



Prominent
Properties

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INTERNATIONAL REALTY

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EXECUTIVE SUMMARY

PRIME LOCATION | FLEXIBLE USE SPACE | ESTABLISHED CUSTOMER BASE

Position your business or expand your portfolio with this prime commercial opportunity on Cedar Lane in the heart of Teaneck. This well-located property offers excellent visibility, strong foot traffic, and convenient access to major roadways and surrounding neighborhoods. Ideal for retail, office, or mixed-use potential, the building benefits from a vibrant commercial corridor and an established local customer base. A rare chance to secure a strategic location in one of Bergen County's most active business districts.



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INVESTMENT HIGHLIGHTS

EXCEPTIONAL INVESTMENT OPPORTUNITY

Prime Cedar Lane location

Positioned along one of Teaneck's most heavily trafficked and sought-after commercial corridors.

Excellent Storefront Visibility

Offers strong exposure with consistent pedestrian and vehicle traffic throughout the day.

Surrounded by Shops & Restaurants

Neighboring a dynamic mix of established retailers, dining destinations, and everyday services.

Flexible Layout Options

Adaptable space suitable for retail, office, or mixed-use applications.

Strong Local Demographics

Benefits from a built-in customer base supported by dense residential surroundings.

Convenient Transit Access

Easily accessible via major highways and nearby public transportation options.

Ample Parking Availability

Includes abundant street parking along with nearby municipal parking options.

Owner-User or Investment Opportunity

Ideal for both end-users seeking occupancy or investors pursuing stable returns.

Prime Bergen County Location

Situated within one of the county's most active and desirable business districts.

High-Demand Commercial Area

Located in a market with limited availability, driving strong long-term value.

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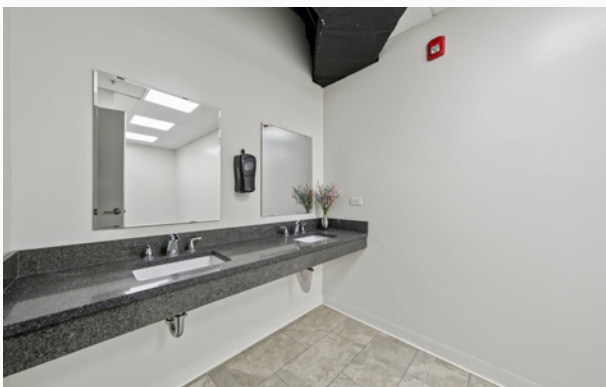
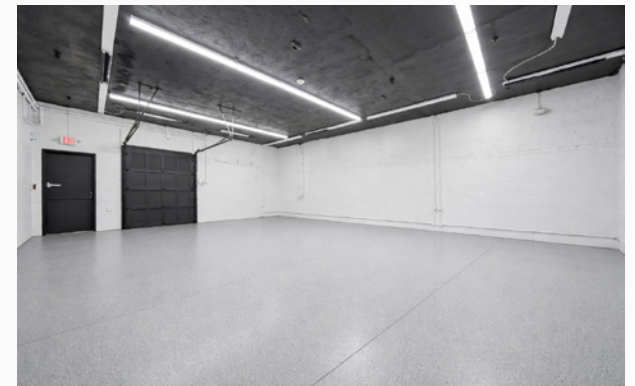
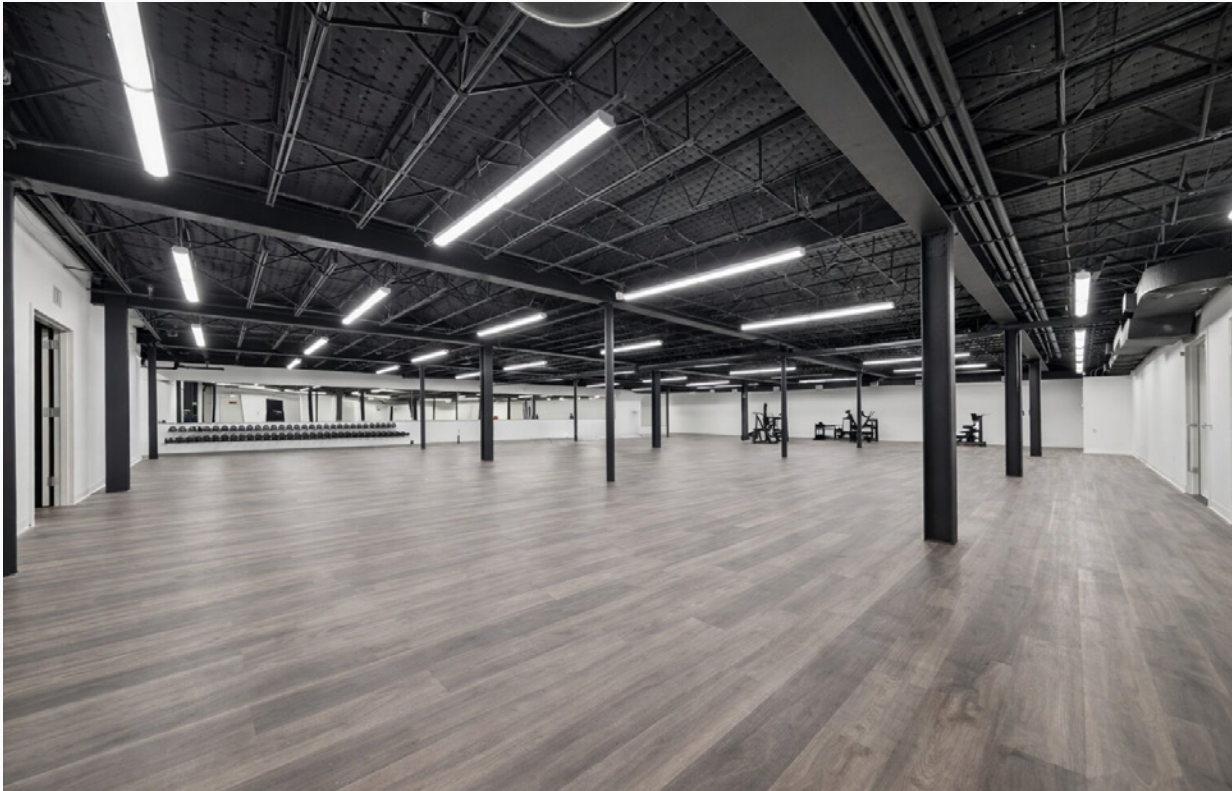
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**FLOOR PLANS
UPCOMING**

FINANCIALS

REVENUE AND EXPENSES OVERVIEW

REVENUE										
Level	Unit	Use	Status	Type	Lease Expiration	Square Footage	Monthly Rent	Projected Rent	Annual Rent	Projected Annual Rent
Basement	BSMNT	Retail	Leased	Gym	3/31/31	8,900	\$9,456	N/A	\$113,472	N/A
Ground	G1	Garage		Garage	5/1/26	300	\$475			
	* 553B uses G2-G5 without additional rent									
	G2	Garage		Garage		300				
	G3	Garage		Garage		300				
	G4	Garage		Garage		300				
Ground	553A	Retail	Leased	Medical	7/31/27	2,000	\$5,884	N/A	\$70,607	N/A
	553B	Retail	Leased	Carpet	9/30/26	2,100	\$4,244	N/A	\$50,923	N/A
	549	Retail	Leased	Martial Arts	8/31/32	3,084	\$6,900	N/A	\$82,800	N/A
2	Suite 1A	Office	Leased	Chiropractic	4/30/40	1,410	\$2,115	N/A	\$25,380	N/A
	Suite 2A	Office	Leased	Apparel	5/31/30	950	\$2,738	N/A	\$32,858	N/A
	Suite B	Office	Leased	N/A	N/A	1,200	N/A	\$2,000	N/A	
	Suite C	Office	Leased	N/A	N/A	3,744	N/A	\$6,240	N/A	
	Suite D	Office	Leased	N/A	N/A	848	N/A	\$1,415	N/A	
TOTAL							\$31,812	\$41,467	\$381,740	\$497,600

EXPENSES	
Real Estate Taxes	\$90,772
Insurance	\$5,279
Management	\$15,327
Elevator	\$3,612
Utilities	\$57,609
Maintenance	\$11,928
TOTAL	\$184,528

* Detailed financial information available upon request

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AREA OVERVIEW

TEANECK, NEW JERSEY | BERGEN COUNTY

Located in the heart of Teaneck's thriving Cedar Lane corridor, the area surrounding 175 Cedar Lane is one of Bergen County's most active and desirable commercial destinations. Known for its walkable, village-like atmosphere, Cedar Lane blends a vibrant mix of retail, dining, and professional services with a strong sense of community, making it a consistent draw for both local residents and visitors from neighboring towns.

The property benefits from excellent accessibility, with close proximity to **Route 4, Interstate 95, and the Garden State Parkway**, as well as convenient **NJ Transit bus service** offering direct routes to Manhattan. Its strategic location **near the George Washington Bridge** further enhances connectivity for commuters and businesses alike, positioning the area as a highly accessible hub within Northern New Jersey.

Cedar Lane serves as Teaneck's primary commercial spine, lined with established local businesses, national retailers, and a diverse array of restaurants that drive steady foot traffic throughout the day. Supported by strong surrounding demographics and nearby institutions such as **Fairleigh Dickinson University** and **Holy Name Medical Center**, the corridor continues to see sustained demand and long-term stability, making it an attractive environment for investment and growth.



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