

AVAILABLE FOR SALE OR LEASE
ASKING PRICE \$1,600,000



33 US-206

Byram, NJ 07874 | **Sussex County**

1 ACRE APPROVED FOR
2,485 SF RESTAURANT
WITH DRIVE-THRU

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Drive-thru

1 Acre approved for 2,485 SF Restaurant with Drive-thru

#2

Excellent location

US-206 is the north/south artery between Newton & I-80

#3

Top performing tenants (per Placer.ai 11/3/25)

QuickChek top 7% busiest convenience stores in NJ
Dunkin' is one of the top 7% busiest in the US

#4

High traffic count

28,000 VPD



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **33 Route 206** — Byram, NJ (the 'Property').

PROPERTY SUMMARY

THE OFFERING

Property Address	33 US-206 at Waterloo Road
Neighborhood	Byram
County	Sussex
Block / Lot	36 / 40

LAND INFORMATION

Lot Size	1.07 Acres
Land SF	54,886 SF

ZONING INFORMATION

Zoning	V-B
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TAX INFORMATION

Tax Rate	3.83
Property Tax (2024)	\$21,183.73

APPROVED SITE PLAN



MARKET OVERVIEW

Byram Township, often called the “Gateway to Sussex County,” sits strategically along US-206 - one of New Jersey’s major north-south retail and commuter corridors. This location gives retailers immediate exposure to close to 30,000 daily vehicles and a direct link between Morris and Sussex counties, connecting major retail hubs such as Mount Olive and Netcong in the south to Andover and Newton in the north.

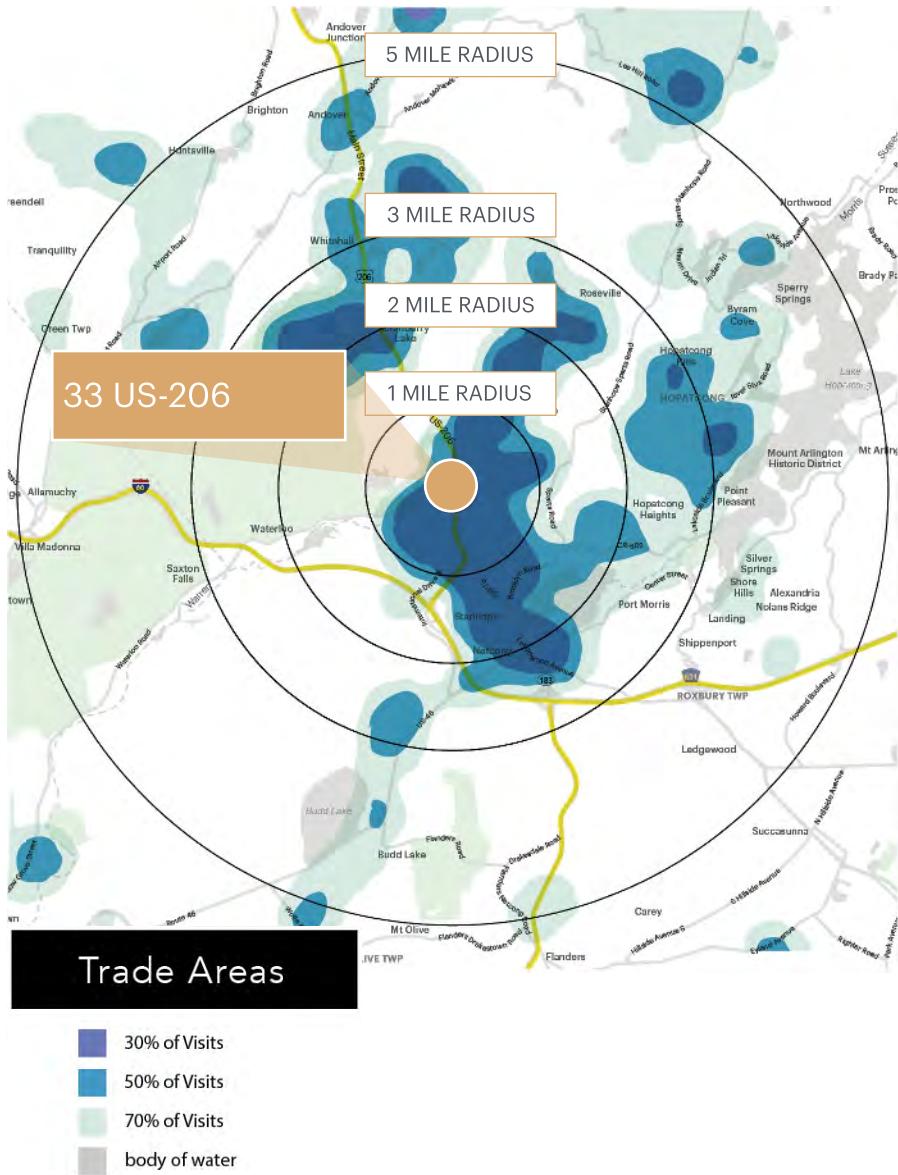
Byram’s residents enjoy high household incomes, strong home ownership rates, and a family-oriented community profile. It supports a strong ShopRite along with CVS, Mavis, Nissan, two Dunkins', QuickChek, WaWa, McDonald's, and Primo Hoagies. Byram represents an opportunity for retailers to capture local loyalty and regional drive-by traffic.

US-206 serves as Byram’s commercial spine, with excellent traffic counts, direct signalized access, and access to I-80. Retail centers along the corridor benefit from high visibility, ample parking, and flexible zoning that supports dining, specialty retail, service businesses, and small-format anchors. Several well-known national and regional tenants already operate successfully nearby, validating the corridor’s performance and growth potential.

Byram’s visibility, accessibility, and unmet retail demand supports long-term growth. For retailers seeking a high-income suburban market with limited competition and strong community engagement, Byram stands out as a smart, strategic choice for expansion.



DEMOGRAPHICS



Demographics

Population	1 mile	3,413	Total employees	1 mile	939
	2 miles	8,309		2 miles	4,283
	3 miles	22,966		3 miles	8,663
	5 miles	61,708		5 miles	19,151
	Trade area	122,472		Trade area	26,511

Average household income	1 mile	\$137,750	Number of college graduates	1 mile	1,110
	2 miles	\$137,022		2 miles	2,521
	3 miles	\$127,305		3 miles	6,473
	5 miles	\$144,678		5 miles	20,939
	Trade area	\$111,782		Trade area	33,430

2025 estimates via Esri

Trade Area - Placer.ai (cell phone tracking data)

Population	30% of visits	14,485	Total employees	30% of visits	2,572
	50% of visits	48,327		50% of visits	9,028
	70% of visits	122,472		70% of visits	26,511

Average household income	30% of visits	\$117,650	Bachelor's degree or higher	30% of visits	4,175
	50% of visits	\$117,430		50% of visits	12,292
	70% of visits	\$111,782		70% of visits	33,430

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