

FOR SALE OR LEASE: 3,724 +/- SQ. FT. RETAIL PROPERTY



# 149 ROUTE 17 SOUTH

ROCHELLE PARK, NJ 07662

Contact **Exclusive Brokers**

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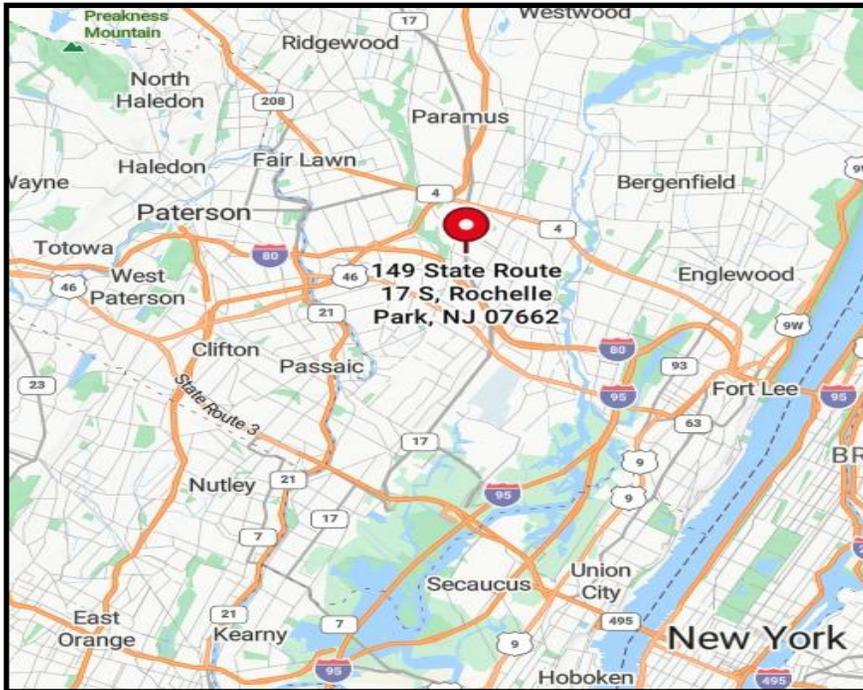
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**Team Resources** is pleased to present the opportunity to acquire **149 Route 17 South**, a highly visible free-standing retail building located along the premier commercial corridor in Rochelle Park. The asset offers outstanding exposure, strong surrounding demographics, and long-term intrinsic land value within one of Bergen County's most established retail trade areas.

With excellent signage & branding opportunity, this offering represents a rare chance for an owner-user seeking a flagship Bergen County location. **Ideal For** : Retail / Showroom Users; Medical / Professional Services; Automotive / Specialty Retail; Investors Seeking Stable Corridor Asset.



## PROPERTY DESCRIPTION

<b>Building Size:</b>	3,724 ± sq. ft.
<b>Acreage:</b>	0.55 ± acres
<b>Ceiling Height:</b>	18' clear
<b>Parking:</b>	14 cars
<b>Sprinklers:</b>	wet
<b>Sale Price:</b>	upon request
<b>Lease Rate:</b>	\$38.00 psf
<b>Taxes:</b>	\$6.56 psf
<b>Zoning:</b>	BA: Business A Districts
<b>Opex/Mgmt Fee:</b>	\$2.36 psf / \$0.45 psf
<b>Occupancy:</b>	90 days

## LOCATION OVERVIEW

Situated directly on Route 17 South, the property benefits from exceptional daily traffic counts, immediate highway access, and proximity to **Route 4, Route 80**, and the **Garden State Parkway**.

Route 17 is one of Northern New Jersey's most active retail corridors, serving as a primary north-south commercial artery through Bergen County. Rochelle Park sits at the crossroads of major highways and is surrounded by affluent communities including Paramus, Maywood, Saddle Brook, and Hackensack.

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