



*Confidential, please be discreet. Tenant operating business, employees/customers unaware.*

## RETAIL SPACE

# HASBROUCK HEIGHTS, NEW JERSEY

119 ROUTE 17 SOUTH

### LAND

26,650 SF

### STATUS OF PREMISES

Site available for redevelopment; **may not** be used as a gas station

### EXISTING BUILDING

3,200 SF

### PROPOSED BUILDING

2,700 SF (with Drive-Thru)

2,000 SF - 5,600 SF (Retail/Medical)

### TAXES

\$35,297 (2016)

### NEIGHBORS

El Sombrero, KFC, Extra Space Storage, TGI Friday's, Houlihan's, Sonic, iHop

### COMMENTS

Drive-Thru Opportunity

88,949 AADT on Route 17

Pylon signage available

Route 17 Bergen County location - major exposure

Ample parking

## CONTACT EXCLUSIVE AGENTS

### STEVEN WINTERS

swinters@ripconj.com

732.768.9898

### MICHAEL HORNE

mhorne@ripconj.com

732.208.6962

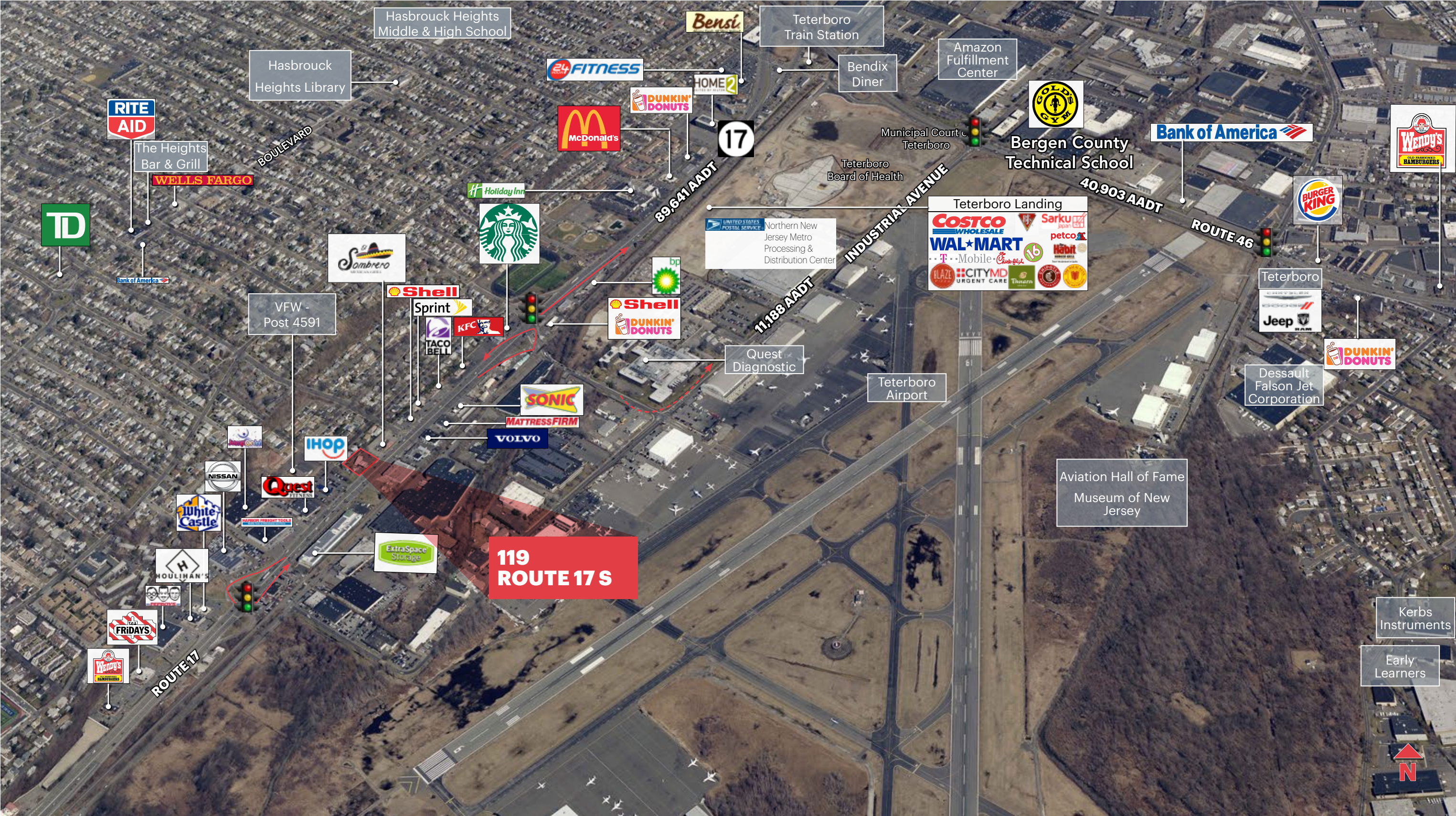
**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

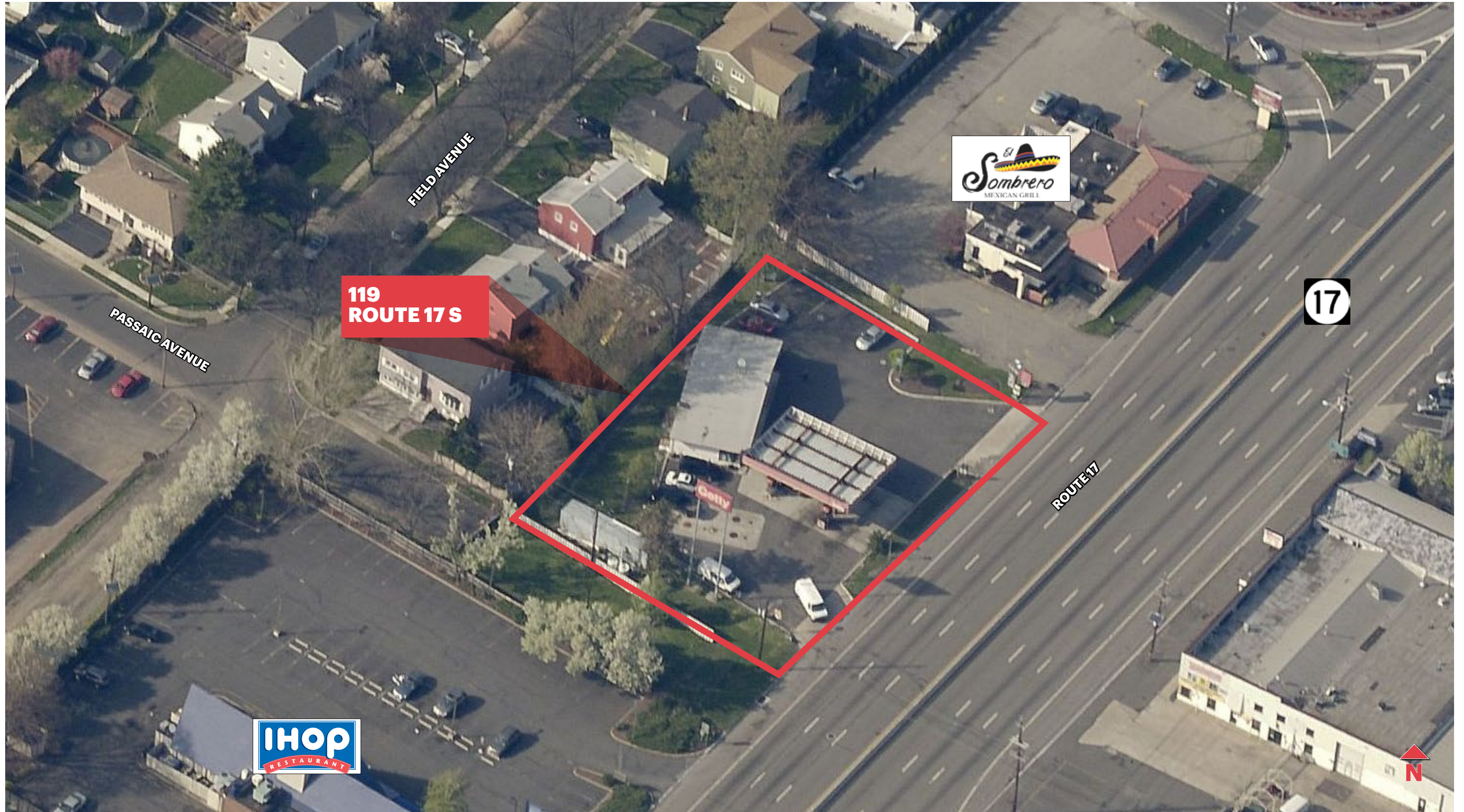
Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**MARKET AERIAL**



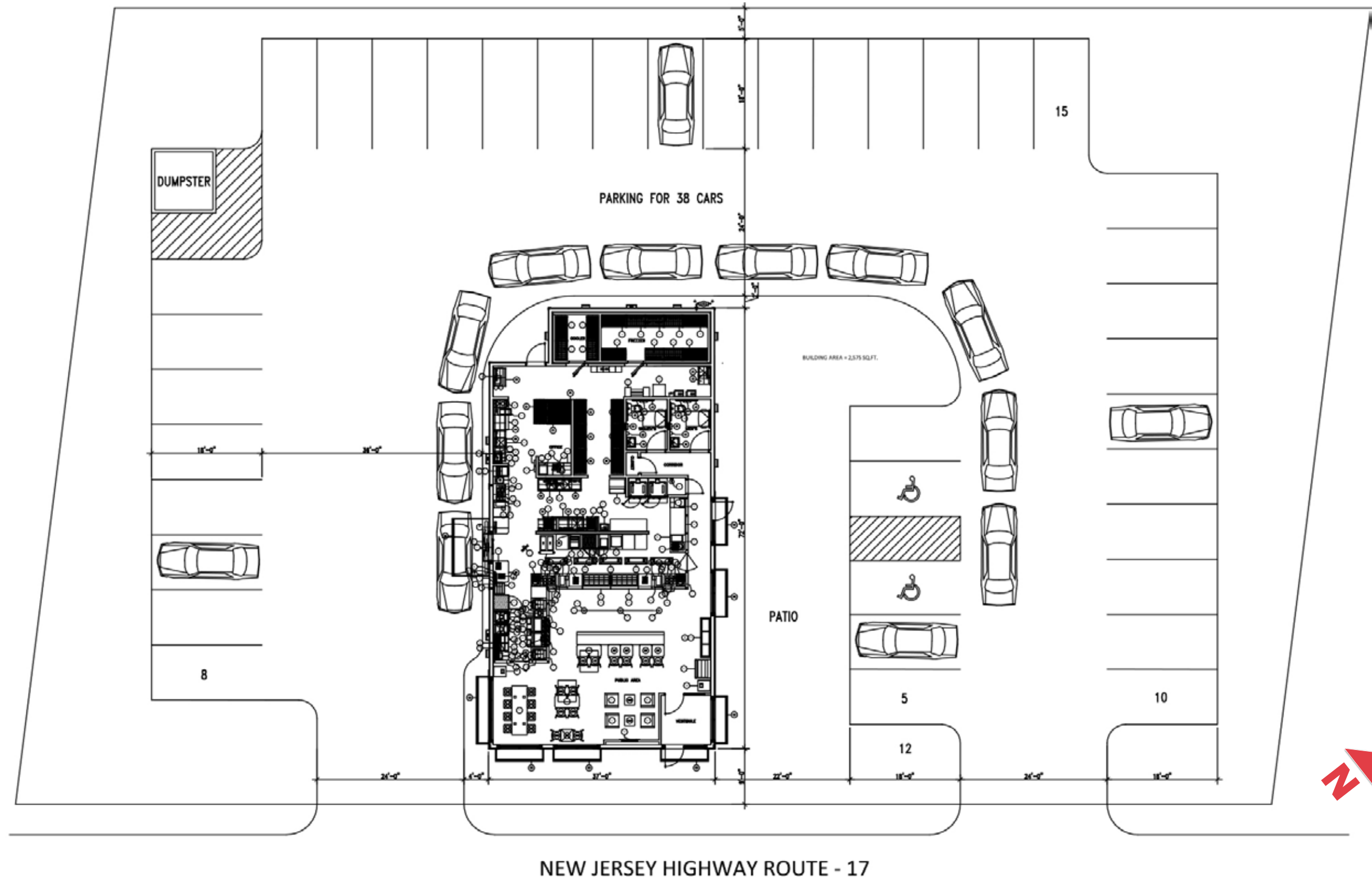
**LOW-LEVEL AERIAL**



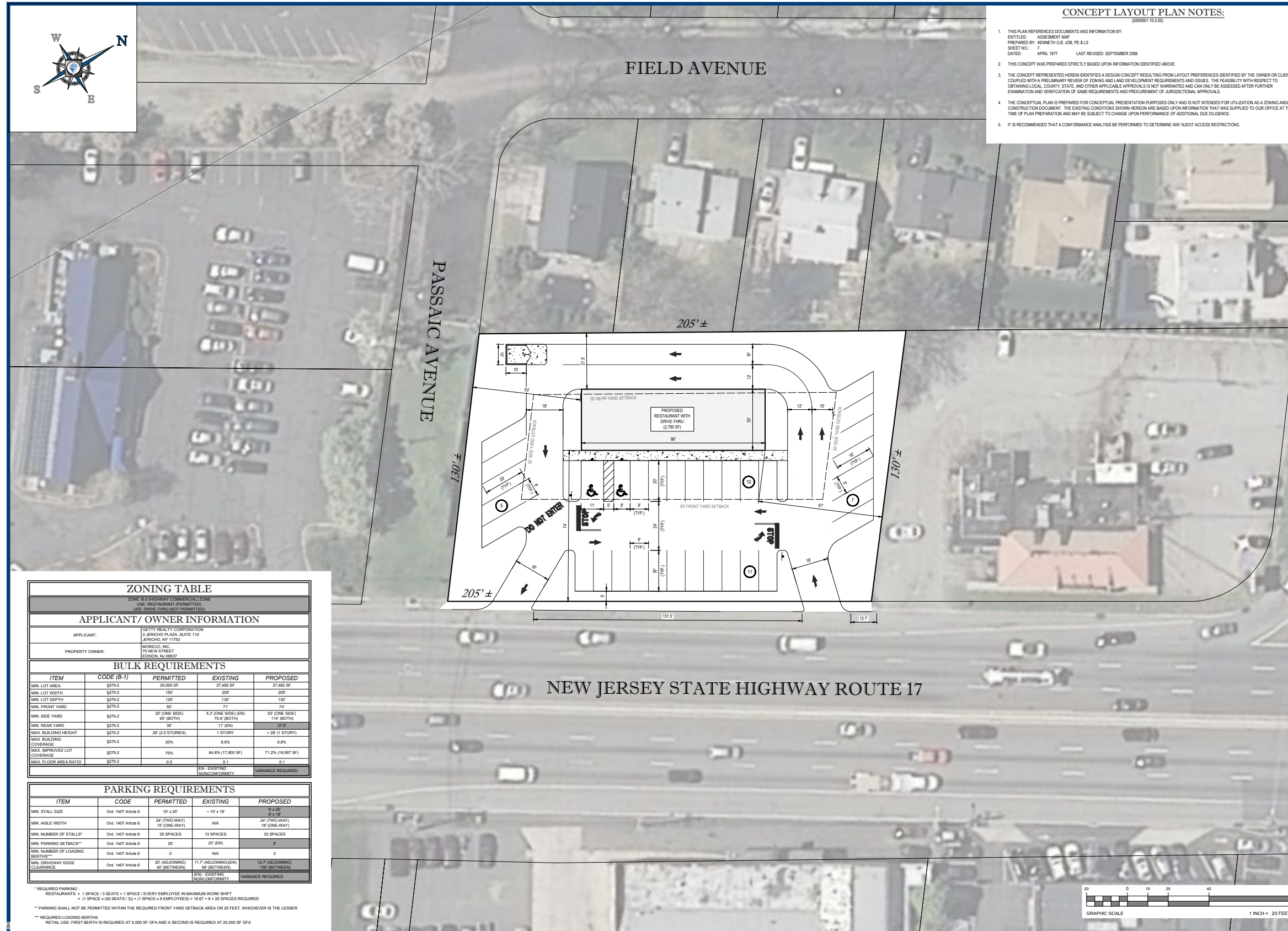
**SITE PLAN**



# CONCEPT PLAN



# CONCEPT PLAN



### CONCEPT LAYOUT PLAN NOTES:

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:  
 ENTITLED: ASSESSMENT MAP  
 PREPARED BY: KENNETH G.B. JOB, PE & LS  
 SHEET NO.: 7  
 DATED: APRIL 1977 LAST REVISED: SEPTEMBER 2006
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER OR CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCEDURE OF JURISDICTIONAL APPROVALS.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
- IT IS RECOMMENDED THAT A CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE ANY N/DOT ACCESS RESTRICTIONS.

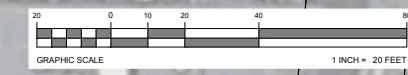
### ZONING TABLE

ITEM	CODE (B-1)	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	\$275-2	20,000 SF	27,432 SF	27,432 SF
MIN. LOT WIDTH	\$275-2	150'	200'	200'
MIN. LOT DEPTH	\$275-2	120'	130'	130'
MIN. FRONT YARD	\$275-2	50'	71'	74'
MIN. SIDE YARD	\$275-2	30' (ONE SIDE) 60' (BOTH)	5.0' (ONE SIDE) (EN) 70.0' (BOTH)	50' (ONE SIDE) 114' (BOTH)
MIN. REAR YARD	\$275-2	30'	11' (EN)	27.5'
MAX. BUILDING HEIGHT	\$275-2	28' (2.5 STORIES)	1 STORY	< 28' (1 STORY)
MAX. BUILDING COVERAGE	\$275-2	30%	8.6%	9.8%
MAX. IMPROVED LOT COVERAGE	\$275-2	70%	64.8% (17,800 SF)	71.2% (19,567 SF)
MAX. FLOOR AREA RATIO	\$275-2	0.5	0.1	0.1

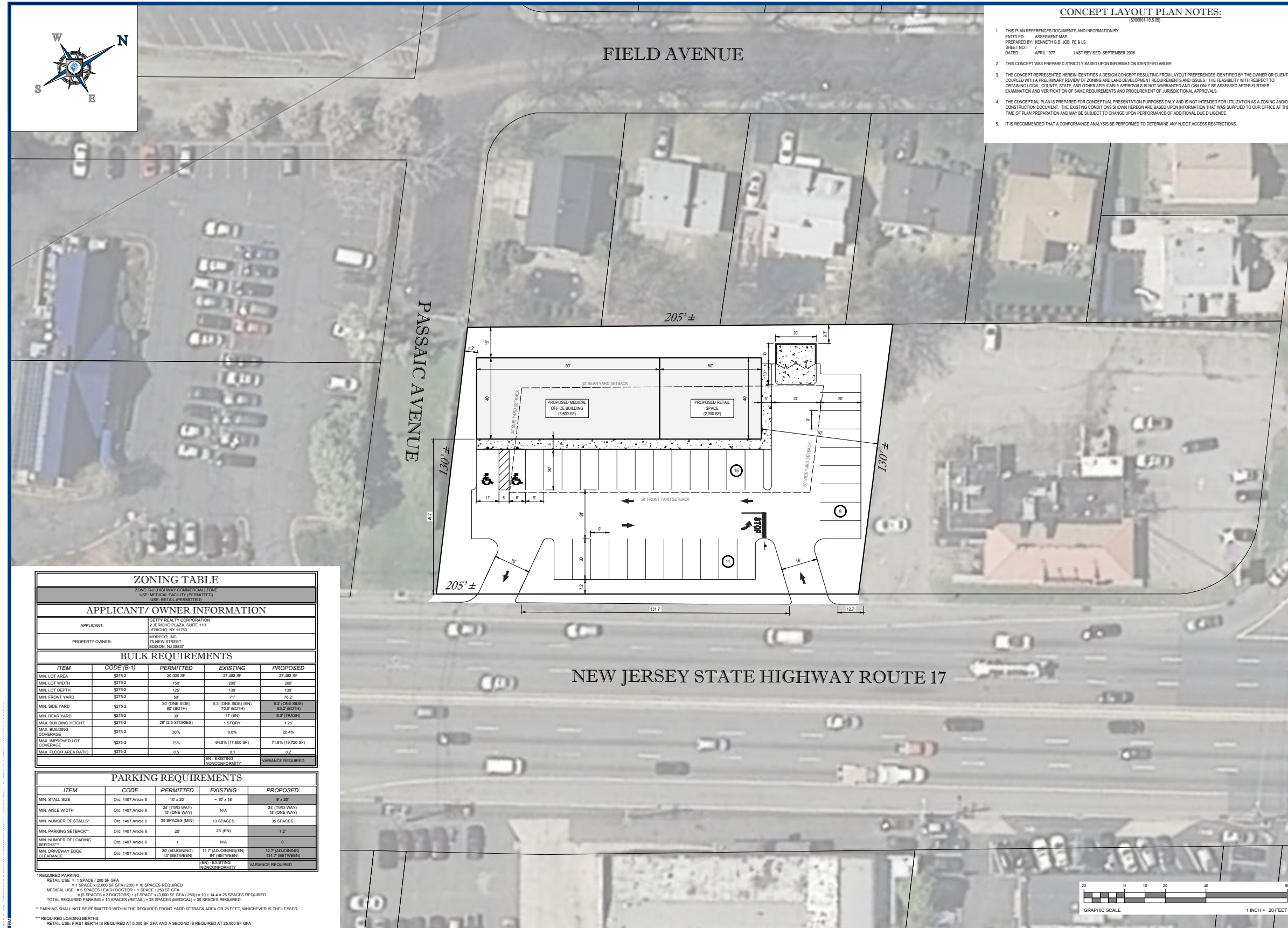
### PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. STALL SIZE	Ord. 1427 Article 6	10' x 20'	~10' x 18'	9' x 20' 8.5' x 18'
MIN. AISLE WIDTH	Ord. 1427 Article 6	24' (TWO-WAY) 18' (ONE-WAY)	N/A	24' (TWO-WAY) 18' (ONE-WAY)
MIN. NUMBER OF STALLS*	Ord. 1427 Article 6	25 SPACES	13 SPACES	33 SPACES
MIN. PARKING SETBACK**	Ord. 1427 Article 6	25'	23' (EN)	5'
MIN. NUMBER OF LOADING BERTHS***	Ord. 1427 Article 6	0	N/A	0
MIN. ONE-WAYWAY EDGE CLEARANCE	Ord. 1427 Article 6	20' (ADJACENT) 30' (BETWEEN)	11.7' (ADJACENT) (EN) 34' (BETWEEN)	12.7' (ADJACENT) 130' (BETWEEN)

\* REQUIRED PARKING:  
 RESTAURANTS = 1 SPACE / 3 SEATS + 1 SPACE / EVERY EMPLOYEE IN MAXIMUM WORK SHIFT  
 + 1 SPACE / 100 SEATS / 20 + 1 SPACE / 8 EMPLOYEES) = 16.67 + 8 = 25 SPACES REQUIRED  
 \*\* PARKING SHALL NOT BE PERMITTED WITHIN THE REQUIRED FRONT YARD SETBACK AREA OR 25 FEET, WHICHEVER IS THE LESSER.  
 \*\*\* REQUIRED LOADING BERTHS:  
 RETAIL USE: FIRST BERTH IS REQUIRED AT 5,000 SF GFA AND A SECOND IS REQUIRED AT 25,000 SF GFA



# CONCEPT PLAN



### CONCEPT LAYOUT PLAN NOTES:

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:  
 ENTITLED: ASSESSMENT MAP  
 PREPARED BY: KENNETH G.B. JOHNSON, PE & LS  
 SHEET NO.: 7  
 DATED: APRIL 1977 LAST REVISED: SEPTEMBER 2006
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER OR CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.
- IT IS RECOMMENDED THAT A CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE ANY ADOT ACCESS RESTRICTIONS.

ZONING TABLE				
ZONE: B-2 (HIGHWAY COMMERCIAL) ZONE				
USE: MEDICAL FACILITY (PERMITTED)				
USE: RETAIL (PERMITTED)				
<b>APPLICANT/ OWNER INFORMATION</b>				
APPLICANT:	GETTY REALTY CORPORATION 2 JERICHO PLAZA, SUITE 110 JERICHO, NY 11753			
PROPERTY OWNER:	MORRICO, INC. 75 NEW STREET EDISON, NJ 08817			
<b>BULK REQUIREMENTS</b>				
ITEM	CODE (B-1)	PERMITTED	EXISTING	PROPOSED
MIN. LOT AREA	\$275-2	20,000 SF	27,482 SF	27,482 SF
MIN. LOT WIDTH	\$275-2	150'	205'	205'
MIN. LOT DEPTH	\$275-2	120'	130'	130'
MIN. FRONT YARD	\$275-2	50'	71'	76.2'
MIN. SIDE YARD	\$275-2	30' (ONE SIDE) 40' (BOTH)	5.3' (ONE SIDE) (EN) 7.0' (BOTH)	6.2' (ONE SIDE) 8.3' (BOTH)
MIN. REAR YARD	\$275-2	30'	11' (EN)	9.3' (TRASH)
MAX. BUILDING HEIGHT	\$275-2	28' (2.5 STORIES)	1 STORY	+28'
MAX. BUILDING COVERAGE	\$275-2	30%	8.6%	20.4%
MAX. IMPROVED LOT COVERAGE	\$275-2	75%	64.8% (17,800 SF)	71.8% (18,720 SF)
MAX. FLOOR AREA RATIO	\$275-2	0.5	0.1	0.2
		EN: EXISTING NONCONFORMITY		VARIANCE REQUIRED
<b>PARKING REQUIREMENTS</b>				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN. STALL SIZE	Ord. 1407 Article 6	10' x 20'	10' x 18'	9' x 20'
MIN. AISLE WIDTH	Ord. 1407 Article 6	24' (TWO-WAY) 15' (ONE-WAY)	N/A	24' (TWO-WAY) 15' (ONE-WAY)
MIN. NUMBER OF STALLS*	Ord. 1407 Article 6	35 SPACES (MIN)	13 SPACES	35 SPACES
MIN. PARKING SETBACK**	Ord. 1407 Article 6	25'	23' (EN)	7.2'
MIN. NUMBER OF LOADING BERTHS***	Ord. 1407 Article 6	1	N/A	0
MIN. DRIVEWAY EDGE CLEARANCE	Ord. 1407 Article 6	20' (ADJOINING) 40' (BETWEEN)	11.7' (ADJOINING)(EN) 34' (BETWEEN)	12.7' (ADJOINING) 131.7' (BETWEEN)
		EN: EXISTING NONCONFORMITY		VARIANCE REQUIRED

\* REQUIRED PARKING:  
 RETAIL USE = 1 SPACE / 200 SF GFA  
 = 1 SPACE x (2,000 SF GFA / 200) = 10 SPACES REQUIRED  
 MEDICAL USE = 5 SPACES (1,400 DOCTORS) + 1 SPACE / 200 SF GFA  
 = 5 SPACES x 2 DOCTORS + (1 SPACE x (3,600 SF GFA / 200)) = 10 + 18 = 28 SPACES REQUIRED  
 TOTAL REQUIRED PARKING = 10 SPACES (RETAIL) + 25 SPACES (MEDICAL) = 35 SPACES REQUIRED

\*\* PARKING SHALL NOT BE PERMITTED WITHIN THE REQUIRED FRONT YARD SETBACK AREA OR 25 FEET, WHICHEVER IS THE LESSER.

\*\*\* REQUIRED LOADING BERTHS:  
 RETAIL USE: FIRST BERTH IS REQUIRED AT 5,000 SF GFA AND A SECOND IS REQUIRED AT 25,000 SF GFA

# AREA DEMOGRAPHICS



## **1 MILE RADIUS**

### **POPULATION**

14,779

### **HOUSEHOLDS**

5,660

### **MEDIAN AGE**

44.2

### **COLLEGE GRADUATES**

48%

### **AVERAGE HOUSEHOLD INCOME**

\$146,808

### **TOTAL BUSINESSES**

698

### **TOTAL EMPLOYEES**

7,149

### **TOTAL DAYTIME POPULATION**

14,036

## **3 MILE RADIUS**

### **POPULATION**

224,153

### **HOUSEHOLDS**

83,837

### **MEDIAN AGE**

39.0

### **COLLEGE GRADUATES**

36%

### **AVERAGE HOUSEHOLD INCOME**

\$107,462

### **TOTAL BUSINESSES**

9,703

### **TOTAL EMPLOYEES**

107,337

### **TOTAL DAYTIME POPULATION**

218,952

## **5 MILE RADIUS**

### **POPULATION**

620,702

### **HOUSEHOLDS**

226,675

### **MEDIAN AGE**

39.6

### **COLLEGE GRADUATES**

39%

### **AVERAGE HOUSEHOLD INCOME**

\$117,417

### **TOTAL BUSINESSES**

24,893

### **TOTAL EMPLOYEES**

298,229

### **TOTAL DAYTIME POPULATION**

606,892

\*2023 estimates