183,780
Per Capita Income	\$69,876	\$78,504	\$64,866
Avg Family Income	\$226,636	\$244,974	\$204,043
Family Income, Per Capita	\$69,343	\$75,073	\$62,181

## Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	126	860	3,621
\$15,000 - \$24,999	90	716	3,032
\$25,000 - \$34,999	91	893	3,538
\$35,000 - \$49,999	171	1,485	5,260
\$50,000 - \$74,999	410	2,820	8,510
\$75,000 - \$99,999	341	2,582	7,782
\$100K - \$125K	194	2,523	7,546
\$125K - \$150K	265	2,358	7,084
\$150K - \$200K	454	3,943	9,963
Over \$200K	1,128	11,892	27,265
Total Households	3,270	30,072	83,601



1 Mi. \$192,811    3 Mi. \$217,593    5 Mi. \$183,780



1 Mi. 9,023    3 Mi. 83,352    1 Mi. 236,861