

OFFERING MEMORANDUM

799-803 ABBOTT BLVD

FORT LEE | NEW JERSEY

AVAILABLE FOR SALE
ASKING PRICE : \$5,700,000



MULTI-TENANT | RETAIL BUILDING
INVESTMENT OPPORTUNITY

SESSION
REAL ESTATE BROKERAGE

EXECUTIVE SUMMARY

SESSION REAL ESTATE has been retained to arrange for the sale of **799-803 Abbott Blvd., Fort Lee, NJ** a multi-tenant, 2-story retail building located in Fort Lee, New Jersey, which is minutes away from New York City and near major highways.

PROPERTY SUMMARY

Property Address	799-803 Abbott Boulevard Fort Lee, NJ 07024
Total Building Size	15,300
Property Type	Multi-Tenant, Retail
Tenants	6
Stories	2
Acres	0.32
Zoning	C2
Block	451
Lot	8
Parking	Metered parking lot Directly in front.
Year Built	1990

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PROPERTY HIGHLIGHTS

- Well-located with easy access to the George Washington Bridge and New York City.
- Easy access to I-80, I-95, Rt. 46.
- Surrounded by thriving and culturally diverse neighborhoods.
- Well-maintained multi-tenant retail property on 2 floors, with on-site parking.
- Ample metered street parking and additional on-site parking spaces.
- Attractive opportunity for investors seeking stable rental income in a thriving retail market.
- **Excellent Investment Opportunity for a 1031 Exchange Buyer**

FINANCIAL ANALYSIS

MULTI-TENANT | RETAIL BUILDING

799-803 Abbott Blvd., FORT LEE | NEW JERSEY

RENTAL INCOME

TENANT	TYPE	SIZE	SUITE	RENT/SF	ANNUAL RENTAL
♦ JJ Bada Operating Corp. (Bada Story)	Restaurant	3,300	Unit 1 + Basement	\$40.75	\$134,487
♦ Green One Enterprise, LLC (Obaltan)	Restaurant	6,900	Unit 2 + Partial 2nd floor	\$23.96	\$165,295
♦ K. Sisters Nail, LLC	Nail Salon	700	Unit 3	\$53.14	\$37,200
♦ J2 Hair Beauty Salon, LLC	Beauty Salon	1,900	Unit 4	\$20.84	\$39,600
♦ DJJ Cleaners, Inc.	Dry Cleaner	600	Unit 5	\$54.93	\$32,955
♦ S.M. Zeino, DDS	Dentist	1,900	Unit 6 + Partial 2nd floor	\$27.39	\$52,045
GROSS RENTAL INCOME					\$461,583

PRICING

NET OPERATING INCOME	\$367,653
ASKING PRICE	\$5,700,000
CAP RATE	6.45%
PRICE PER SF	\$373

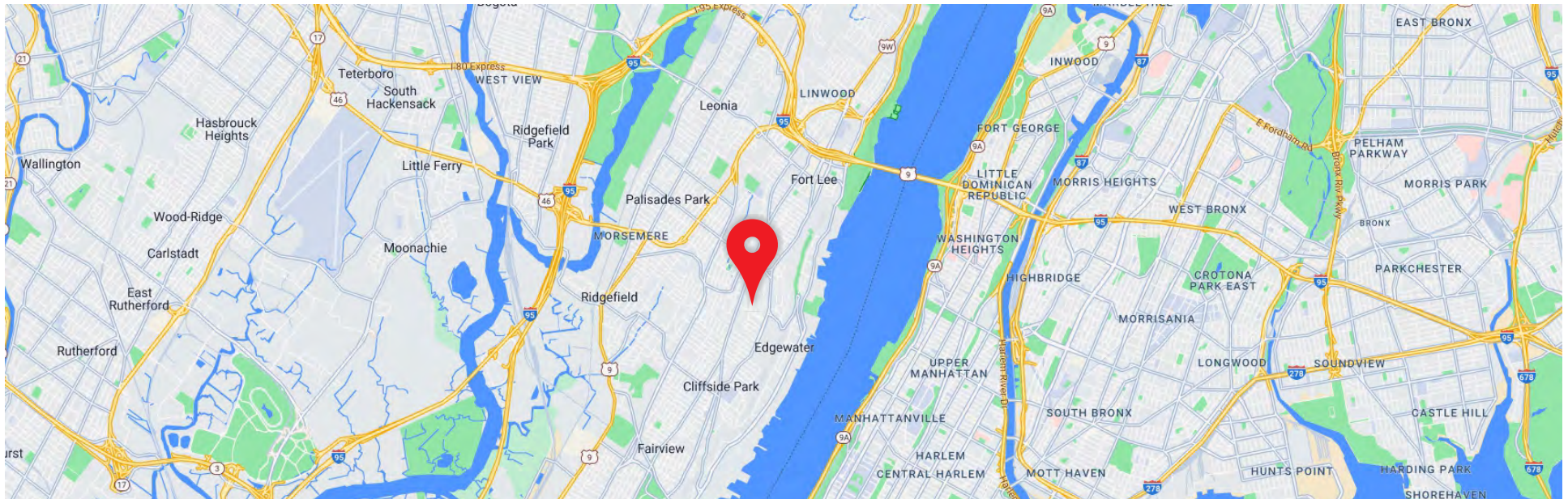
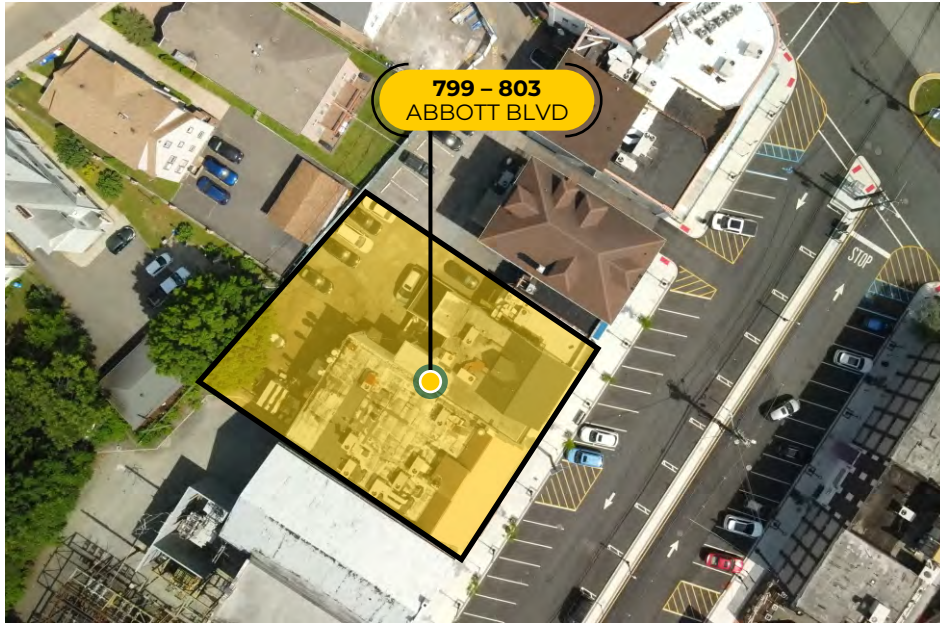
EXPENSES

DESCRIPTION	ANNUAL EXPENSE
Cleaning & Maintenance	\$11,845
Waste Removal	\$10,815
Property Insurance	\$10,815
Property Taxes	\$58,676
Alarm	\$1,779
EXPENSES	\$93,930

PROPERTY LOCATION

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PROPERTY PICTURES

MULTI-TENANT | RETAIL BUILDING

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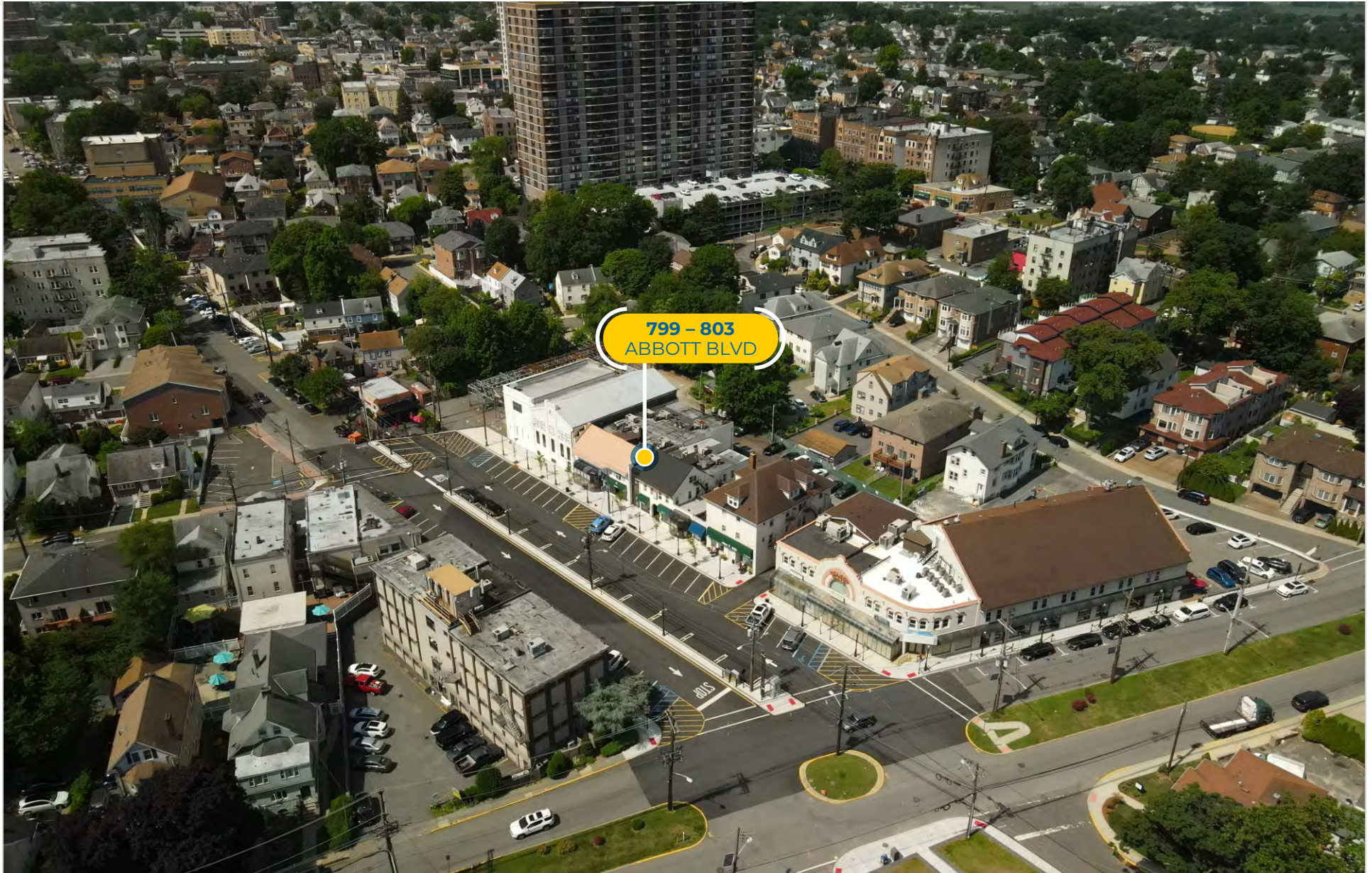
799-803 Abbott Blvd., FORT LEE | NEW JERSEY



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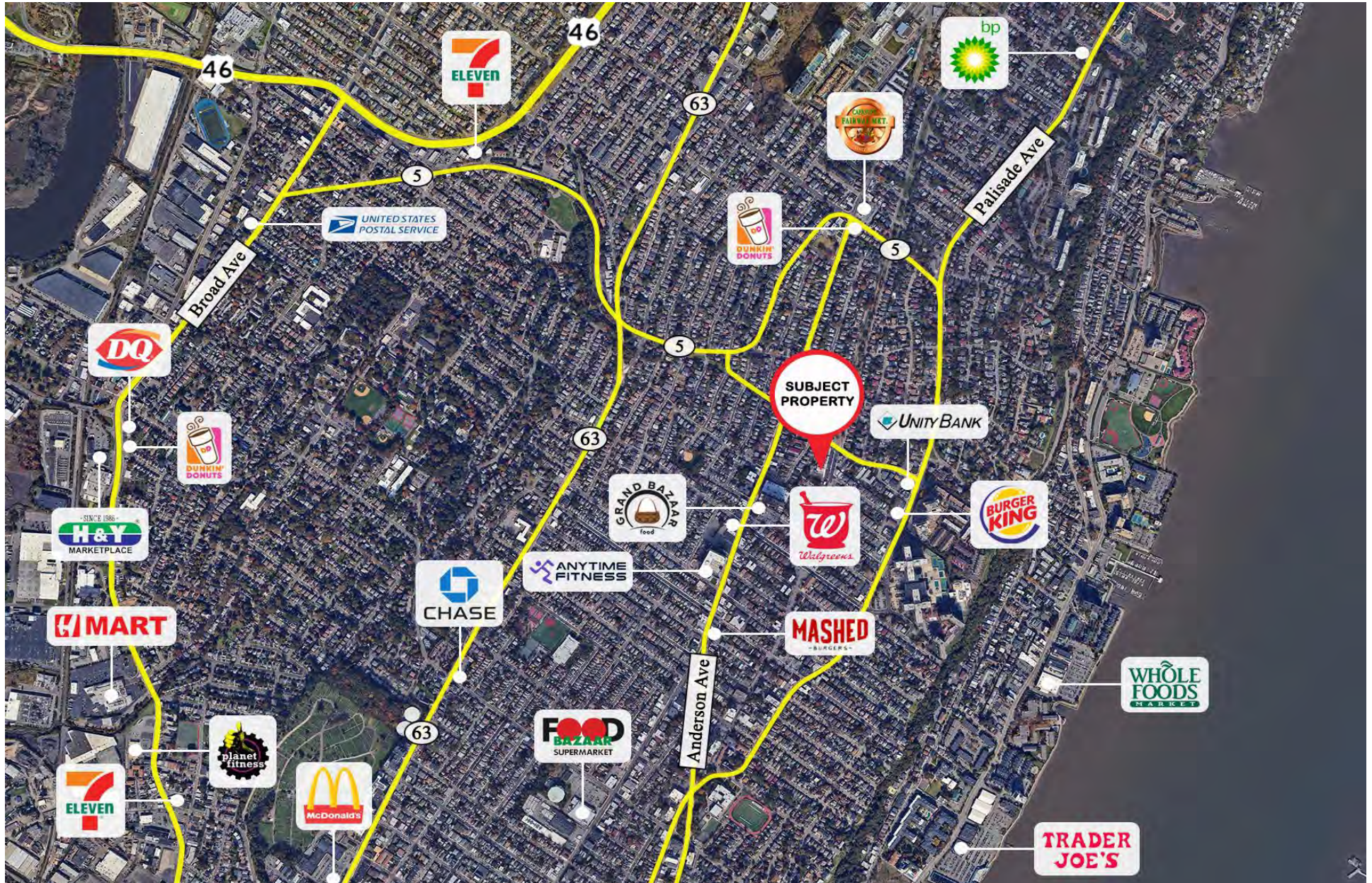
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AREA RETAIL MAP

MULTI-TENANT | RETAIL BUILDING

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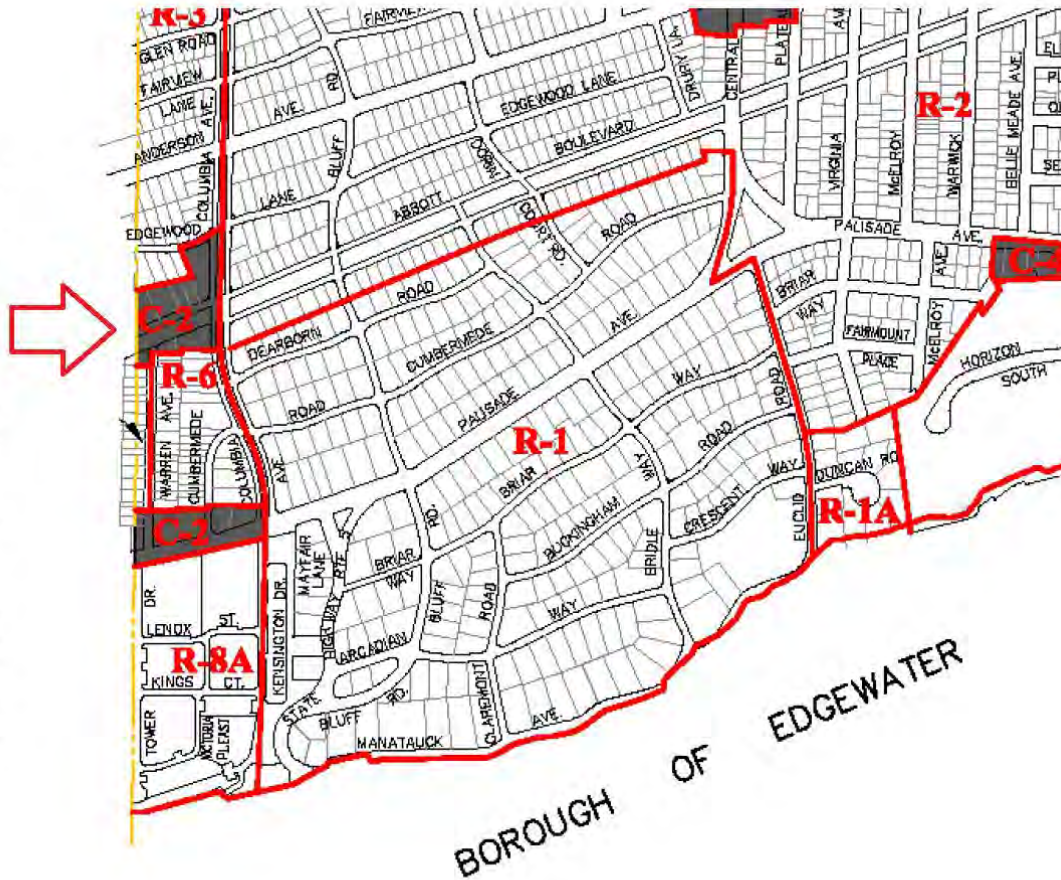


ZONING MAP

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BOROUGH OF CLIFFSIDE PARK



- C-1 Central Business District**
- C-1A Planned Business District**
- C-1B Mixed Use Zone**
- C-2 Neighborhood Business**
- C-3 Limited Business**
- C-4 Special Business**
- C-5 Highway Development**
- C-6 Planned Commercial**
- C-7 Special Limited Business**
- D-1 Redevelopment Overlay District**
- D-3 Redevelopment District**
- D-5 Redevelopment District**
- D-6 Redevelopment District**
- I-1 Light Industrial & Office**
- PCR-1 Planned Commercial/Residential**
- PARK Park District**
- Downtown Overlay District**
- Commercial Nodes & Corridors Overlay District**

DEMOGRAPHICS

MULTI-TENANT | RETAIL BUILDING

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1-MILE RADIUS

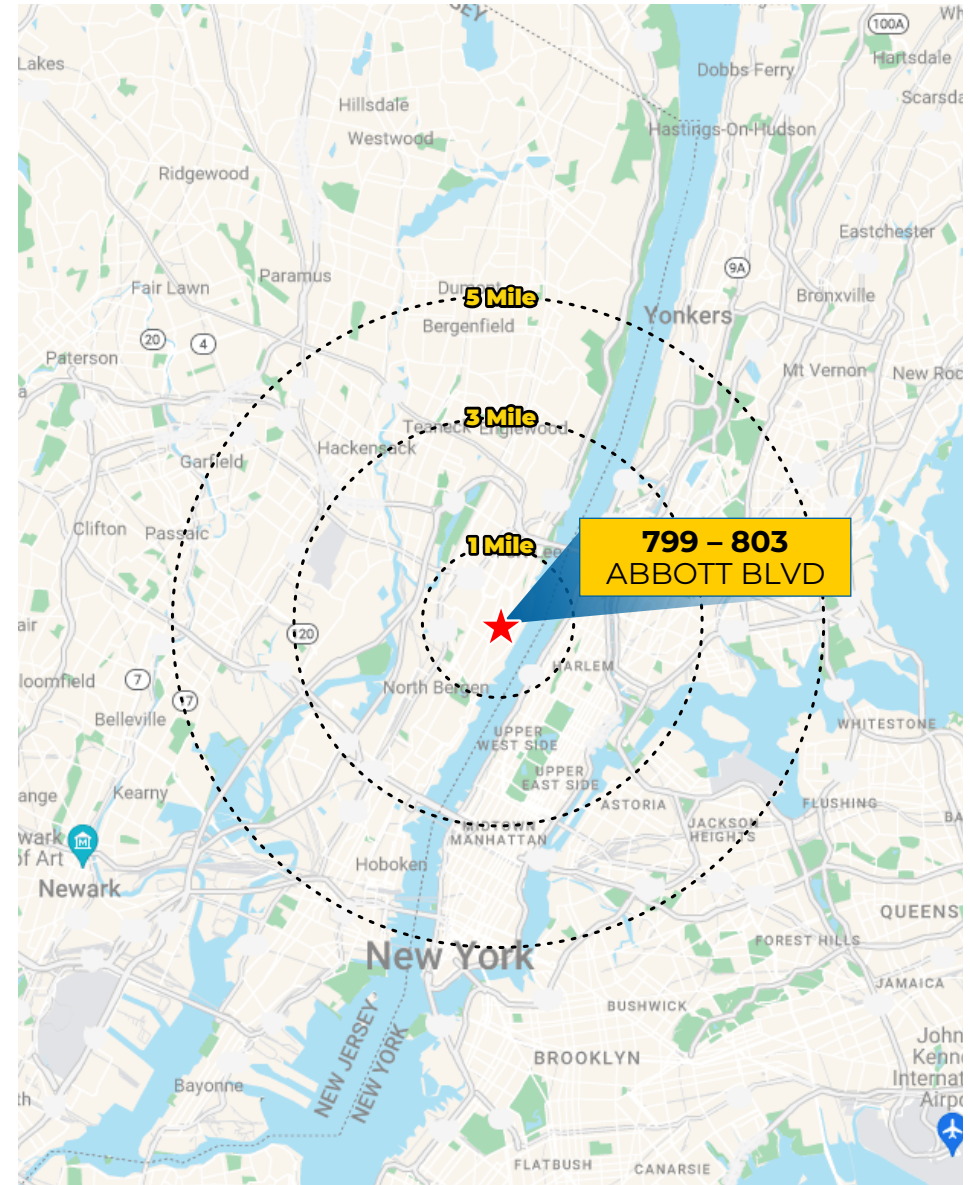
Population 2023 Projection	48,039
Population 2018 Estimate	46,917
Population 2010 Census	44,394
Households 2023 Projection	19,995
Households 2018 Estimate	19,560
Households 2010 Census	18,674
2018 Avg Households Income	\$109,652
2018 Med Households Income	\$85,905

3-MILES RADIUS

Population 2023 Projection	680,114
Population 2018 Estimate	670,724
Population 2010 Census	650,571
Households 2023 Projection	274,203
Households 2018 Estimate	270,634
Households 2010 Census	263,391
2018 Avg Households Income	\$84,772
2018 Med Households Income	\$55,837

5-MILES RADIUS

Population 2023 Projection	2,144,418
Population 2018 Estimate	2,097,254
Population 2010 Census	1,976,422
Households 2023 Projection	867,681
Households 2018 Estimate	850,378
Households 2010 Census	806,420
2018 Avg Households Income	\$90,749
2018 Med Households Income	\$55,858



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CONTACTS

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Parsippany, NJ 07054

This Offering Memorandum ("OM") is confidential and intended solely for the recipient's evaluation of the property located at 799-803 Abbott Blvd., Fort Lee, NJ 07024. The information provided is believed to be reliable but is not guaranteed. Prospective buyers should conduct their own due diligence. This OM is not an offer to sell or a solicitation of an offer to buy any securities related to the Property. Investment in real estate involves risks. By reviewing this OM, the recipient agrees to these terms and acknowledges that Session Real Estate, LLC assumes no liability for any reliance on its contents.