



**4,000 SF
EXISTING
+ SECOND FLOOR**

LifeSafer

Shell

NORTH
SOUTH

14,197 VPD ALPS ROAD



5,419 VPD FRENCH HILL ROAD

bp

**HD TUNING
AUTO REPAIR**

344 FRENCH HILL RD.
WAYNE, NEW JERSEY

4,000 SF AVAILABLE

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344 FRENCH HILL RD. WAYNE, NJ

SITE INFORMATION

LOT SIZE: .94 ACRES

FRONTAGE: 203' ON FRENCH HILL RD.

NOTES: EXISTING RESTAURANT W/
LIQUOR LICENSE

BUILDING SIZE: 4,000 SF

PARKING: 60 SPACES

+2nd FLOOR

TRAFFIC: 34,500 VPD RT. 37

TAXES: \$36,865.20



JEFFERY REALTY
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	8,562	80,569	290,030
Average HHI	\$152,807	\$145,065	\$144,765
Households	3,212	28,630	100,539

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MARKET AERIAL