



LANDMARK
REAL ESTATE COMPANY

3,500SF FORMER RESTAURANT SPACE

FOR LEASE

625 WYCKOFF AVE, WYCKOFF, NJ 07481

Presented By:

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This Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

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
1 MILE	3 MILES	5 MILES

HOUSEHOLDS

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

AVERAGE INCOME

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



INTERIOR PHOTOS





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