

FORMER BANK

5,385 SF WITH DRIVE THRU

152 BOULEVARD
HASBROUCK HEIGHTS, NJ



CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

WILLIAM FARKAS
JACOB BIJOU

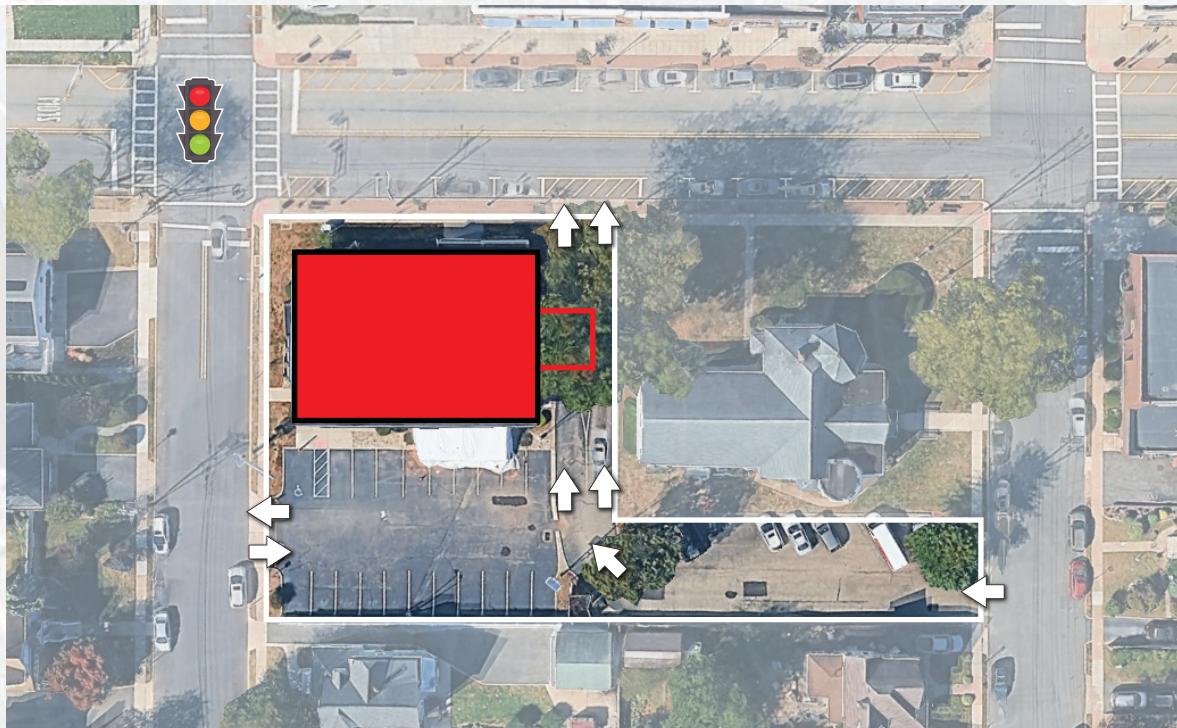
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com

5,385 SF FOR LEASE

152 BOULEVARD
HASBROUCK HEIGHTS, NJ

SITE INFORMATION



BUILDING: 5,385 SF

LOT: .53 ACRES

RENT: CALL FOR QUOTE

PARKING: 20 SPACES

TRAFFIC: 14,796 VPD ON BLVD.

- Free-Standing Asset with residential surroundings with established local demand
- Flexible Future Use: Suitable for retail, professional, medical, or service-oriented reuse (subject to approvals)
- Strong Visibility & Access: Located along Boulevard with on-site parking and corner-adjacent positioning



	1 MILE	3 MILE	5 MILE
POPULATION	27,522	276,428	601,611
AVG. HOUSEHOLD INCOME	\$156,091	\$120,216	\$137,572
HOUSEHOLDS	10,540	100,208	216,822
DAYTIME POPULATION	13,490	211,938	459,420
NUMBER OF EMPLOYEES	6,746	134,197	290,674
AVERAGE HOUSEHOLD SIZE	3.2	3.3	3.3

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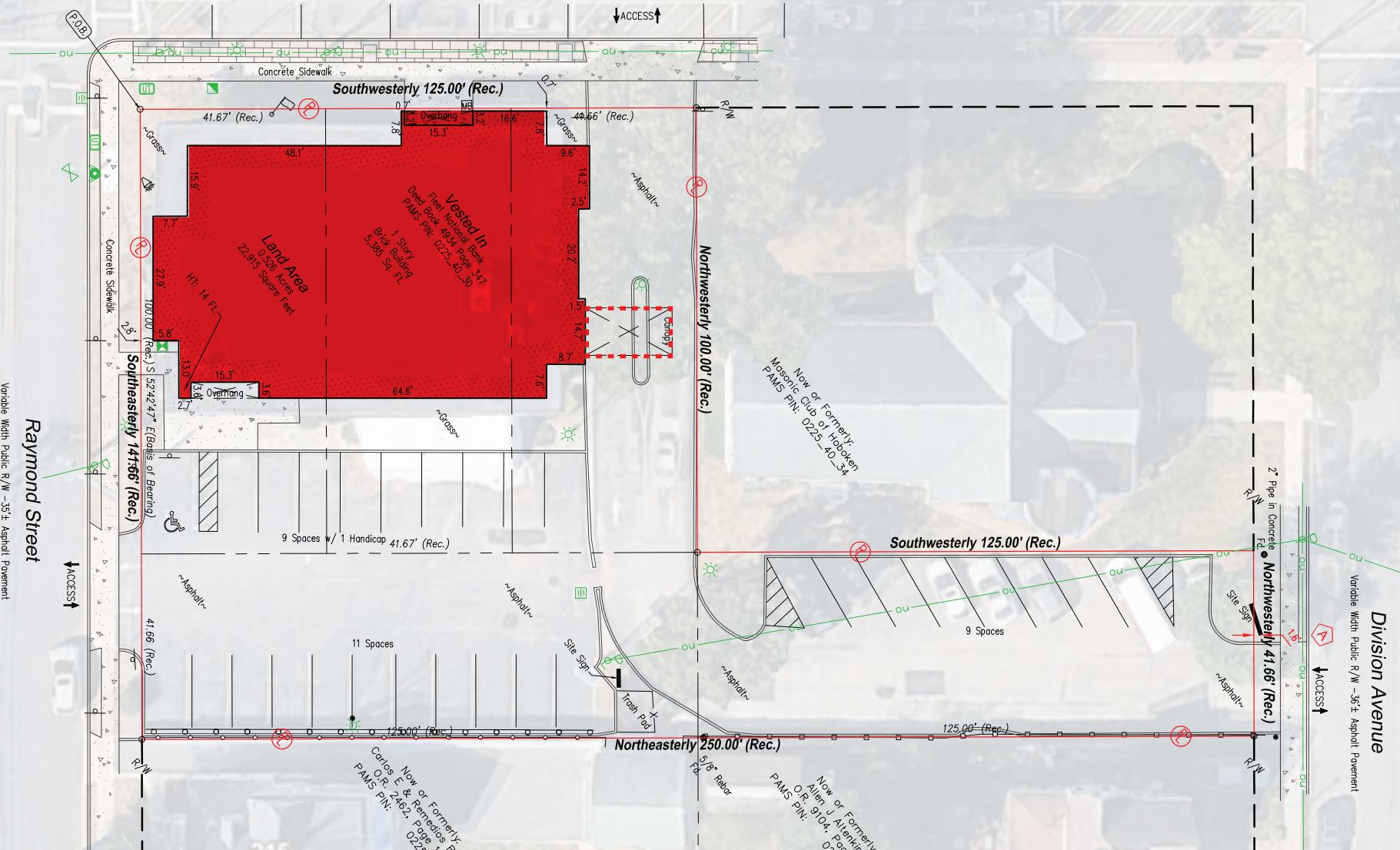
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152 BOULEVARD HASBROUCK HEIGHTS, NJ

SITE PLAN

Boulevard (f/k/a Grand View Boulevard)

Variable Width Public R/W - 48' ± Asphalt Pavement



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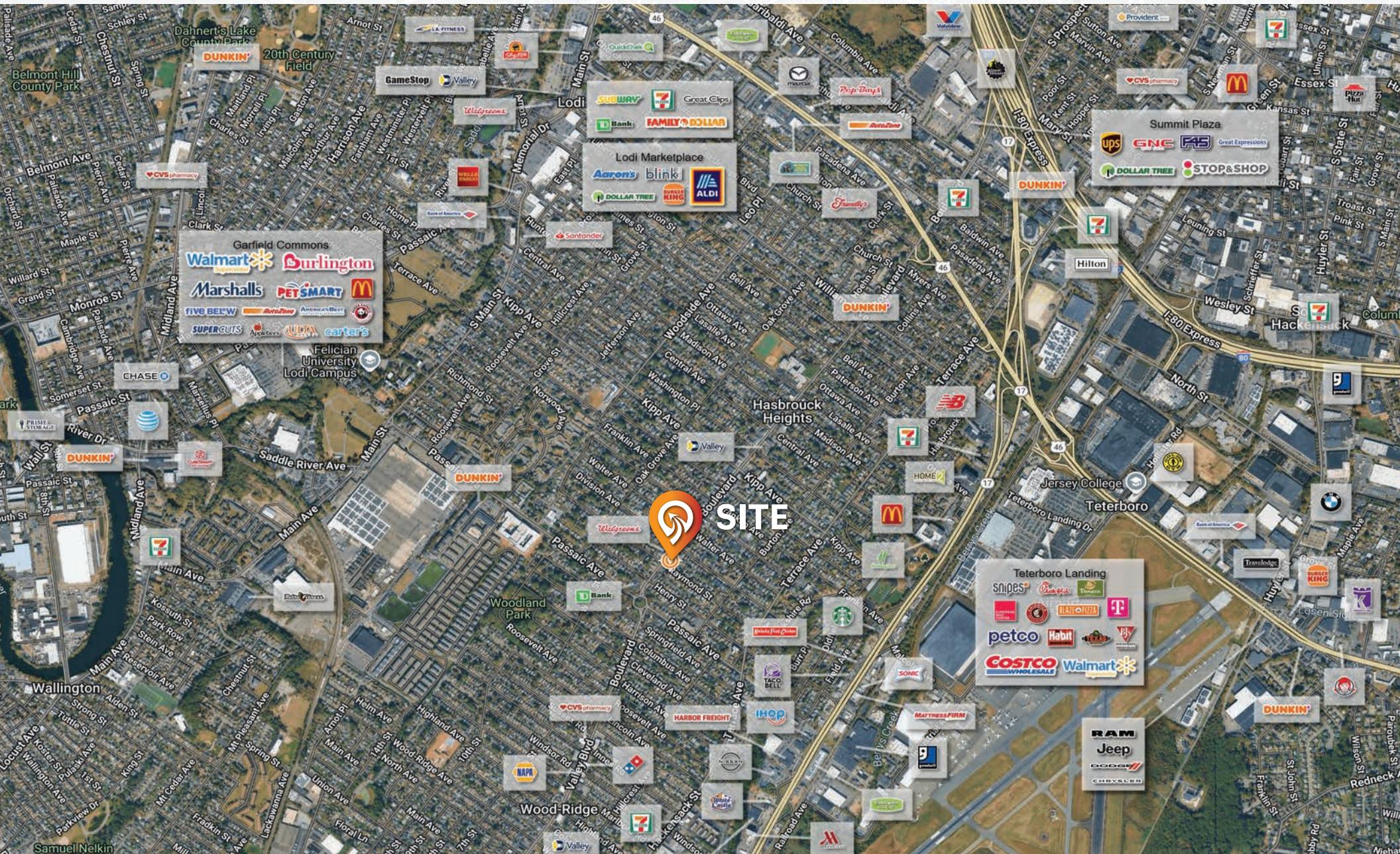
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MARKET AERIAL



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