

FOR GROUND LEASE

SITE

S



187-189 Belvidere Road, Belvidere, NJ

8,000 - 24,000 SF AVAILABLE | FOR LEASE

Etan Tammam
tammam@sabre.life
T 973.525.5764

James Aug
aug@sabre.life
T 201.249.8911 x1540

SABRE

FOR GROUND LEASE

La Torre Plaza
187-189 Belvidere Road
Belvidere, NJ



Build-to-Suit Retail Opportunities on Prime Route 519 in Warren County | **FOR LEASE**

ADDRESS: 187-189 Belvidere Road, Belvidere, NJ

BUILDABLE SIZE: 8,000 - 24,000 SF

ASKING RENT: Upon Request

LOT SIZE: 10.29 Acres

AREA RETAIL:

CVS, Mavis, ShopRite, Taco Bell, Burger King, Ace Hardware, Advance Auto Parts, Dollar Tree, Rite Aid, NAPA, PNC Bank, Villa Roller Rink, and more

Demographics	3 miles	5 miles	10 miles
Population	6,372	16,209	108,655
Median HHI	\$80,774	\$98,814	\$100,173
Daytime Population	1,930	3,173	27,617

- Ample parking
- 54' truck and trailer access for deliveries
- Located in close proximity to an array of residential developments
- Near State Highway 31 which sees 19,150 vehicles per day
- Ideal for convenience store, discount retailer, or grocer

SABRE

Etan Tammam
tammam@sabre.life
T 973.525.5764

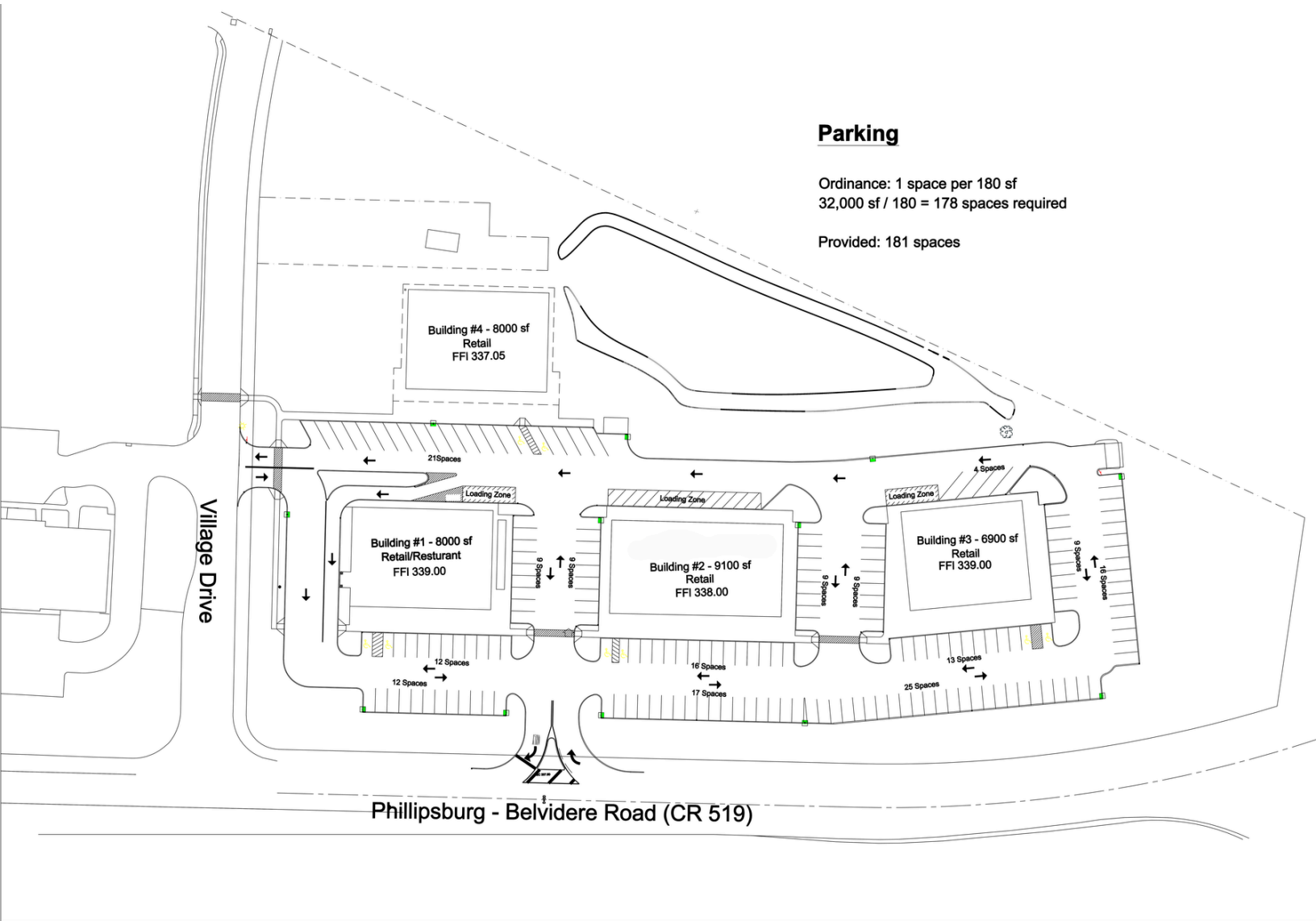
James Aug
aug@sabre.life
T 201.249.8911 x1540

sabre.life

FOR GROUND LEASE

La Torre Plaza
187-189 Belvidere Road
Belvidere, NJ

SITE PLAN



FOR GROUND LEASE

La Torre Plaza
187-189 Belvidere Road
Belvidere, NJ



SABRE

Etan Tammam

tammam@sabre.life
T 973.525.5764

James Aug

aug@sabre.life
T 201.249.8911 x1540

SABRE Real Estate Group, LLC | 500 Route 17, Suite 207, Hasbrouck Heights, NJ

© SABRE Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

sabre.life