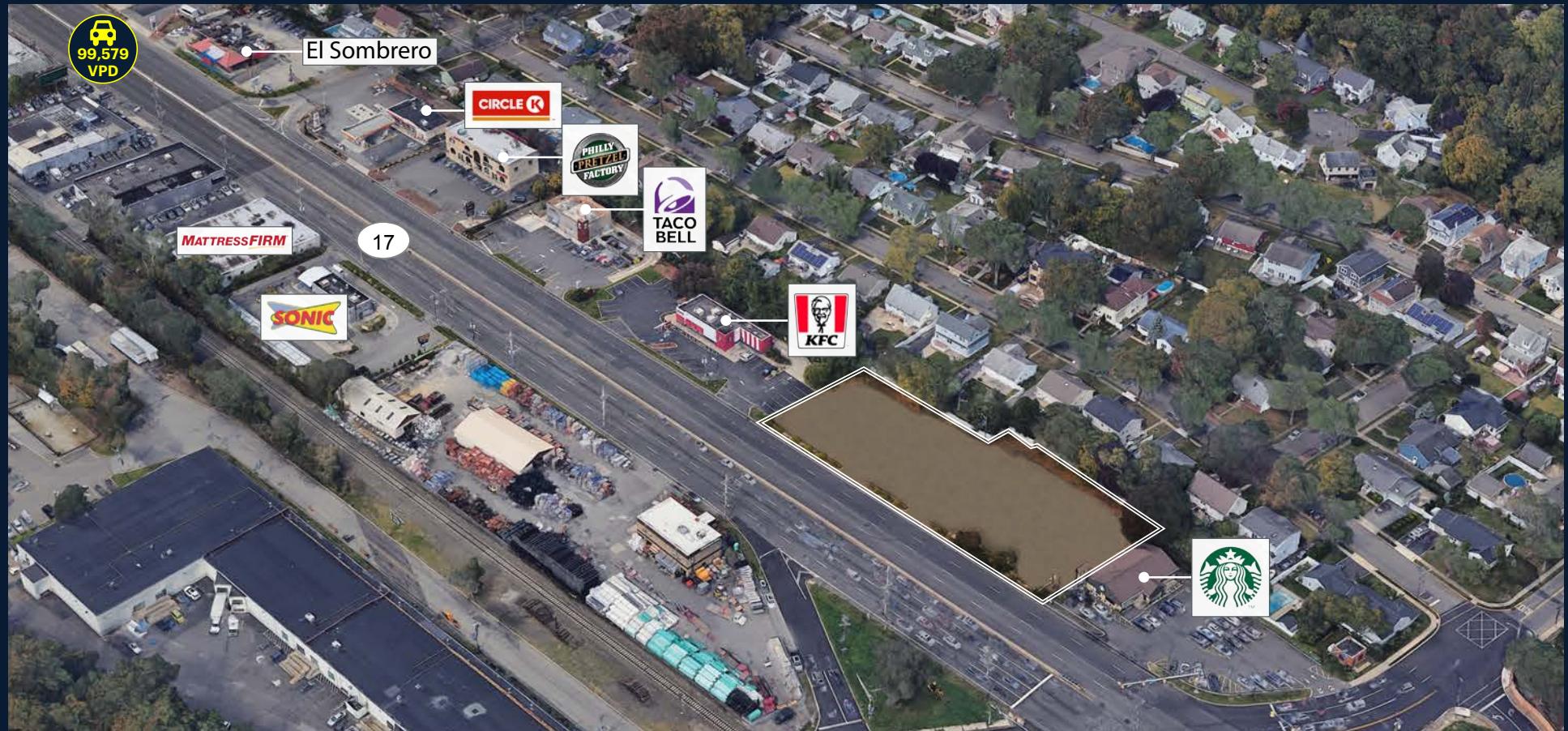


AVAILABLE FOR SALE OR GROUND LEASE
ASKING PRICE UPON REQUEST

193 ROUTE 17

Hasbrouck Heights, NJ 07604 | **Bergen County**



PRIME SITE WITH OVER 315 FT
OF FRONTRAGE ON ROUTE 17

RIPCO
INVESTMENT SALES

EXECUTIVE SUMMARY

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **193 ROUTE 17**—a 0.9-acre pad site in Hasbrouck Heights, NJ.

193 Route 17 presents an outstanding development opportunity in a bustling retail and restaurant area, surrounded by strong national tenants. The property is conveniently located near a traffic light intersection, with two turnarounds within minutes. It is available for both ground lease or sale.

It offers 86 parking spaces with two curb cuts and is positioned near a traffic light intersection with convenient turnarounds for easy access. It has excellent exposure on Route 17 with over 300 FT of frontage and sees an impressive 99,579 vehicles per day, ensuring high visibility.

The property is surrounded by a high-traffic retail and restaurant area with strong national tenants. Permitted uses include the potential for a liquor license and drive-thru (per newly adopted zoning).

PROPERTY SUMMARY

THE OFFERING

Property Address	193 Route 17 Hasbrouck Heights, NJ 07410
Block	189
Lot	11
Lot Dimensions	175 FT x 131 FT (approx.)

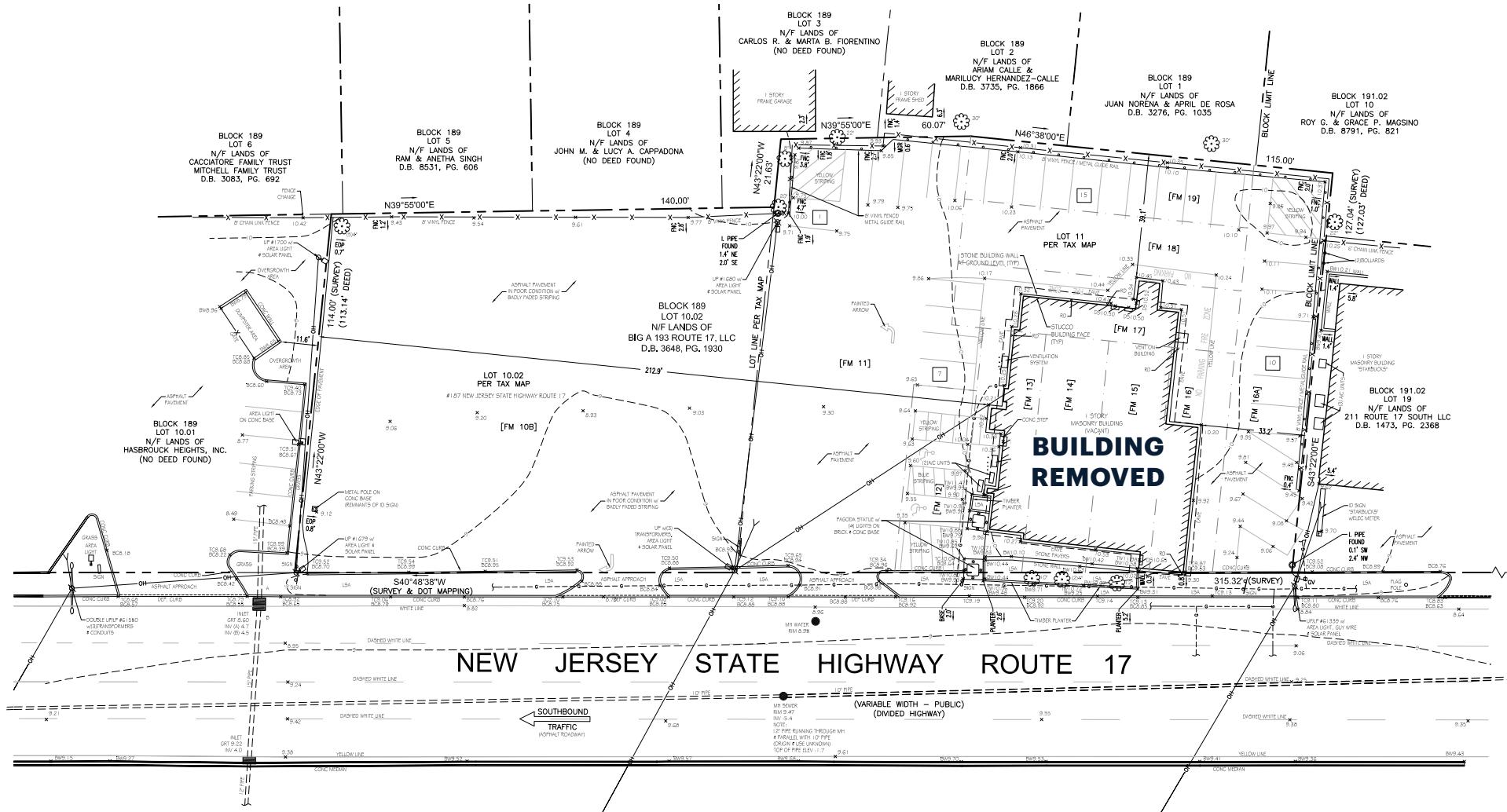
PROPERTY INFORMATION

Gross Square Footage	22,926 Sf (approx.)
Zoning	B-2
Lot Size	0.9 Acres

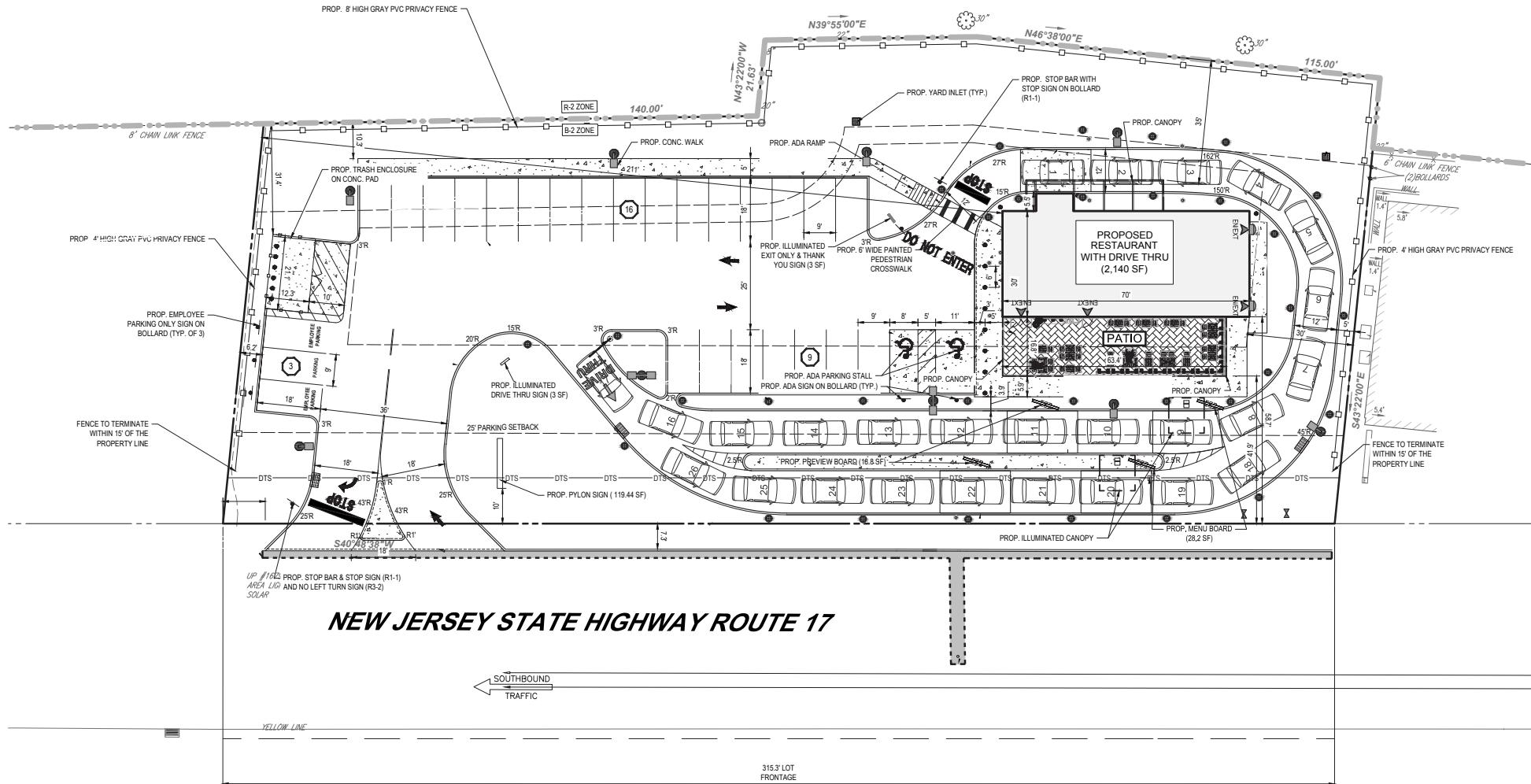
TAX INFORMATION

Assessment (2004)	\$1,168,200
Tax Rate	2.577
Taxes (2024)	\$30,104.51

SURVEY



RENDERING OF POTENTIAL DRIVE-THRU



LOCATION AND TAX MAP

BLOCK: 189

LOT: 11

NUE The subject property is located at the corner of Route 17 & Franklin Avenue.



MARKET AERIAL



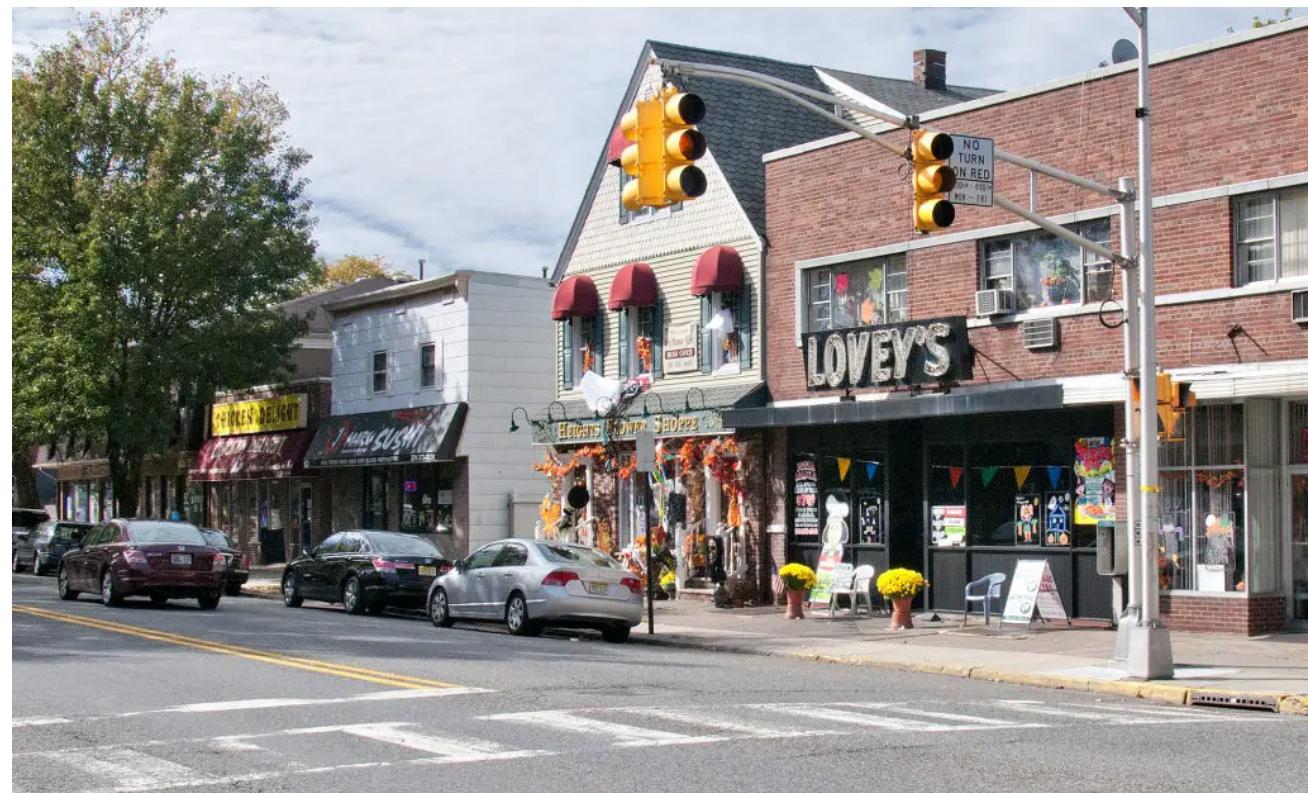
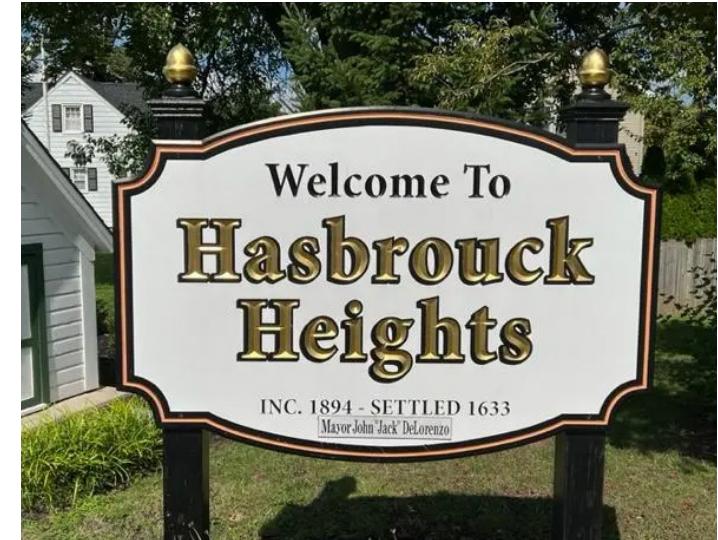
MARKET OVERVIEW

HASBROUCK HEIGHTS is a suburban community located in Bergen County, just 10 miles northwest of Manhattan. The town offers a mix of residential, commercial, and recreational spaces, attracting both families and professionals seeking a quieter alternative to New York City living while maintaining easy access to urban amenities. It offers easy access to Manhattan via the Garden State Parkway, Route 17, and NJ Transit bus services.

Hasbrouck Heights' retail market is mainly concentrated around the Boulevard (the town's main street), offering a variety of local shops, restaurants, and service-oriented businesses.

The commercial real estate market in Hasbrouck Heights is characterized by its strategic location near New York City, a mix of property types (office, retail, industrial), and a growing emphasis on mixed-use and redevelopment projects. These factors make it an appealing option for businesses looking for suburban convenience with urban connectivity.

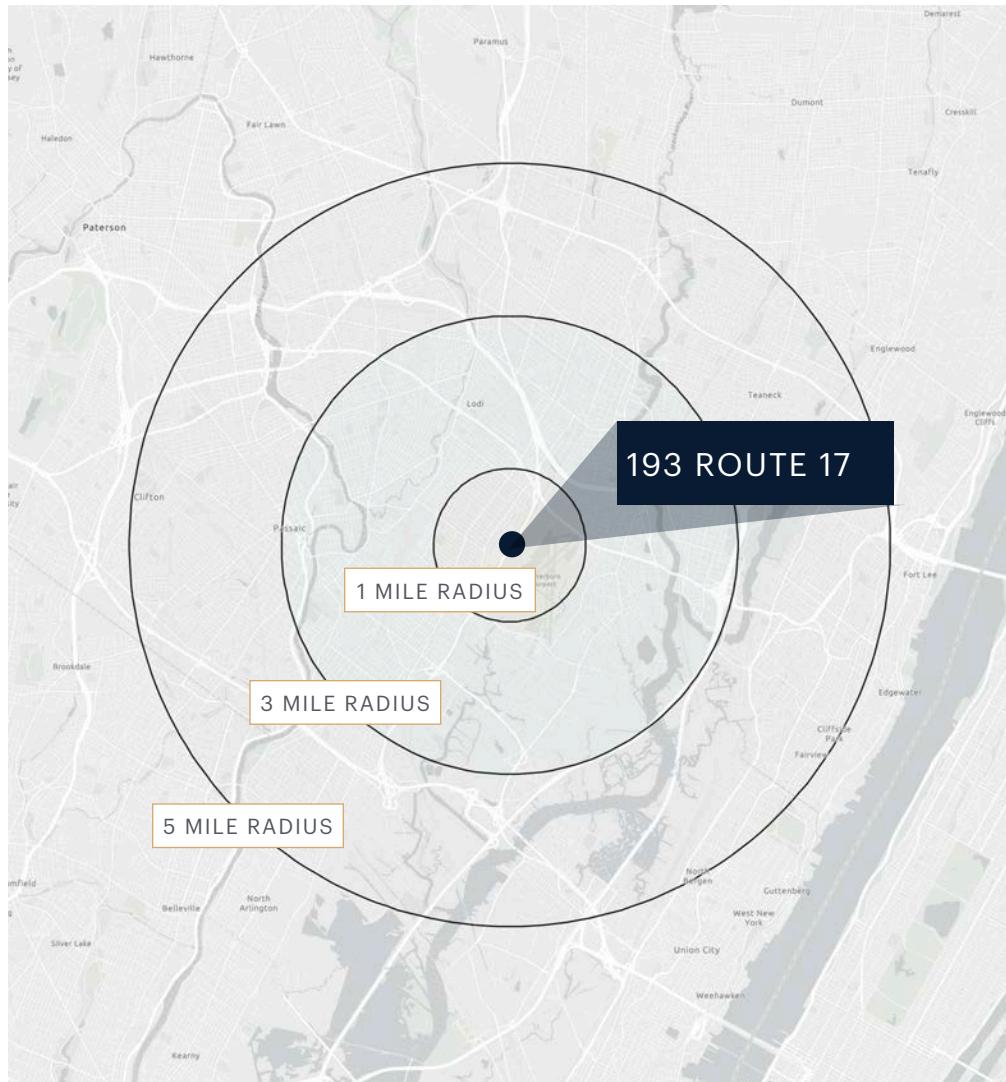
In summary, Hasbrouck Heights offers a stable and appealing market with a good mix of suburban living, easy access to NYC, and solid community amenities.



STREET MAP



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	15,571	227,981	620,605
NUMBER OF HOUSEHOLDS	6,067	86,361	227,352
AVERAGE HOUSEHOLD INCOME	\$148,998	\$116,312	\$126,744
MEDIAN HOUSEHOLD INCOME	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX
COLLEGE GRADUATES	5,193 45%	56,928 35%	173,265 39%
TOTAL BUSINESSES	755	9,778	25,379
TOTAL EMPLOYEES	8,970	104,676	289,405
DAYTIME POPULATION	15,891	213,790	590,072

CONTACT EXCLUSIVE AGENT

Florian Suserman

fsuserman@ripconj.com
201.777.2301