



Retail Development Ground Lease or Build To Suit Opportunity

54 Pompton Avenue
Cedar Grove, NJ

Property Overview

- Four-acres retail development site on Pompton Avenue in Cedar Grove.
- Property is adjacent to the diner on Pompton Avenue.
- Possible cross access.
- Ground lease preferred
- No drive-thru permitted for fast food or QSR
- Located in the RC zone (Restricted Commercial District)

Financials

- Asking rent: Upon request
- Extras: TBD
- Real estate taxes: \$36,299 per annum 2020

Traffic Counts

- Pompton Avenue: 18,605 VPD

Demographics



Population



Avg. HH Income

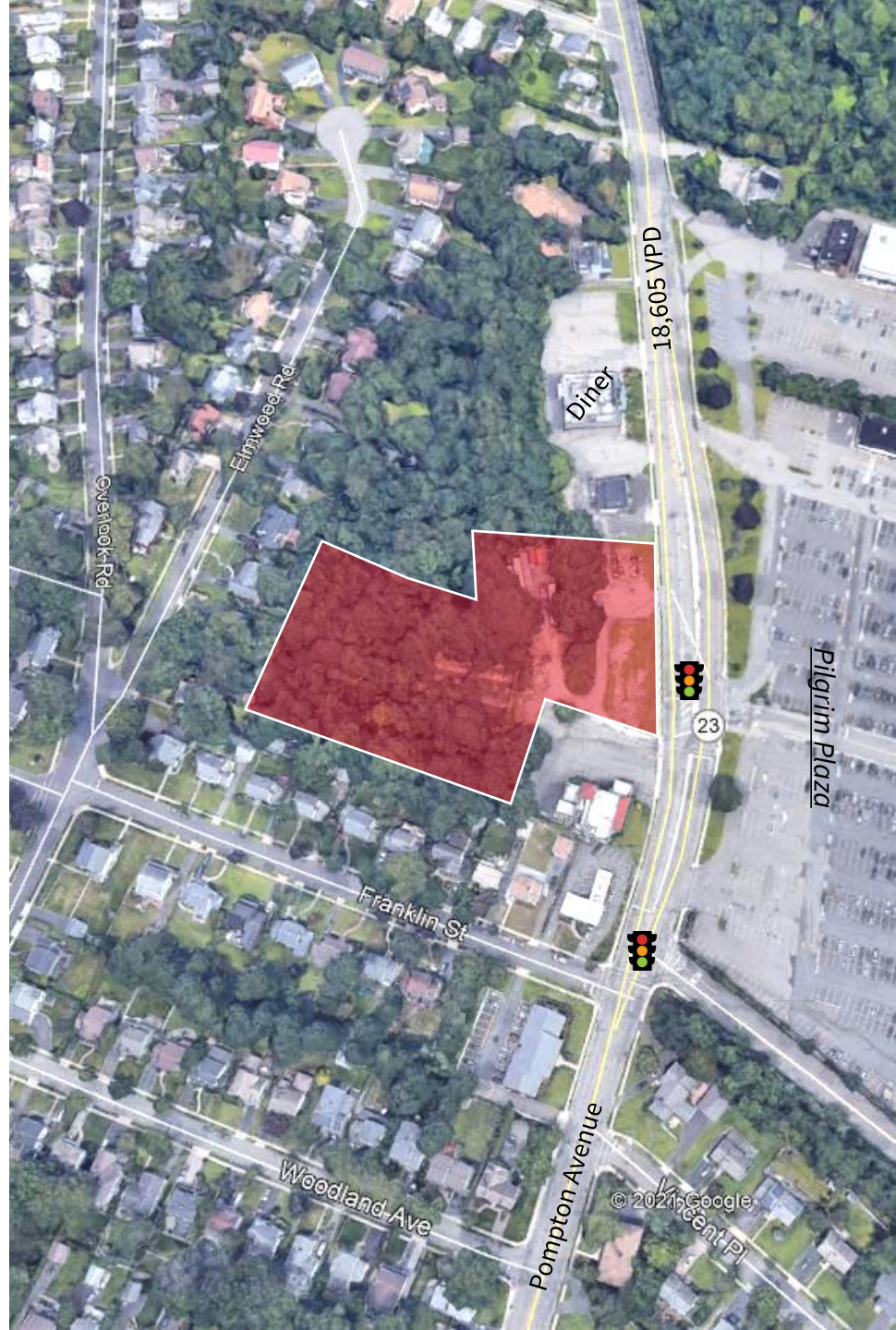


Employees

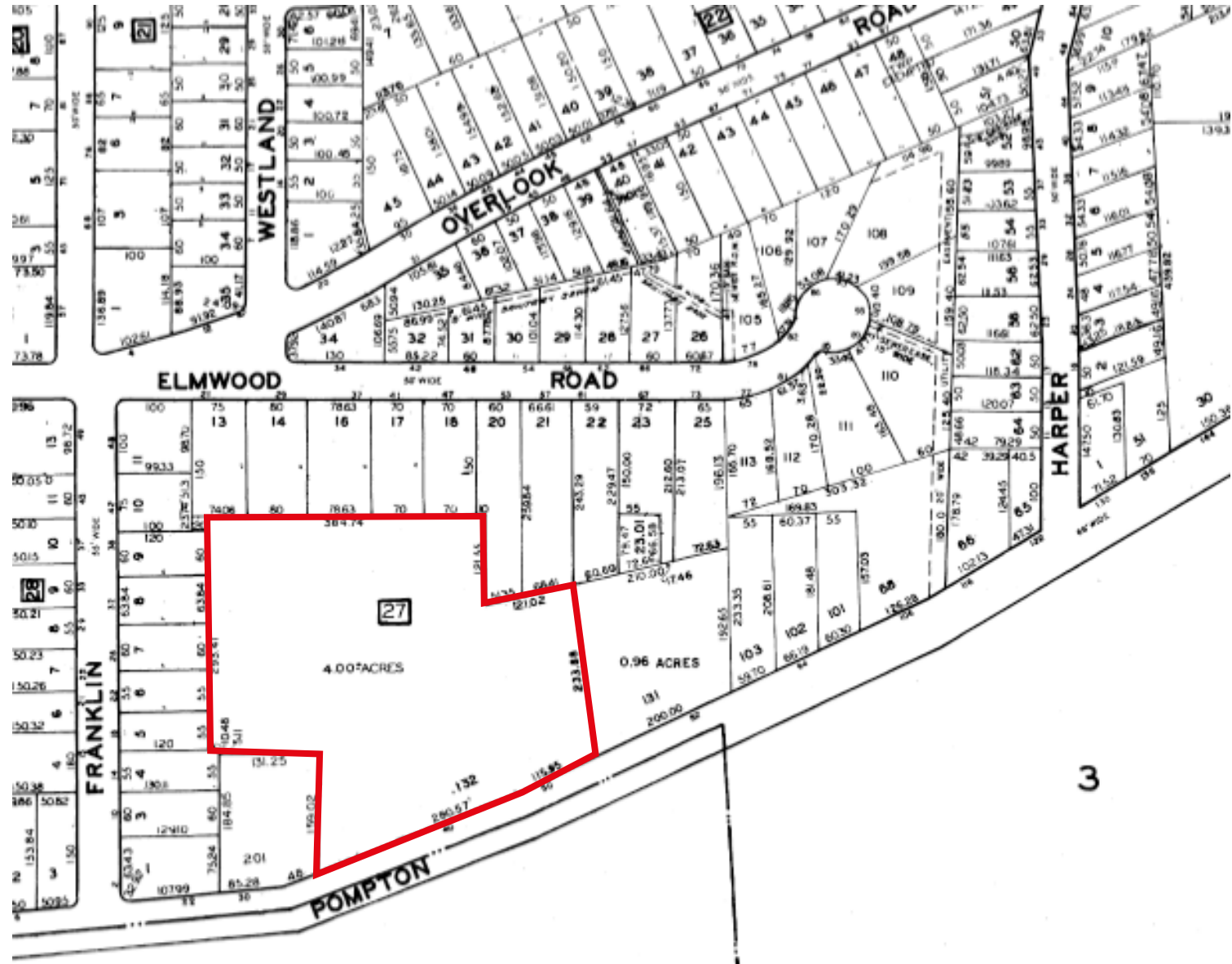


Businesses

1-Mile	15,519	\$182,521	4,580	557
3-Mile	134,080	\$172,191	43,655	4,818
5-Mile	428,745	\$128,602	175,275	16,152



Tax Map



Market Aerial



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