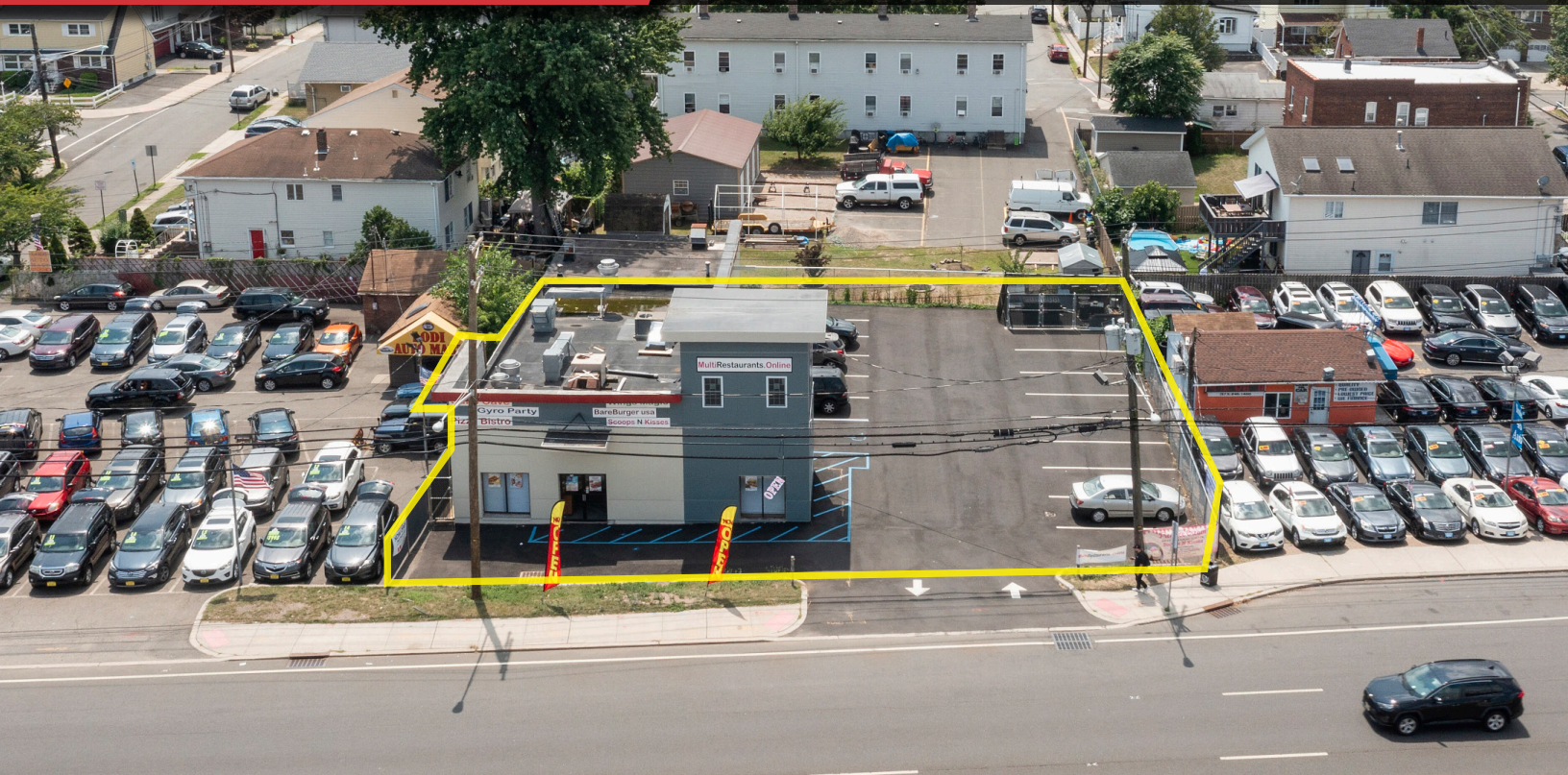


72-74 Route 46E
LODI, NEW JERSEY

±3,000 SF
RETAIL FOR SALE



EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 72-74 US Route 46 East, Lodi, NJ 07644 (the "Property") a freestanding ±3,000 SF retail/restaurant building in a prime location on eastbound Route 46. The free standing building was gut renovated and features high ceilings and an open floor plan, which offers flexibility for various business. All new plumbing & water heater, all new natural gas lines, brand new roof top HVAC, All newly upgraded 3-phase - 400 amps power with two main circuit breaker panels. Restaurant features three separate brand-new cooking hood systems - turn key restaurant - restaurant equipments are separate and negotiable. Exterior features brand new parking lot with 18 parking spaces - new fencing and extra-large signage package.

Property is right at NYC bus stop, only 12 miles from George Washington bridge on Route 46 East, with easy access to Route 17, 4 and Interstate 80, 95, Garden state Parkway. Great neighborhood, in between two Wal-Mart, Coscto, many restaurants / businesses, populated area near exit / entry ramp and direct entry / exit from local route 46 east into the parking lot. Great price for quick sale.

Also, located in the qualified opportunity zone (QOZ), which also qualifies for beneficial tax treatment.

Contact listing agent to arrange a private tour and discuss the possibilities.

LIST PRICE: \$1,200,000

CONTACT EXCLUSIVE AGENTS TO ARRANGE A PRIVATE TOUR

Jonathan M. Kristofich
Vice President
201 488 5800 x103
jkristofich@naihanson.com

Ayush Patel
Associate
201 488 5800 x127
apatel@naihanson.com

Michael Hanson
Associate
201 488 5800 x125
mhanson@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

72-74 Route
LODI, NEW JERSEY 46E

PROPERTY DETAILS

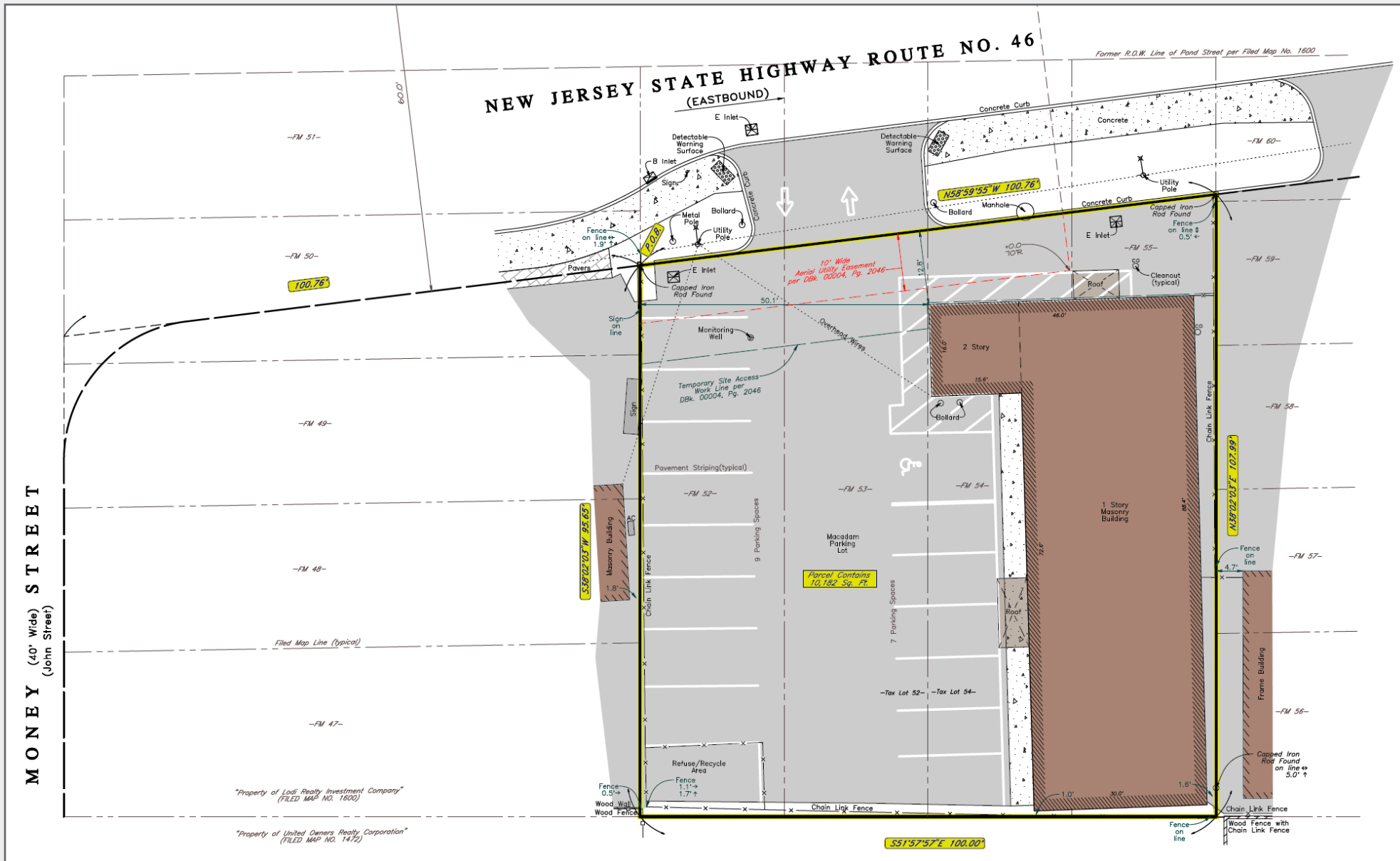


NEW YORK CITY

PROPERTY SUMMARY

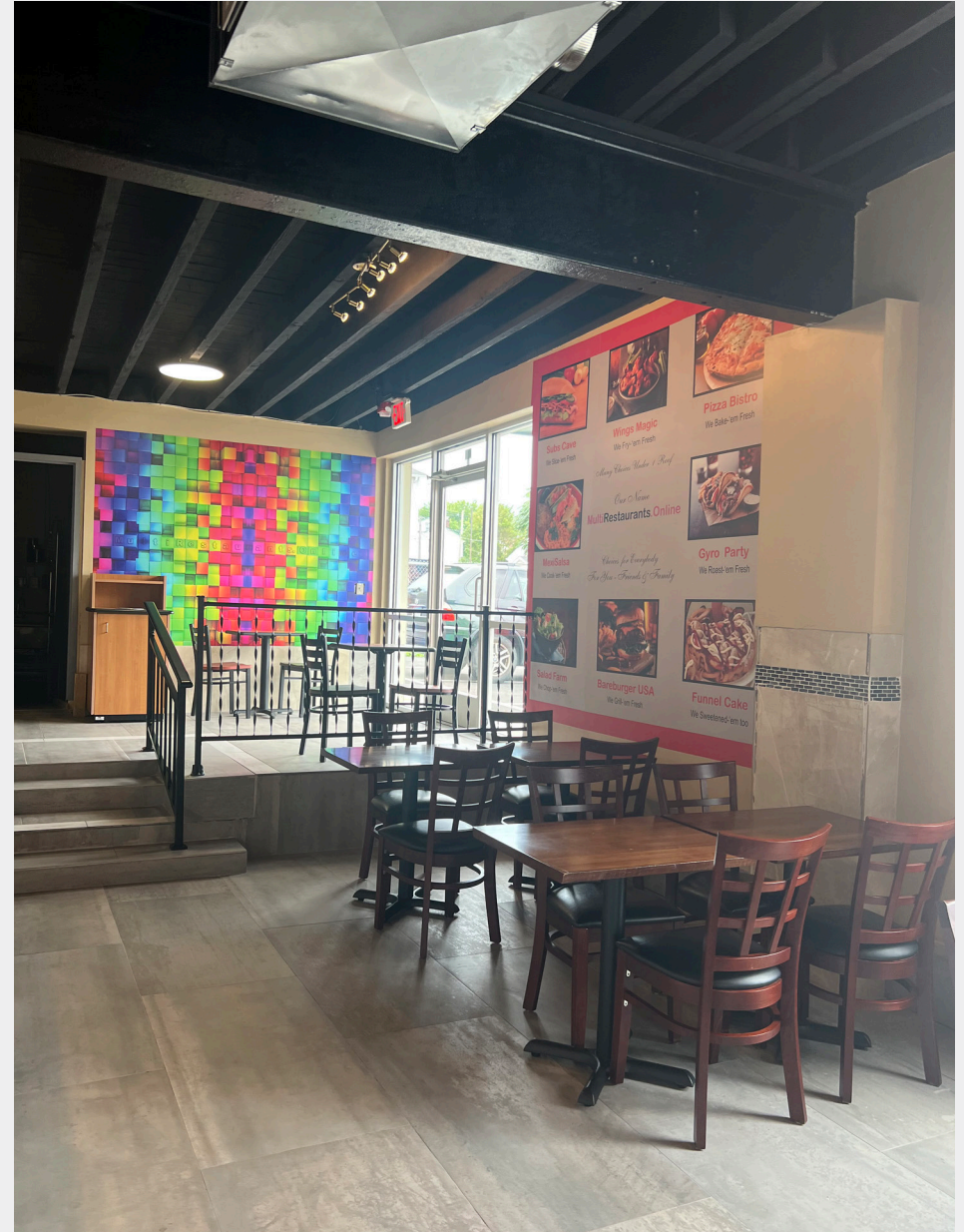
| | |
|----------------------|---------------------|
| Address | 72-74 Route 46 East |
| Municipality | Lodi |
| County | Bergen |
| Block/Lot | 157 / 52 & 54 |
| Tax Class | 4A (Commercial) |
| Zoning | C-H |
| Lot Size | 0.23 Acre |
| Real Estate Taxes | \$15,034.38 |
| Building Size (SF) | ±3,000 |
| Traffic Count (AADT) | Route 46: 44,060 |



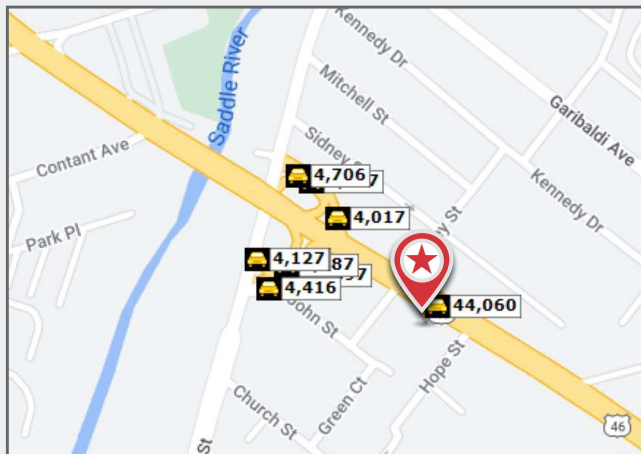


72-74 Route 46E
LODI, NEW JERSEY

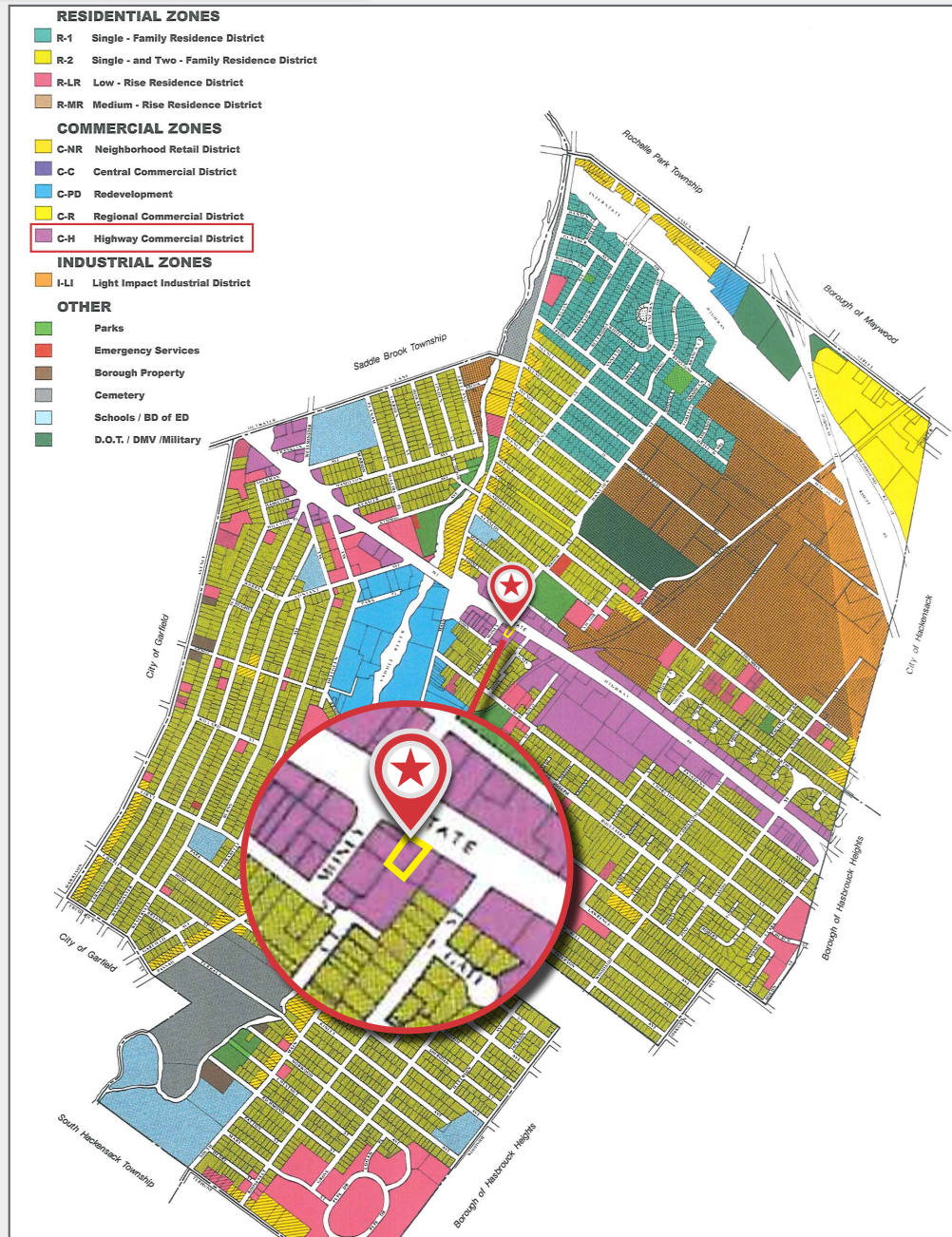
ADDITIONAL
PHOTOS



TAX MAP & TRAFFIC COUNT



NA James E. Hanson
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE



C-H Highway Commercial District.

(1) Purpose. The purpose of the C-H Highway Commercial District is to provide for the goods and services for local and regional customers passing through Lodi to and from regional destinations.

(2) Permitted principal uses. The following principal permitted uses shall be permitted in the C-H Highway Commercial District.

- (a) Retail trade.
- (b) Retail services.
- (c) Personal services.
- (d) Business services.

- (e) Restaurants.
- (f) Eating and drinking establishments.
- (g) Drive-through restaurants in accordance with § 585-10L.
- (h) Shopping centers in accordance with § 585-100.
- (i) Commercial recreation facilities.
- (j) Automobile sales establishments in accordance with § 585-10L.
- (k) Building supply establishments.
- (l) Garden centers.
- (m) Hotels and motels in accordance with § 585-10K.
- (n) General and business office.
- (o) Automotive supply stores.

**CLICK HERE FOR FULL
ZONING & REQUIREMENTS**

72-74 Route 46E

LODI, NEW JERSEY

REGIONAL MAP

