

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

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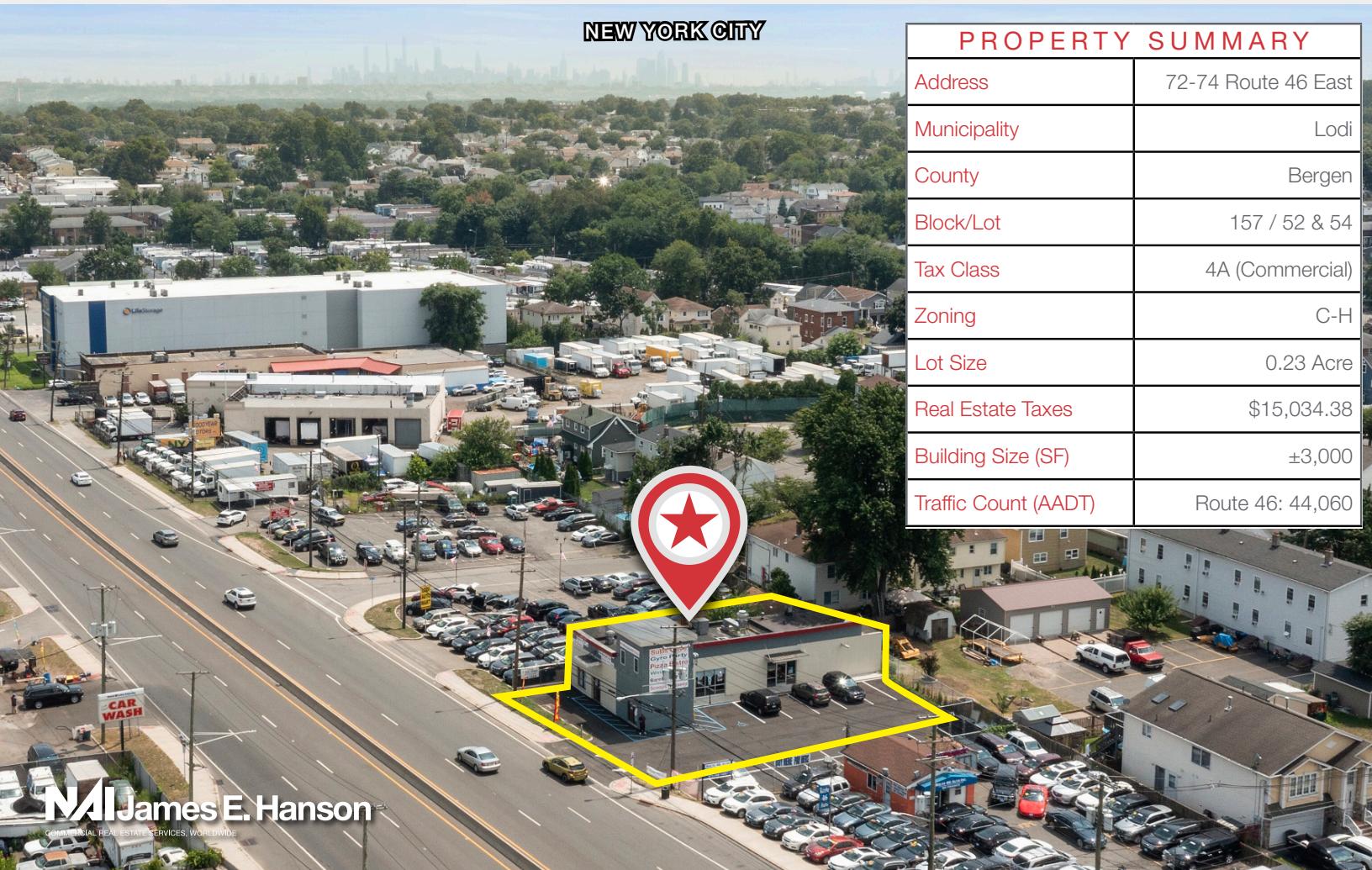
72-74 Route 46E

LODI, NEW JERSEY

PROPERTY DETAILS



NEW YORK CITY



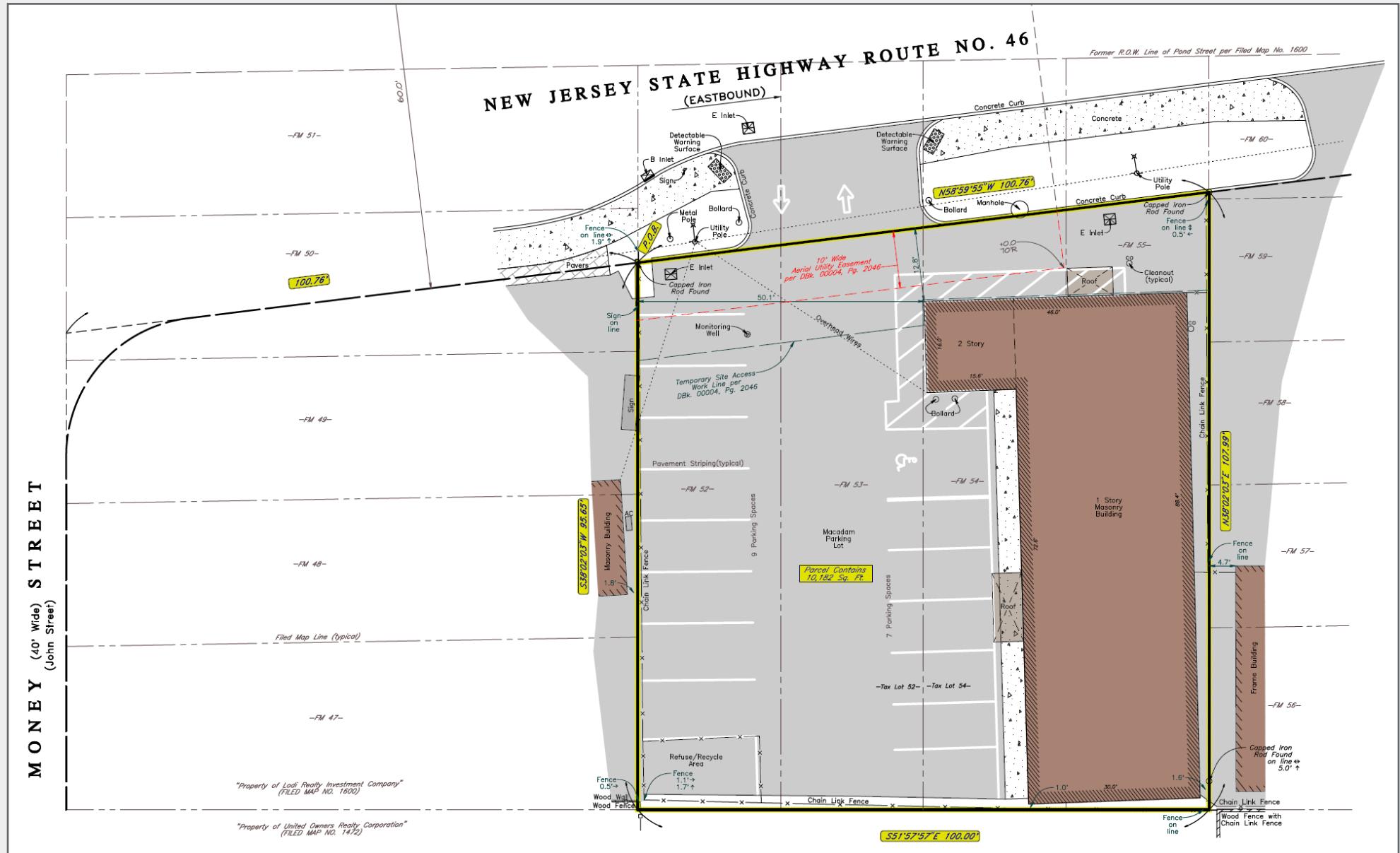
PROPERTY SUMMARY

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

LODI, NEW JERSEY

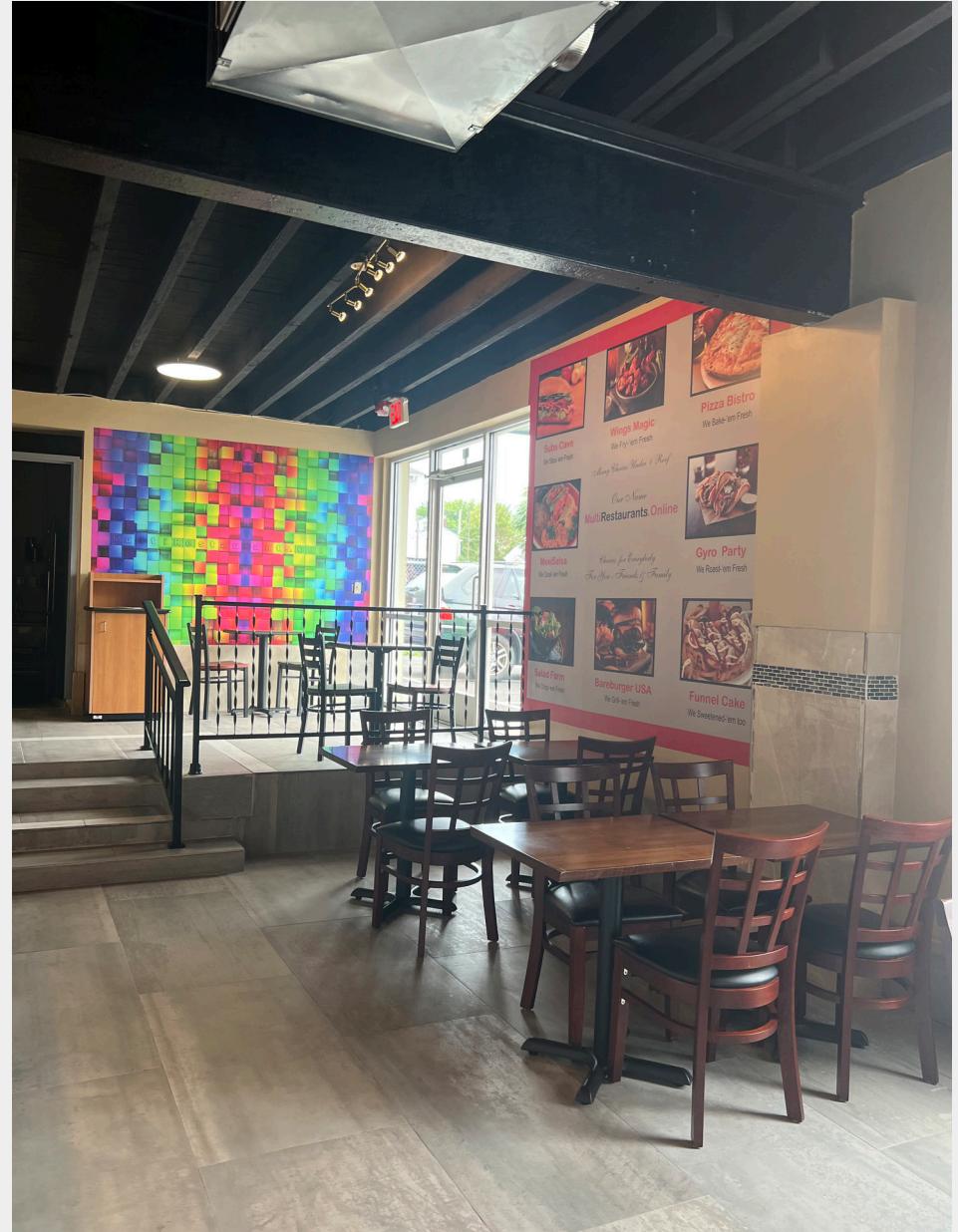
PROPERTY SURVEY



72-74 Route 46E

LODI, NEW JERSEY

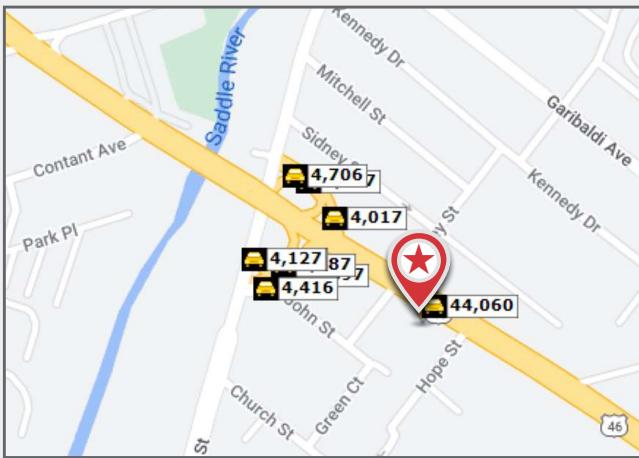
ADDITIONAL PHOTOS



72-74 Route 46E

LODI, NEW JERSEY

TAX MAP
& TRAFFIC COUNT

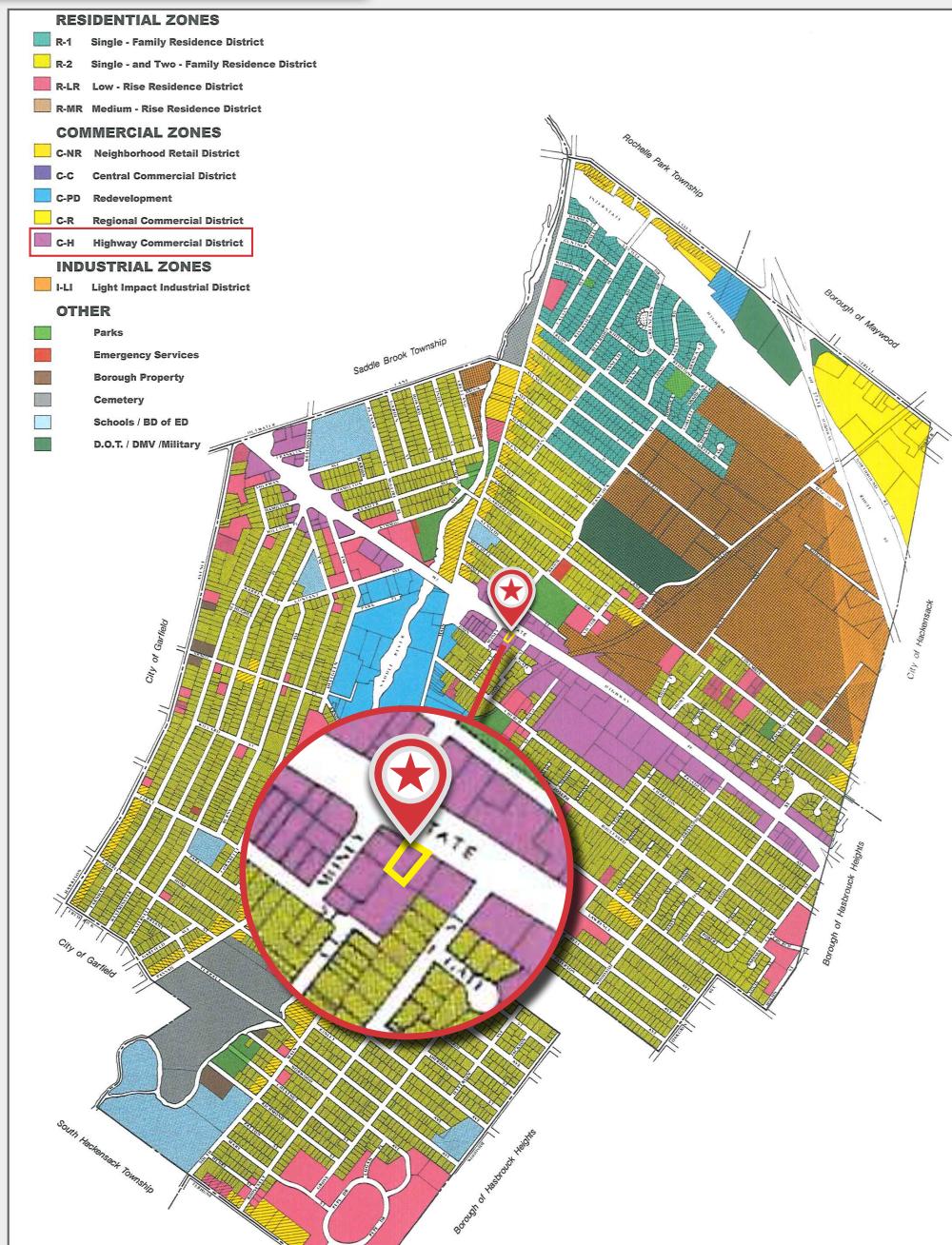


Street	Cross Street	Count Year	Avg Daily Volume	
1	US Rte 46	Money St	2022	44,060
2	US Rte 46	Main St	2020	4,017
3	Main St	US Hwy 46	2022	11,897
4	Main St	US Hwy 46	2022	4,487
5	Main St	US Rte 46	2020	4,456
6	Main St	US Hwy 46	2022	4,416
7	Main St	US Rte 46	2020	4,165
8	Main St	US Hwy 46	2022	4,127
9	Main St	US Hwy 46	2022	5,707
10	Main St	US Rte 46	2020	4,706

72-74 Route 46E

LODI, NEW JERSEY

ZONING MAP & INFORMATION



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 § 585-10O.
- (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

