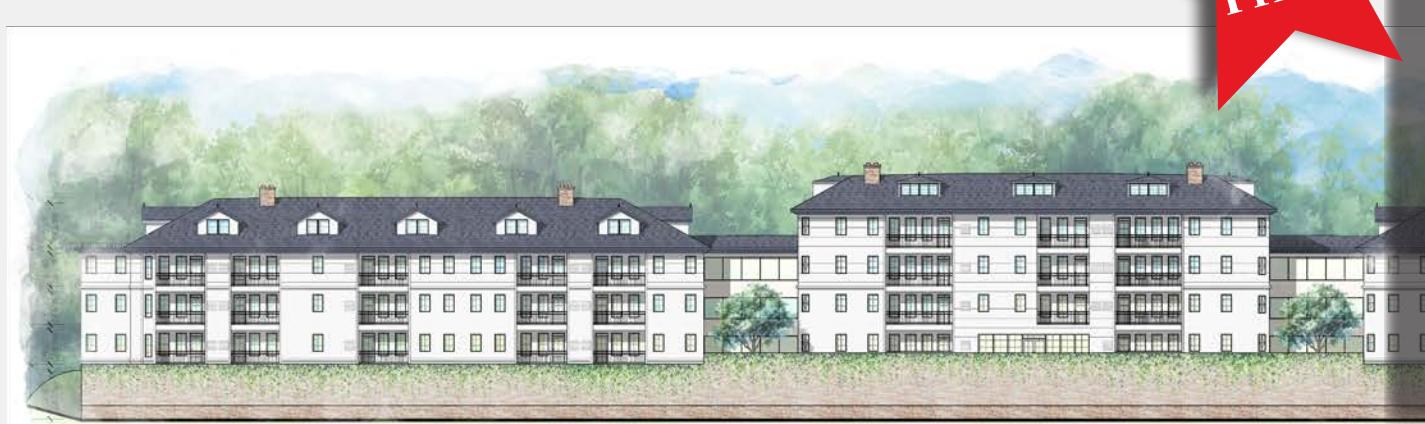


204 Maple Drive
WYCKOFF, NJ 07481

5.6 Acres For Sale
Zoned for 61 Multi-Family Units



 RENDERED FRONT ELEVATION
A-2009 SCALE: NTS.



 RENDERED REAR ELEVATION
A-2009 SCALE: NTS.



Outstanding Developer
Opportunity!

Discover 5.6 acres in one of Bergen County's most sought-after communities, offering the rare chance to develop 61 luxury residential condominiums—51 of which are market-rate. Perfectly suited for empty nesters looking to stay close to home, this prime location combines upscale living with small-town charm. Zoning is in place. This is an opportunity for visionary developers.

Price/Details Upon Request
[NDA Required \(click here\)](#)

 For more information
John J. Schilp, Senior Vice President
973 463 1011 x174 | jschilp@naihanson.com

NAIJames E. Hanson

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204 Maple Drive
WYCKOFF, NJ 07481

Rendered
Elevations



1 RENDERED FRONT
©-2009 SCALE: NTS.



Rendered
Left Elevation



Rendered
Right Elevation

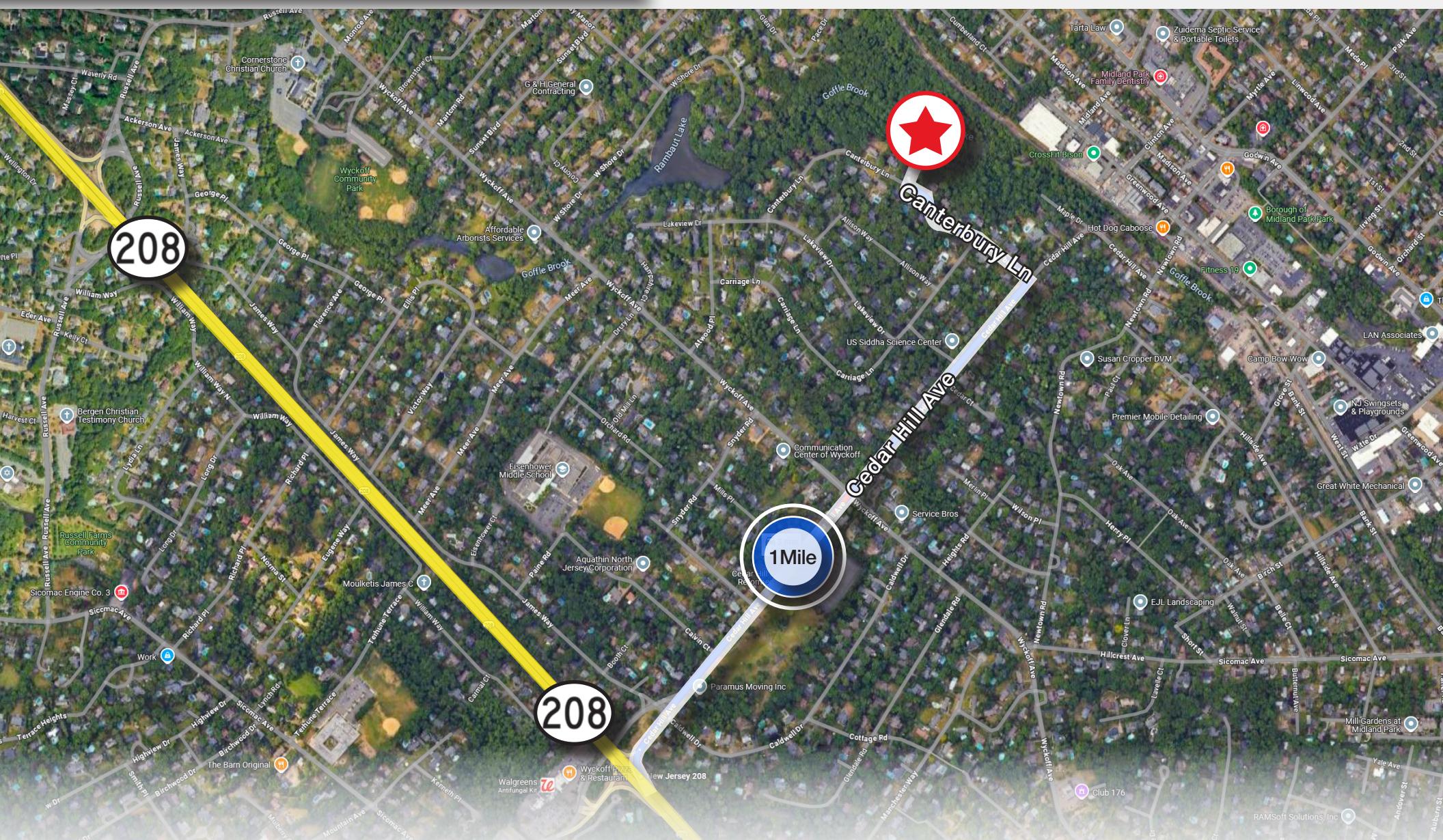
2 RENDERED REAR ELEVATION
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Local
Aerial



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Aerial
Parcel Overlay



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204 Maple Drive
WYCKOFF, NJ 07481

Road Map

DESTINATION	DISTANCE
George Washington Bridge	20.0 miles
Governor Cuomo Bridge	33.0 miles

MASS TRANSPORTATION

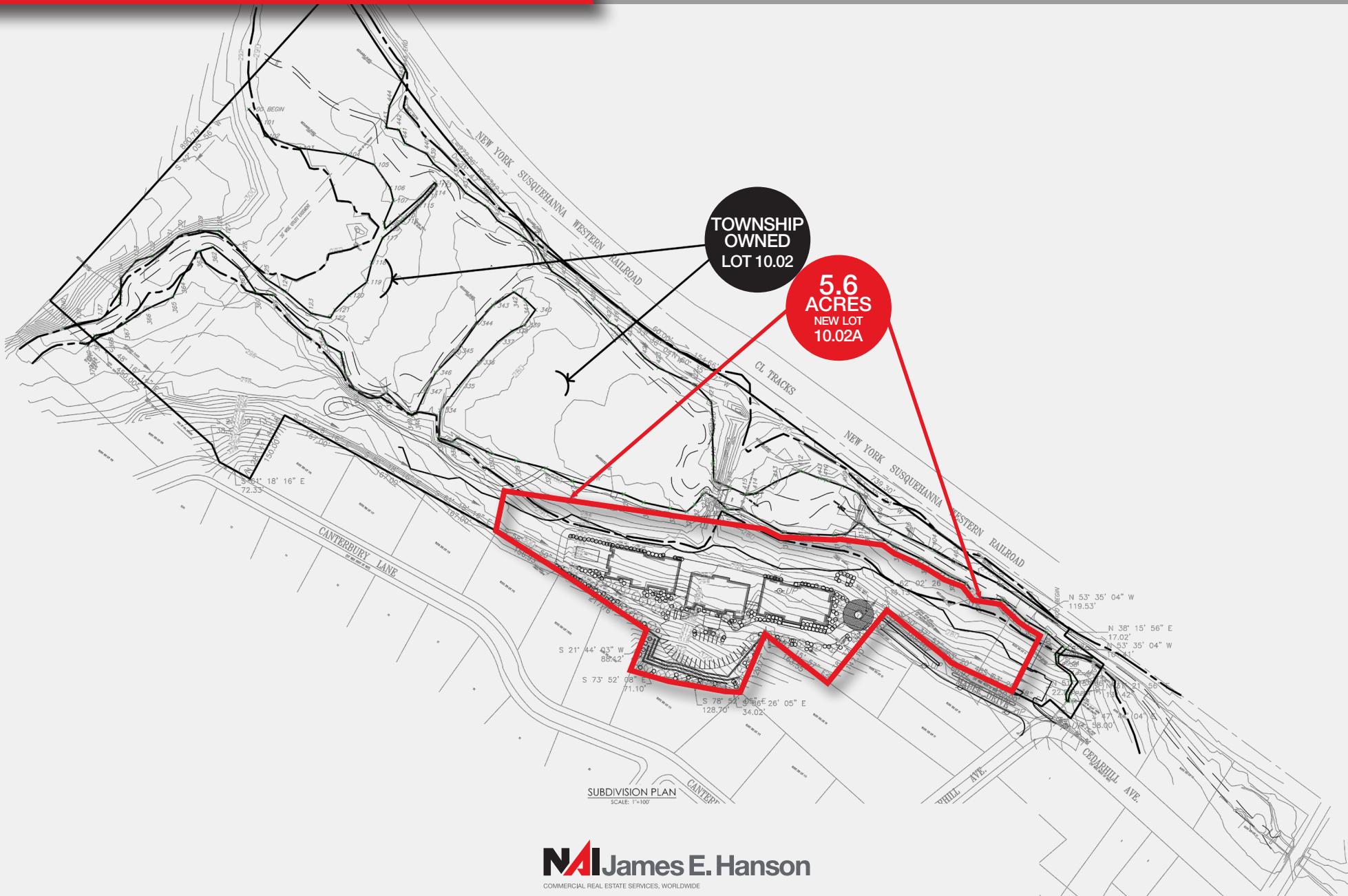
NJ Transit to Port Authority
(1hr 46 min): 11 minute walk
to Central Ave at Greenwood
Ave Station.



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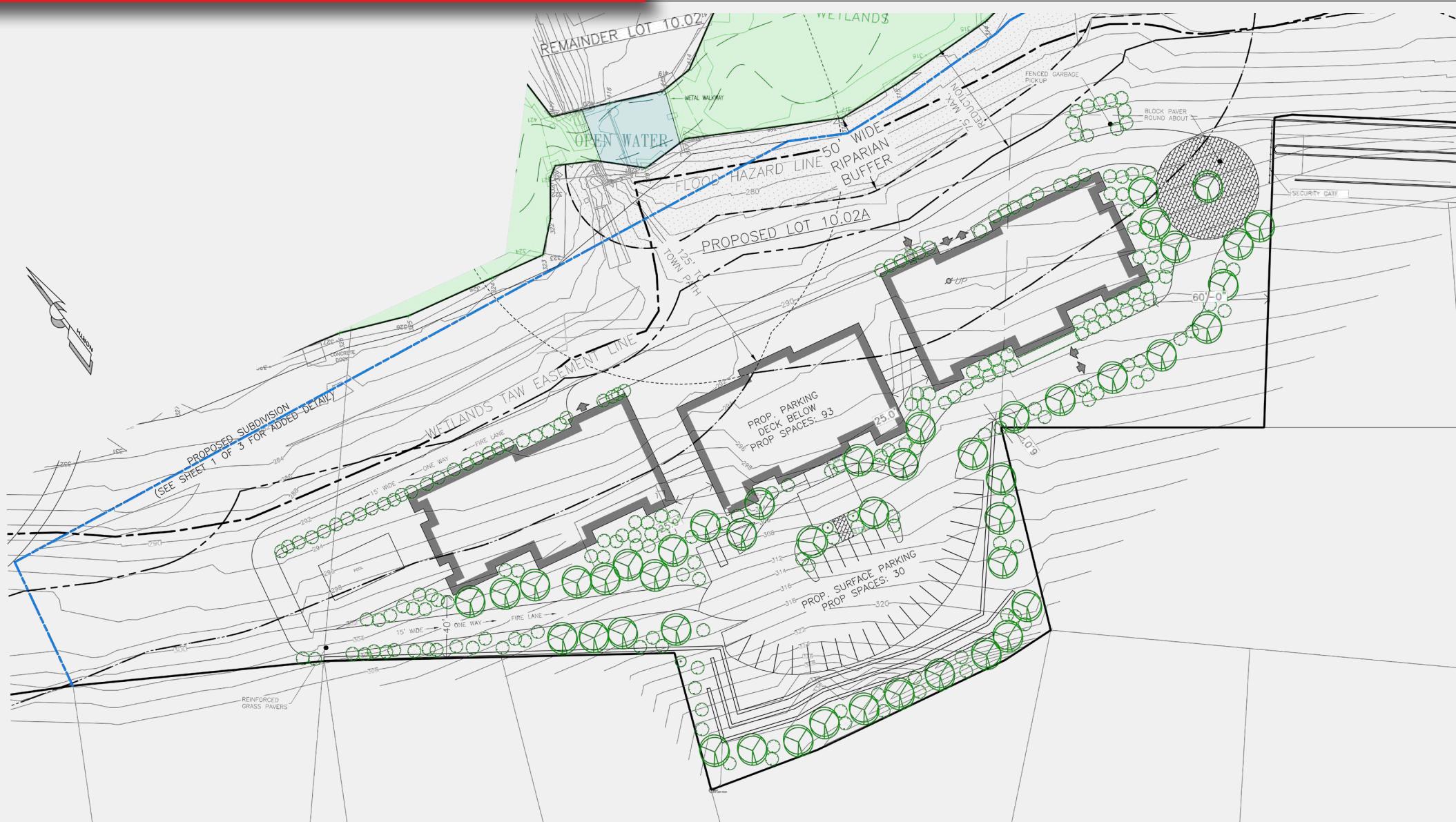
204 Maple Drive WYCKOFF, NJ 07481

Site Plan



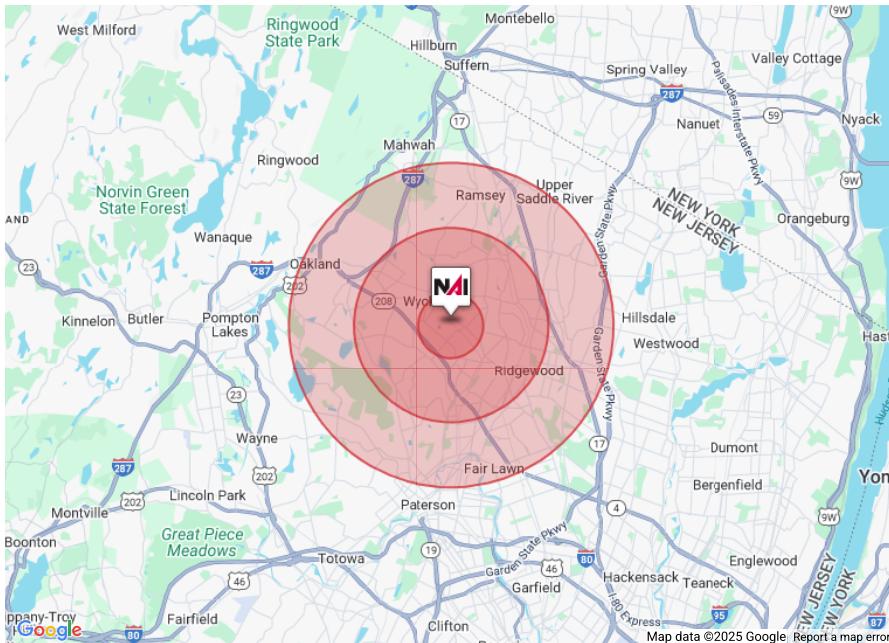
204 Maple Drive WYCKOFF, NJ 07481

Concept Development Plan



204 Maple Drive WYCKOFF, NJ 07481

Demographics 1-3-5 Miles



	1 Miles	3 Miles	5 Miles
Total households	3,378	29,654	76,876
Total population	9,309	84,045	221,811
Population white	83.9%	77.4%	68.5%
Population black	0.6%	1.6%	3.4%
Population hispanic	8.9%	11.5%	18.0%
Population asian	5.2%	8.3%	10.0%
Population pacific islander	0.0%	0.0%	0.0%

	1 Miles	3 Miles	5 Miles
Population american indian	0.1%	0.2%	0.4%
Population other	2.0%	3.1%	7.8%
Persons per household	2.8	2.8	2.9
Average household income	\$199,403	\$221,748	\$205,170
Average house value	\$884,421	\$920,737	\$808,074
Average age	43	43	42
Average age male	42	41	41
Average age female	44	44	43

Demographics data derived from [AlphaMap](#)

