

Bergen County Retail for Sale

806 Route 17 N, Ramsey, NJ



15,000 SF Available for Lease or Sale / 1.71 Acres

Located on heavily trafficked Route 17 N

David Townes
Managing Director
+1 917 993 5515
david.townes@jll.com

Alana Friedman
Vice President
+1 201 741 0990
alana.friedman@jll.com



Property **Location**

- » Located directly between Lake Street and Franklin Turnpike exits
- » Ingress and egress from Route 17 North with traffic counts of 103,452 VPD
- » Bergen County

Retail **Availability**

- » 15,000 SF two-story building, 7,500 SF floors
- » 1.71 acres
- » 95 car parking spaces
- » 126' of frontage on Route 17 North
- » Excellent signage opportunity – 20' pylon
- » Located in the B-3 Highway Commercial zone

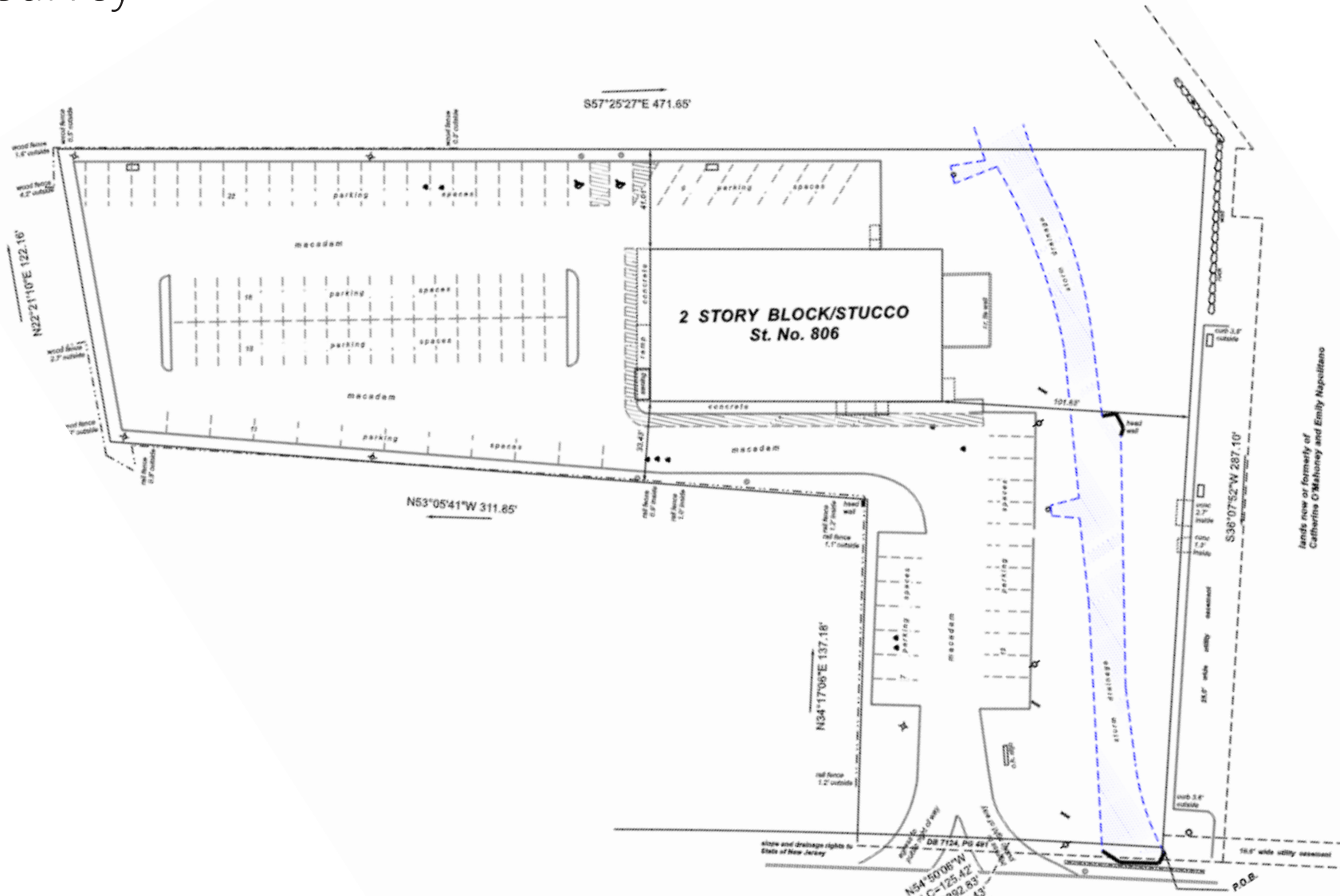
Asking Price

- » Upon request
- » Taxes: \$56,234.40 (2023)

Trade Area **Tenants**



Survey



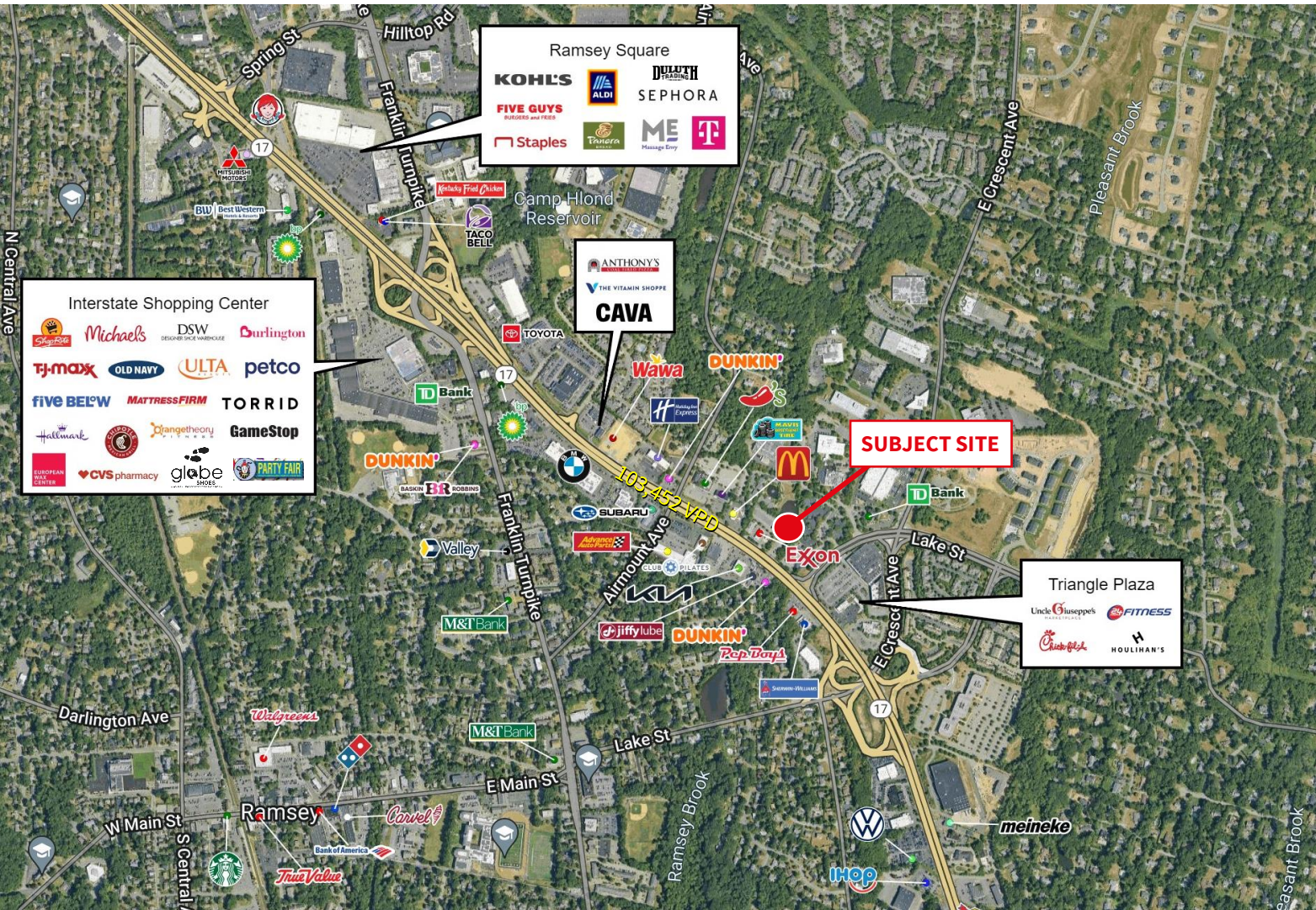
NEW JERSEY STATE HIGHWAY
Route No. 17 - West

DB 7124, Pg. 491
N54°50'08\"/>
LC=125.42'
R=3892.83'
A=125.43°
T=62.72'
D=1°50'46\"/>

lands now or formerly of
Catherine O'Mahoney and Emily Neapolitano



Market Aerial



Demographics



59,472

Population



\$134,918

Med. HH Income



33,058

Employees



3,139

Businesses

Demographics taken within 3 miles Source: ESRI, 2023

For more information contact:

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