

RETAIL PROPERTY FOR SALE

120-140 RT 46 LITTLE FERRY

120-140 Route 46 W, Little Ferry, NJ 07643

**CENTURY 21
COMMERCIAL**

Semiao & Associates



PROPERTY DESCRIPTION

For Sale or lease previous auto sales building located in prime location in Route 46 W, Little Ferry. Sale include land .71 Acres . Ideal for car dealers, retail shopping centers , banks and loan institutions, post offices, cannabis retail establishments and more see attached zoning ordinances.

PROPERTY HIGHLIGHTS

- +/- 6,000 SF building
- Renovated 2021
- Zoned B-H Highway and Regional Business Zone
- Ideal for retail or vehicle-related businesses
- 4 drive in/out doors to/from service area
- Parking for 125+ cars
- High traffic count: ±40,000 vehicles per day
- Convenient highway access
- Lot frontage 310 ft , Depth 100 ft

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	0.712 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,351	3,169	9,160
Total Population	2,847	7,158	23,170
Average HH Income	\$99,372	\$99,524	\$110,091



Maggie Abdo-Manno,
CCIM
201.892.9933
maggie@ccim.net



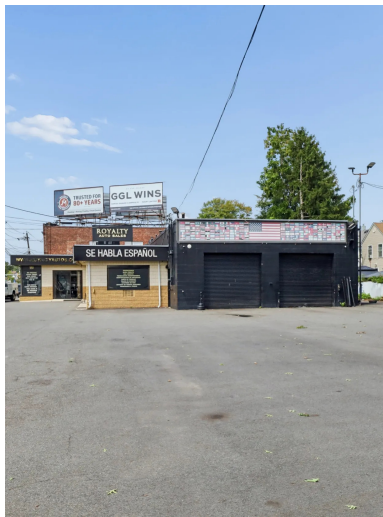
RETAIL PROPERTY FOR SALE

120-140 RT 46 LITTLE FERRY

120-140 Route 46 W, Little Ferry, NJ 07643

**CENTURY 21
COMMERCIAL.**

Semiao & Associates



Maggie Abdo-Manno,
CCIM
201.892.9933
maggie@ccim.net



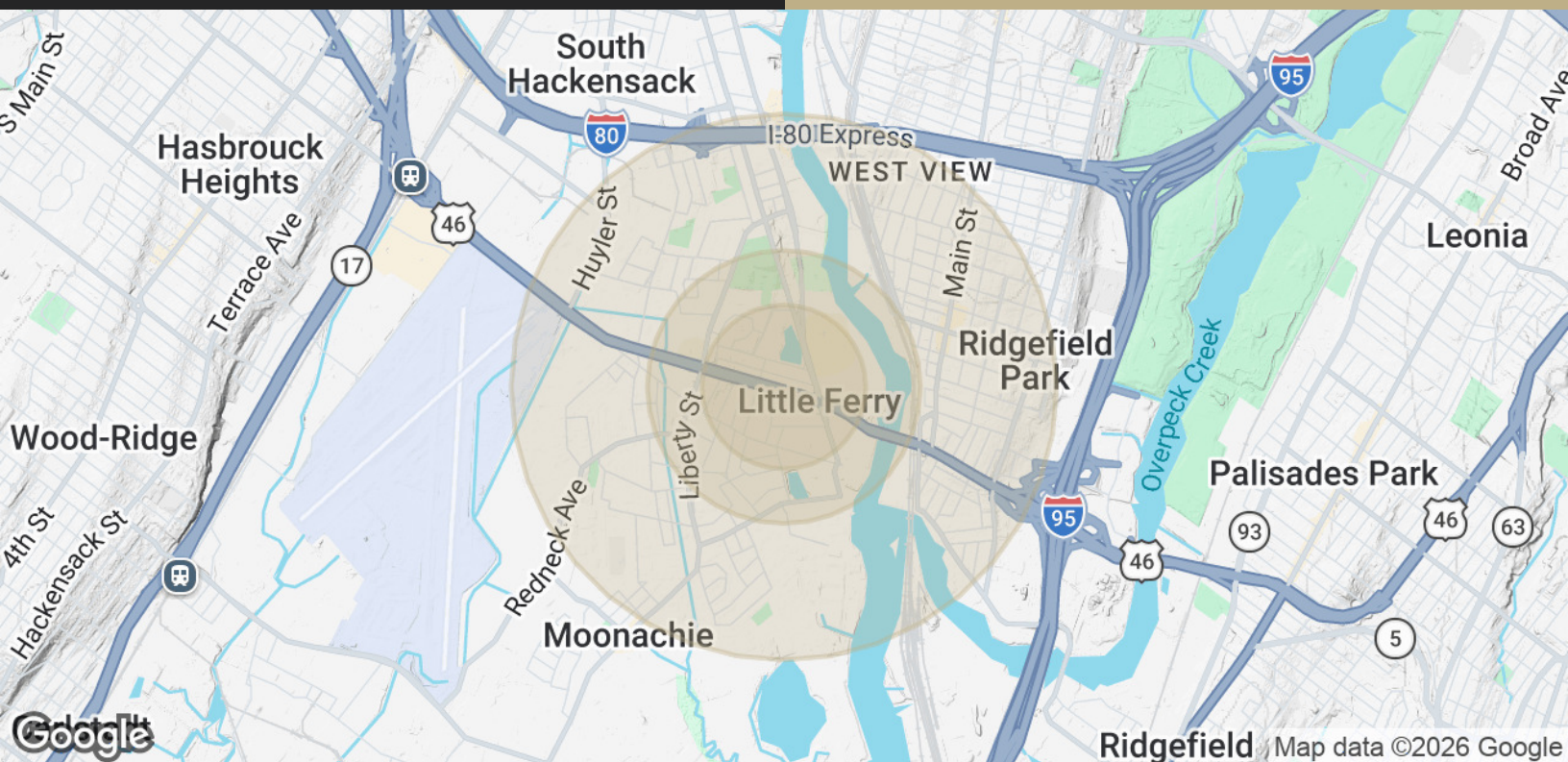
RETAIL PROPERTY FOR SALE

120-140 RT 46 LITTLE FERRY

120-140 Route 46 W, Little Ferry, NJ 07643

**CENTURY 21
COMMERCIAL**

Semiao & Associates



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,847	7,158	23,170
Average Age	45.1	42.6	40.7
Average Age (Male)	46.2	40.5	40.1
Average Age (Female)	45.7	44.6	41.8

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,351	3,169	9,160
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$99,372	\$99,524	\$110,091
Average House Value	\$315,071	\$343,156	\$452,849

2023 American Community Survey (ACS)



Maggie Abdo-Manno,
CCIM
201.892.9933
maggie@ccim.net



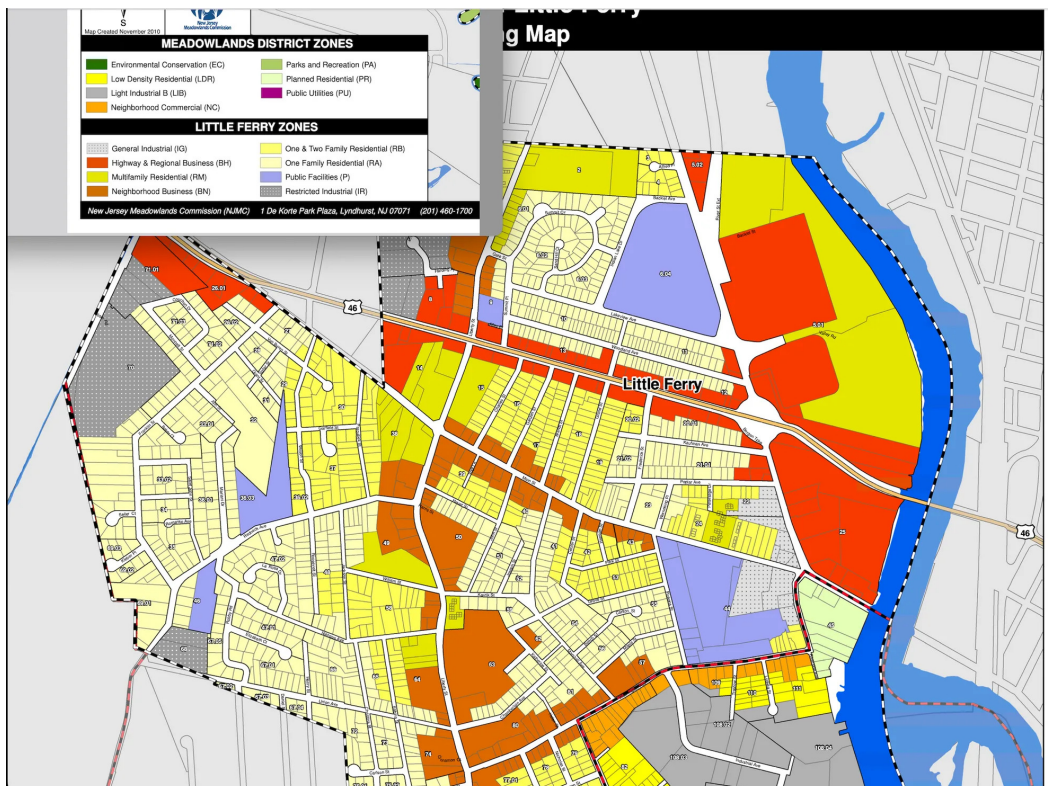
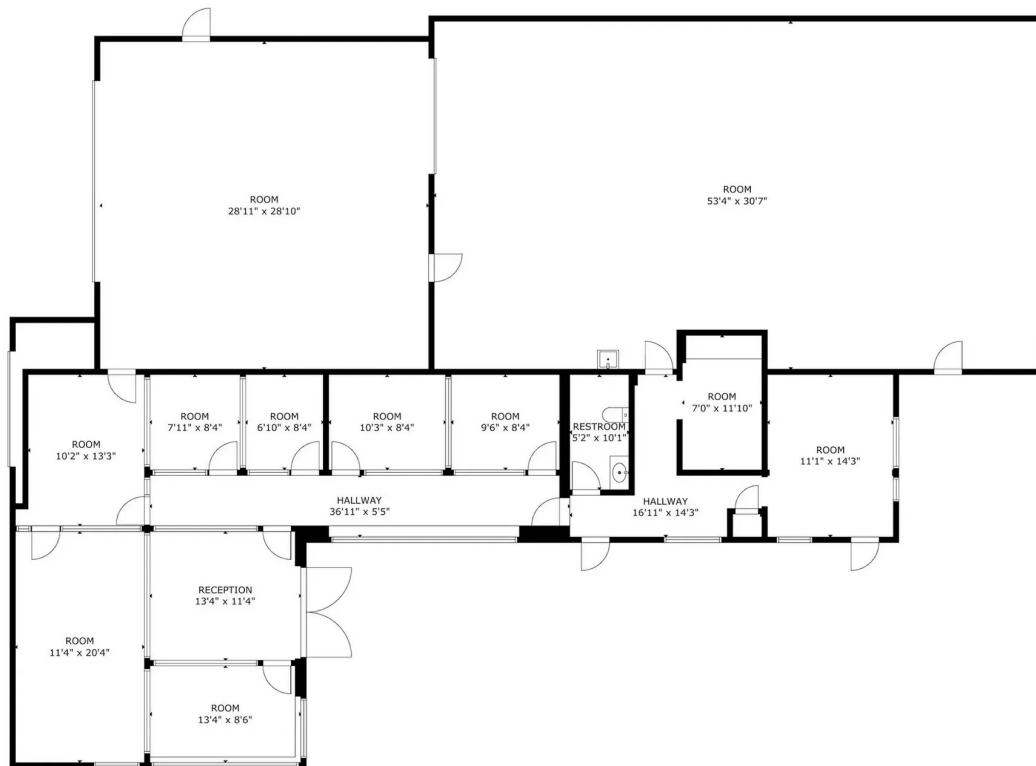
RETAIL PROPERTY FOR SALE

120-140 RT 46 LITTLE FERRY

120-140 Route 46 W, Little Ferry, NJ 07643

**CENTURY 21
COMMERCIAL.**

Semiao & Associates



Maggie Abdo-Manno,
CCIM
201.892.9933
maggie@ccim.net

