

RETAIL/MEDICAL USE

17 US ROUTE 206

LOCKWOOD PLAZA
BYRAM | NEW JERSEY

Retail/Medical

3,393 SF
(divisible)

Corner Unit
Available



SPACE DETAILS



SIZE
3,393 SF (divisible)

STATUS
Available Immediately

TERM
5 years minimum

RENT
Upon Request

CAM
\$13.48 PSF

NEIGHBORS
PNC Bank, Quick Chek, Dunkin Donuts, TC Smokes, Classic Bagel & Deli, Liquor Factory, Champs Ice Cream, Ace Nail Salon. Etc.

CO-TENANTS
Irish dance, Martial Arts, New Hunan

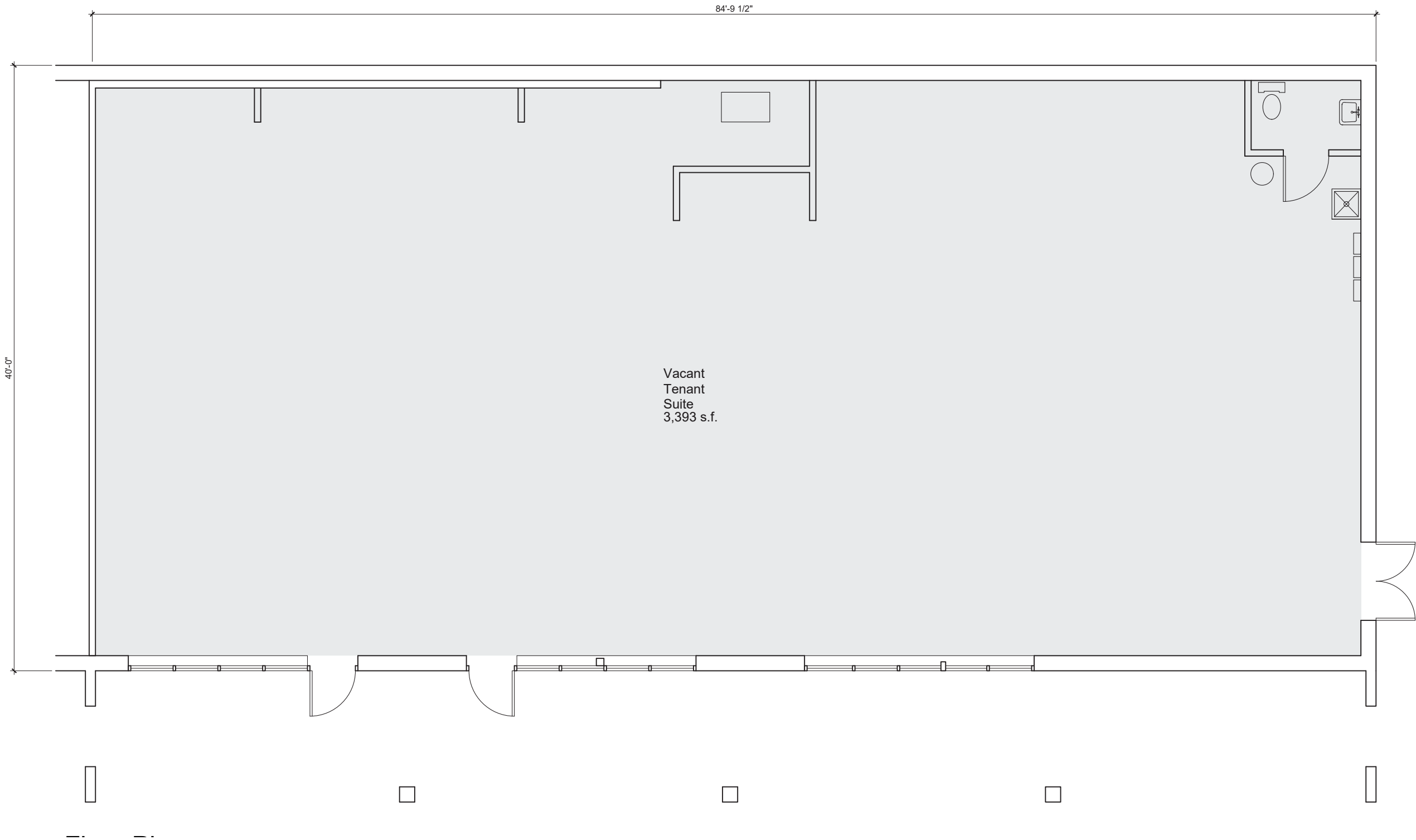
COMMENTS

- Located on US Highway 206 with 18,175 cars passing daily.
- Pylon Signage available.
- Medical uses permitted.

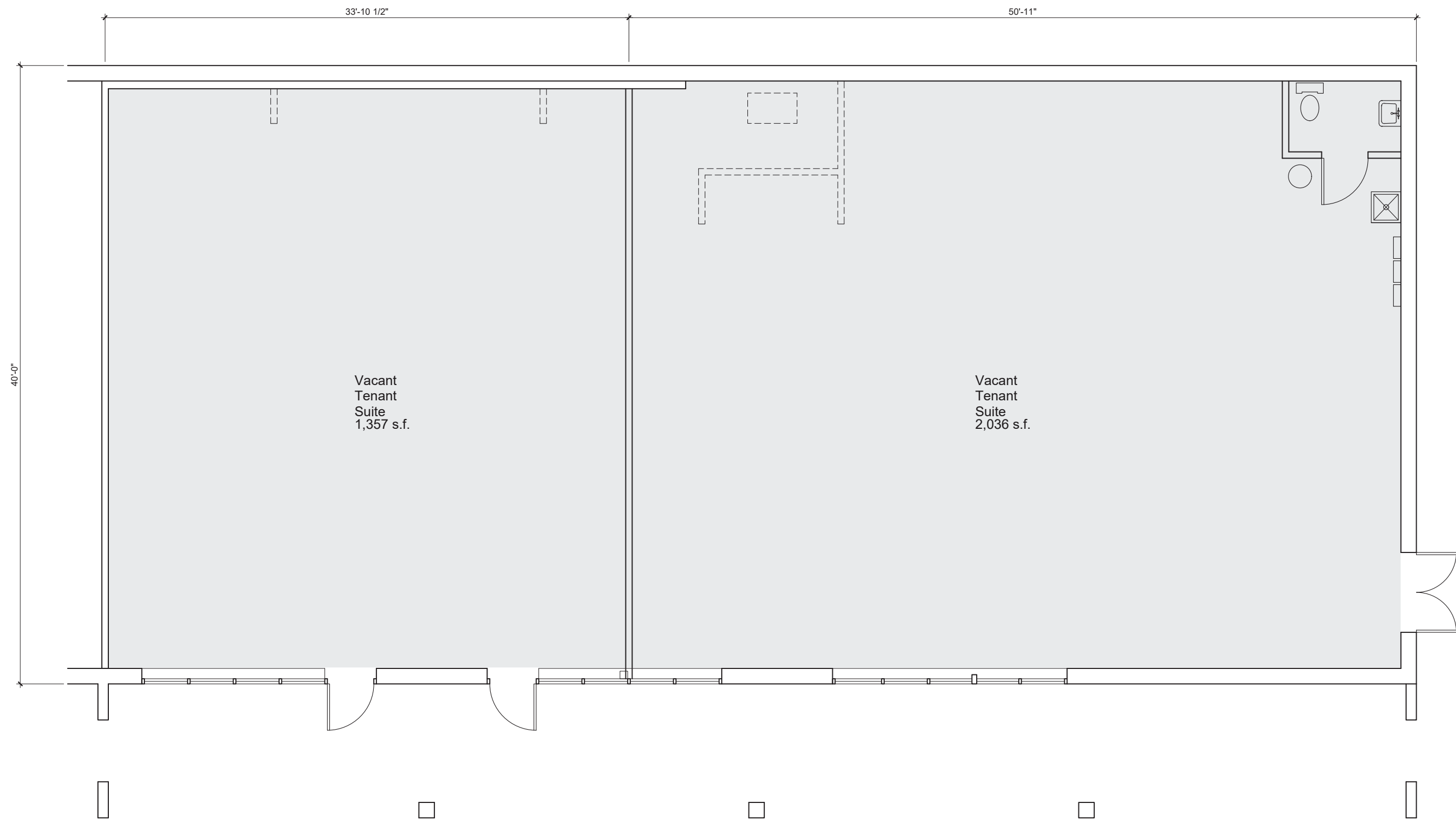
AERIAL MAP



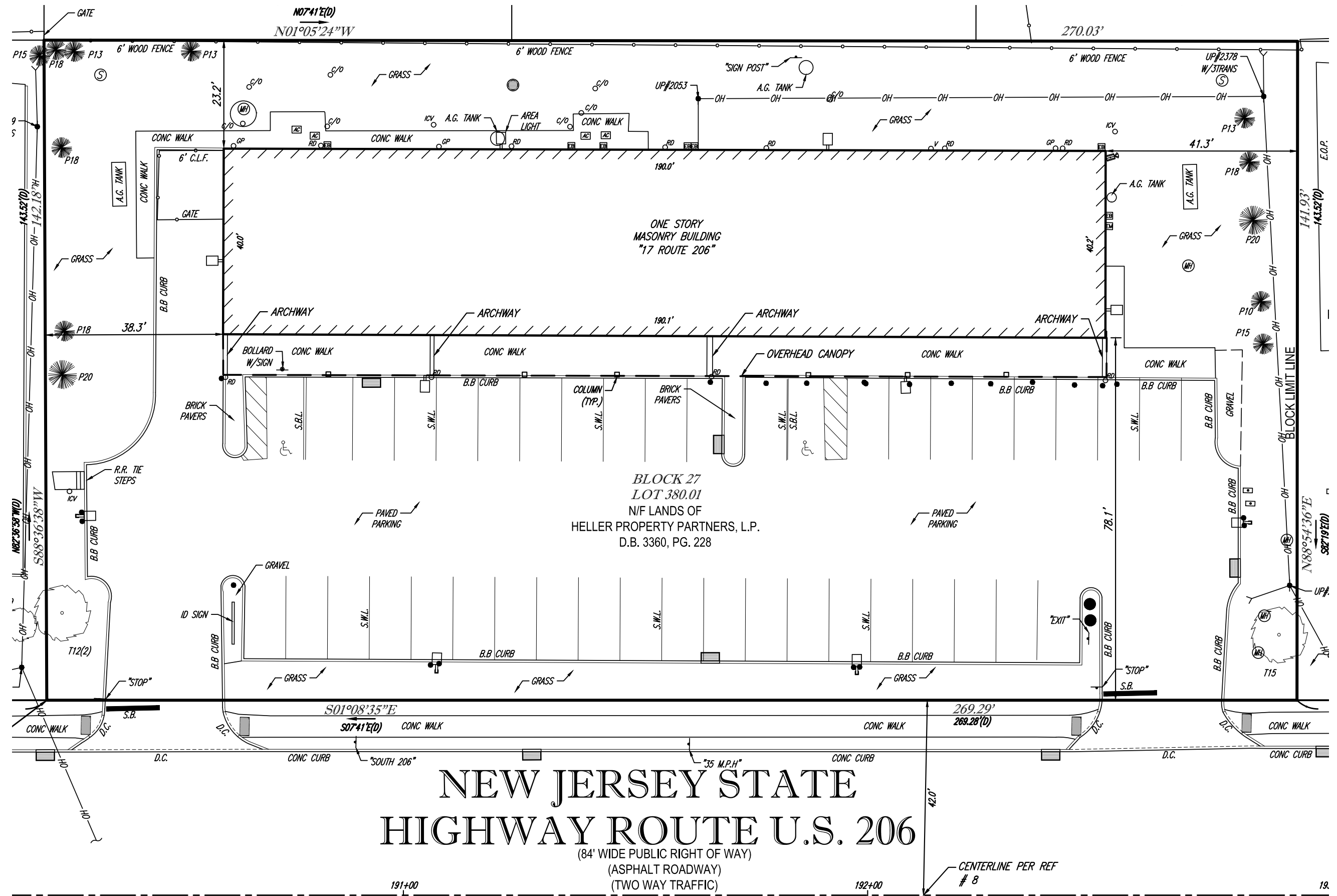
EXISTING FLOOR PLAN - 3,393 SF



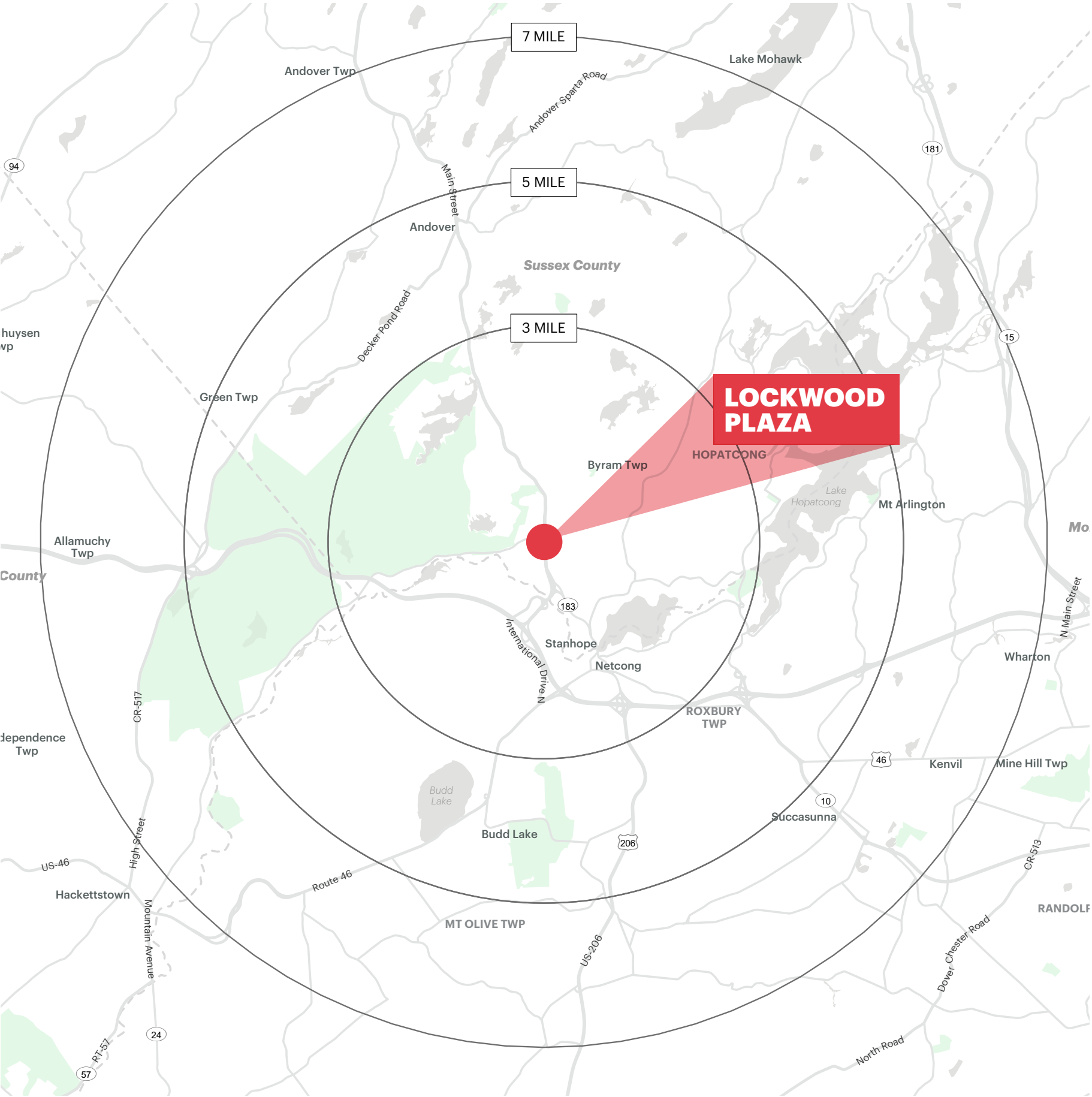
CAN BE DIVIDED INTO 1,357 SF & 2,036 SF



SITE PLAN



DEMOGRAPHICS



3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
23,877	842
HOUSEHOLDS	TOTAL EMPLOYEES
9,832	9,245
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
41.7	\$120,944
COLLEGE GRADUATES (Bachelor's +)	
6,412 - 37%	

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
63,120	1,835
HOUSEHOLDS	TOTAL EMPLOYEES
25,367	19,326
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
42.4	\$131,233
COLLEGE GRADUATES (Bachelor's +)	
19,337 - 42%	

7 MILE RADIUS

POPULATION	TOTAL BUSINESSES
114,685	3,607
HOUSEHOLDS	TOTAL EMPLOYEES
45,125	41,044
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
43.1	\$145,298
COLLEGE GRADUATES (Bachelor's +)	
38,076 - 46%	

*2023 estimates



**CONTACT
EXCLUSIVE
AGENT**

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