

NOW
AVAILABLE

FOR SALE

FORMER BANK OF AMERICA BRANCH

152 MAIN STREET & HILLCREST TERRACE

LINCOLN PARK, NEW JERSEY 07035

REGISTER & BID ONLINE AT WWW.BANKINGCENTERSFORSALE.COM

BUILDING SIZE: 3,510+-SF

PROPERTY SIZE : 1.36+-ACRES

FOR SALE

FEATURES

- Visit www.BankingCentersForSale.com to view available properties as well as register and receive email notifications about new banking center opportunities
- Property will be purchased through a modified bid process - bid deadline date is October 24, 2024
- **Sale is structured as a sale/leaseback, that allows Bank of America to maintain a drive-up ATM for ten years. Also, there is a temporary sale/leaseback that includes a lease of the entire property for one year (provides Bank with time to obtain permitting and installation of ATM)**
- **Please read/review PSA exhibits (ATM lease and Temporary Sale/leaseback) for all terms and conditions**
- Open House: October 17, 2024- 11:30am-1:30pm



2024 ESTIMATED DEMOGRAPHICS

	1 mile	2 mile	3 mile	5 mile
POPULATION:	6,369	16,957	42,404	136,143
AVG. HOUSEHOLD INCOME:	\$139,076	\$153,309	\$175,115	\$178,007

FOR MORE
INFORMATION
PLEASE
CONTACT

John Montagna
President
201-405-1110
john@tristatecommercialre.com
Licensed NJ Salesperson

Tri State Commercial, Inc.
103 Godwin Avenue Suite 193
Midland Park, NJ 07432
Phone 201-405-1110
Fax 201-405-1071
Licensed Real Estate Broker

FOR SALE

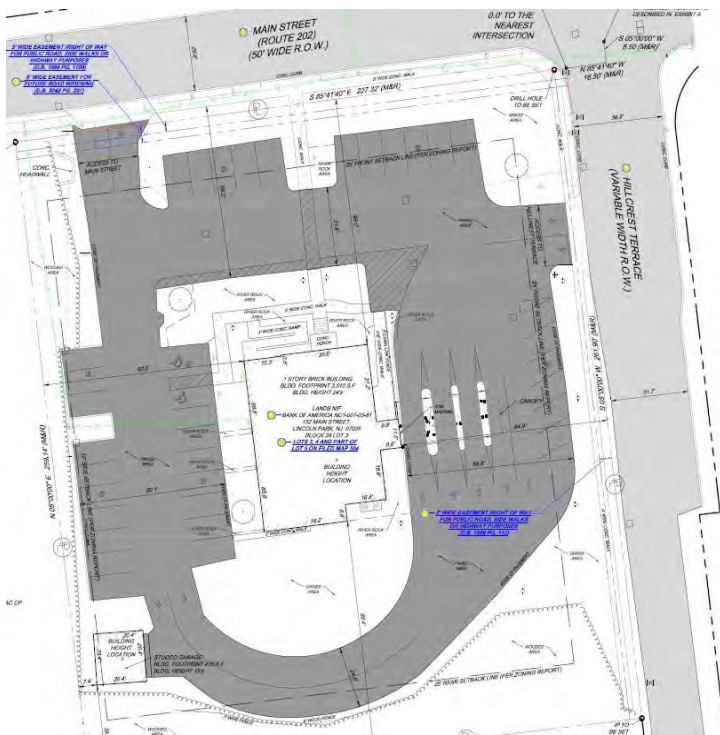
FORMER BANK OF AMERICA BRANCH

152 MAIN STREET & HILLCREST TERRACE | LINCOLN PARK, NEW JERSEY 07035

FRONT VIEW:



SITE PLAN:



SIDE VIEW:



REAR VIEW:



FOR SALE

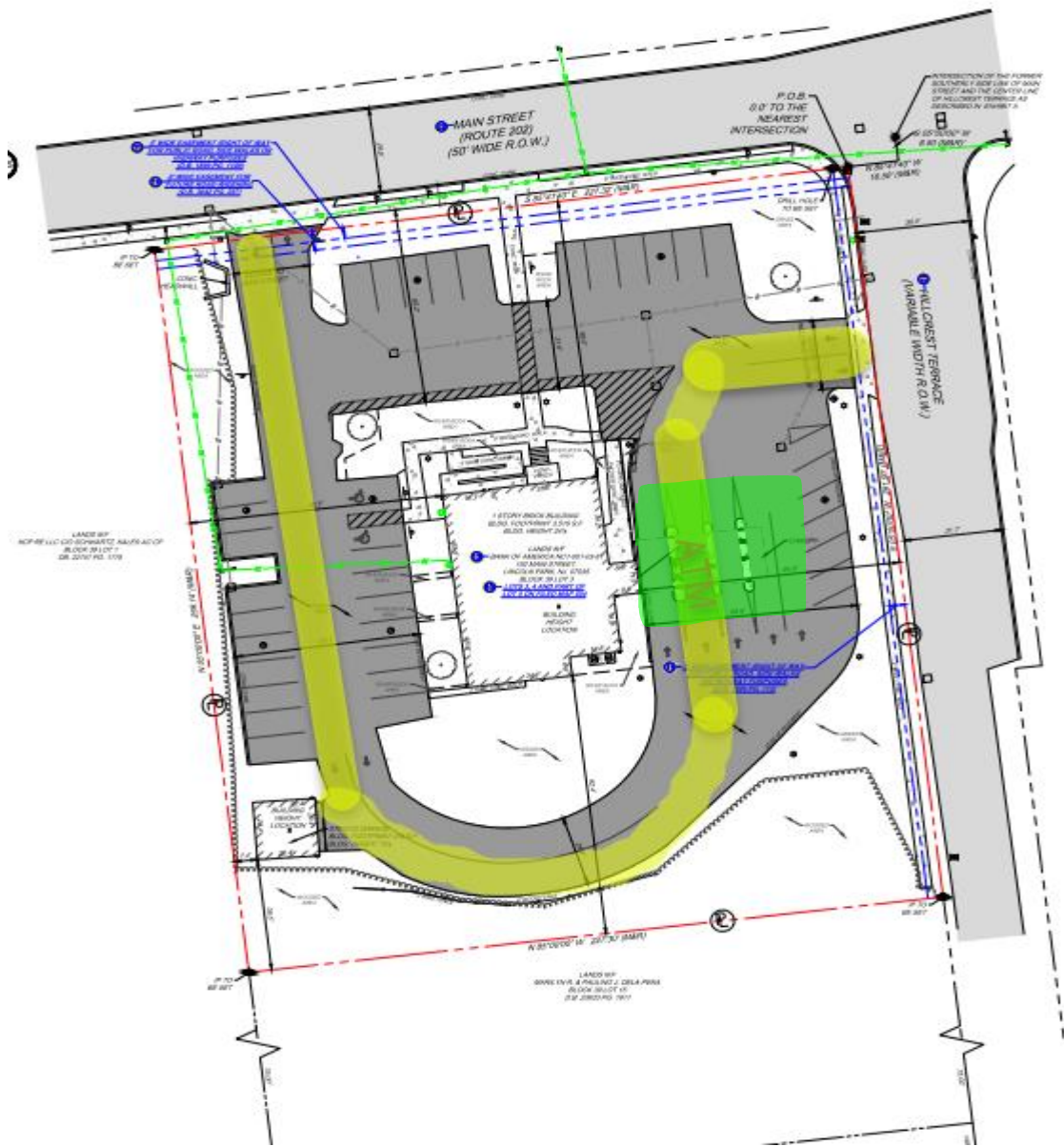
FORMER BANK OF AMERICA BRANCH

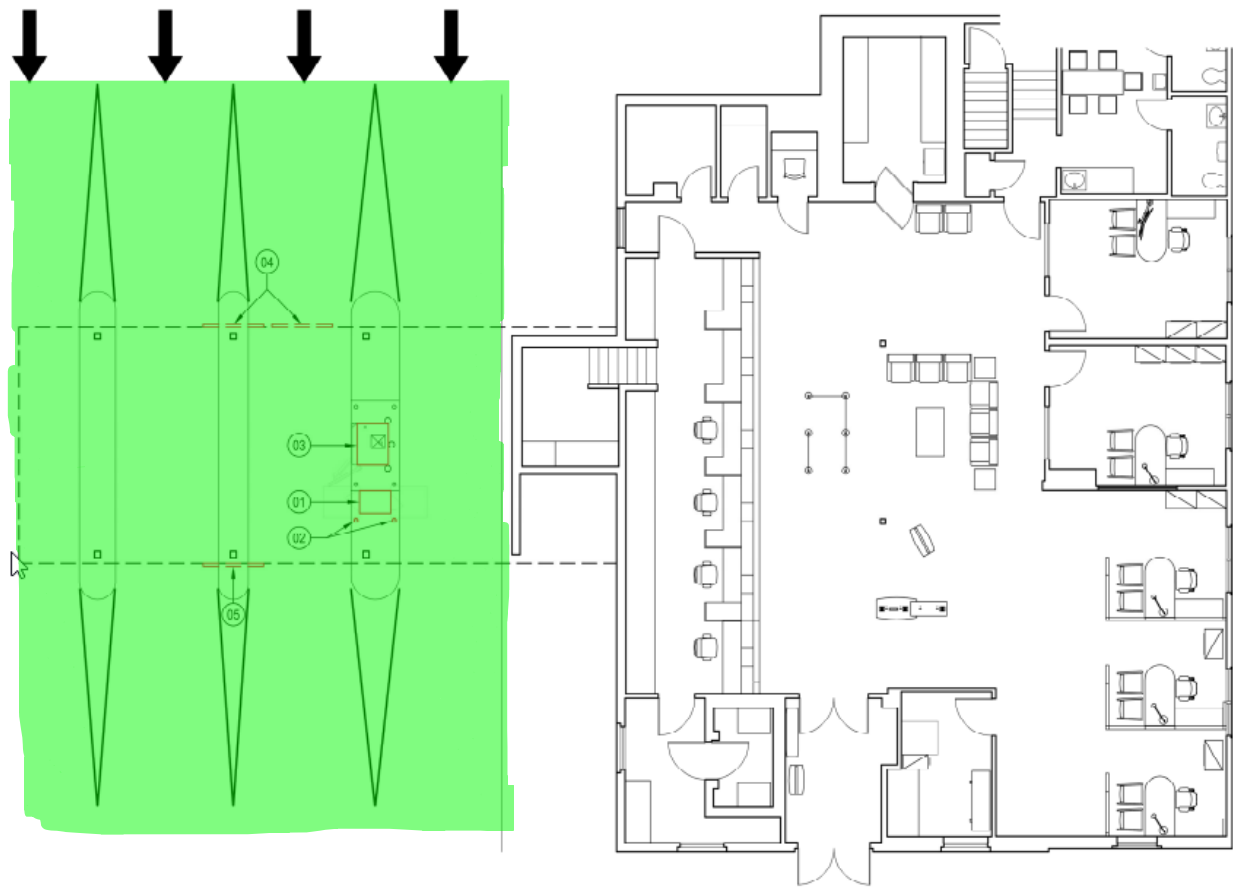
152 MAIN STREET & HILLCREST TERRACE | LINCOLN PARK, NEW JERSEY 07035

DRIVE-UP ATM & NO BUILD ZONE

EXHIBIT "A" TO FORM ATM LEASE

DEPICTION OF PREMISES & CRITICAL AREA





- * Premises shaded in green
- * Critical Area highlighted in yellow