

RESTAURANT/RETAIL SPACE

BYRAM PLAZA

90 Route 206 at Lackawana Drive

SUSSEX COUNTY

BYRAM | NEW JERSEY

**Restaurant
Available
2,560 SF
(Expandable)**



15th Busiest Strip/Convenience Center in NJ (out of 425)

RIPCO
REAL ESTATE

SITE ATTRIBUTES



SPACE

Space 3	2,400 SF*
Space 4 (Restaurant Available)	2,560 SF*
* Can be combined for up to 4,960 SF	
** Restaurant still operating, please be discreet.	

DIMENSIONS

Space 3	30' x 80'
Space 4 (Restaurant Available)	32' x 80'
• Turn-Key Restaurant	
• 2 ADA Bathrooms	
• See Photos page 4	

Electric: 400 Amp 3 Phase 208/120
Gas: 1.25" line
Water: 1" line
Sewer: 4" line
HVAC: 7.5 ton Lennox unit

GLA

141,334 SF

RENT

Upon request

NNN

\$8.21 PSF (est.)

PARKING

742 spaces

CO-TENANTS

ShopRite, ShopRite Liquors, Nail Salon, Visual Eyes, Halulu, Frank's Trattoria, McDonald's, Atlantic Health, Pet Supplies Plus, Drayer Physical Therapy, Topshelf Fitness Center, Primo Hoagies, Landon Maxwell Barber Shop

ATTRIBUTES

- 30,000+ avg weekly customer visits†
- 15th Busiest Strip/Convenience Center in NJ (out of 425)†
- Pylon Signage
- Traffic light intersection
- On busy US-206 with almost 25,000 cars per day

† Source: Placer.ai

This aerial map illustrates a proposed commercial development. Key features include:

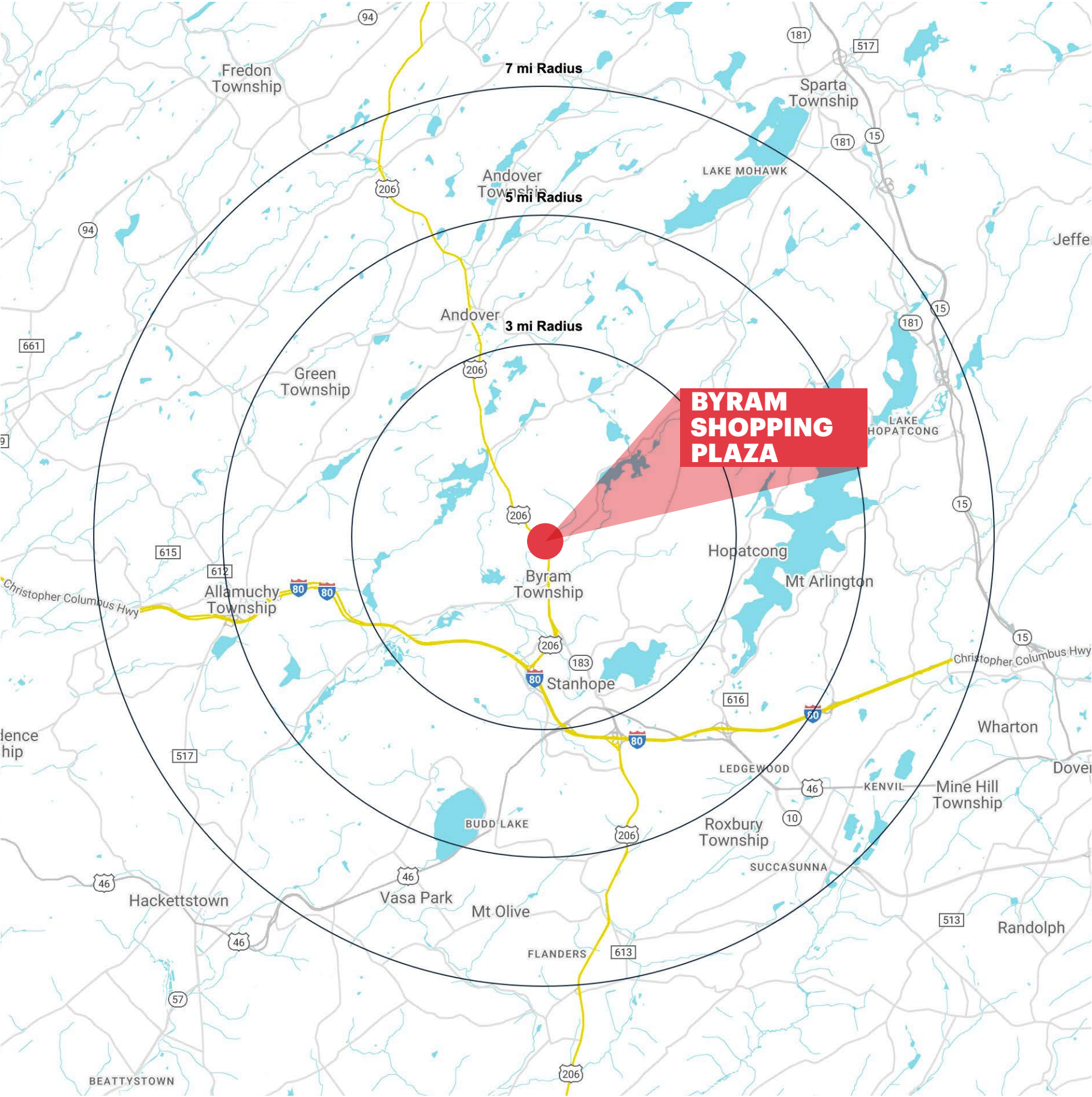
- Inset Images:**
 - Top Left:** A photograph of a ShopRite store with 'WINE & SPIRITS' signage.
 - Bottom Left:** A detailed view of a 'PYLON SIGNAGE' structure listing various services: ShopRite, Primary Care, Rehabilitation, Laboratory, PrimoHoagies, Dunkin', Malulu, Topshelf Fitness, S/R Liquor, Pet Supplies Plus, Frank's Pizza, Landon Maxwell Barbershop, Drayer Physical Therapy, Coco Nails & Spa, VisualEyes Optical, and Empire Buffet. It also features the text 'NEW LOWER PRICES'.
 - Bottom Right:** A photograph of a McDonald's restaurant.
- Map Callouts and Labels:**
 - Top Right:** BYRAM TOWNSHIP INTERMEDIATE SCHOOL, BYRAM TOWNSHIP MUNICIPAL COURT, BYRAM TOWNSHIP HALL.
 - Center:** SPACE 3 (2,400 SF), SPACE 4 (2,560 SF, RESTAURANT AVAILABLE), CAN BE COMBINED FOR UP TO 4,960 SF.
 - Bottom Center:** CHASE, CVS/pharmacy, Wawa, DISCOUNT TIRE CENTER.
 - Bottom Right:** BYRAM CAR WASH.
 - Other Labels:** SALT GASTROPUB, Lackawanna Drive, Francis Taylor Drive, Drexel Drive, US-206 | 24,453 VPD, Mavis Discount Tire, Nissan.
- Infrastructure:** The map shows the intersection of US-206 and Lackawanna Drive, with a traffic light at the intersection.



RESTAURANT PHOTOS



STRONG REGIONAL TRAFFIC



3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
20,465	607
HOUSEHOLDS	TOTAL EMPLOYEES
8,028	7,668
MEDIAN AGE	DAYTIME POPULATION
40.4	12,898
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
5,635 - 37.5%	\$118,009

5 MILE RADIUS

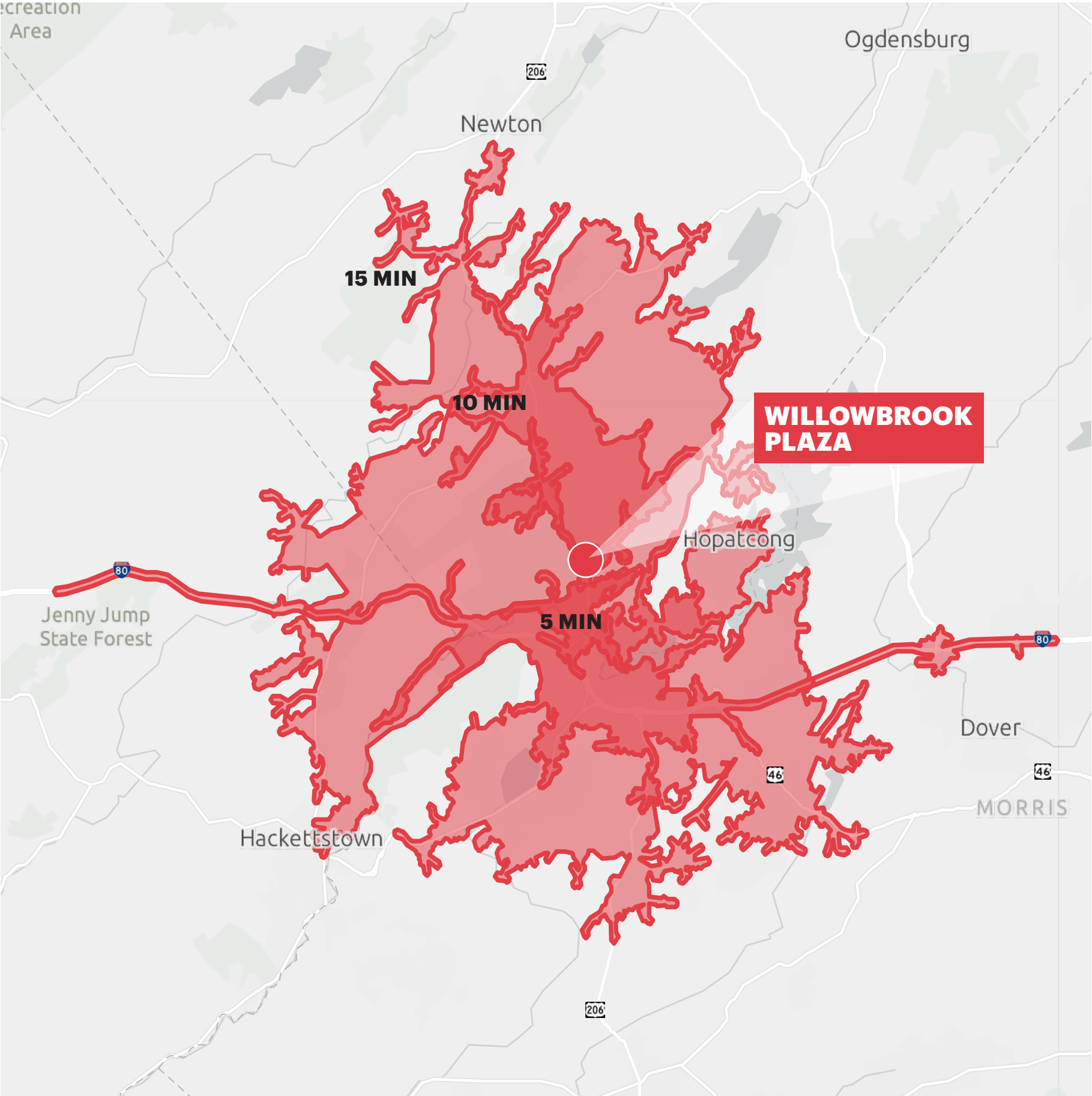
POPULATION	TOTAL BUSINESSES
55,137	1,635
HOUSEHOLDS	TOTAL EMPLOYEES
21,635	16,590
MEDIAN AGE	DAYTIME POPULATION
41.3	32,668
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
16,763 - 41.4%	\$121,346

7 MILE RADIUS

POPULATION	TOTAL BUSINESSES
106,063	3,515
HOUSEHOLDS	TOTAL EMPLOYEES
41,251	34,311
MEDIAN AGE	DAYTIME POPULATION
41.5	67,705
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
33,697 - 43.4%	\$128,537

*2022 estimates

STRONG REGIONAL TRAFFIC



5 MIN DRIVE TIME

POPULATION

2,913

HOUSEHOLDS

1,086

MEDIAN AGE

43.0

COLLEGE GRADUATES (Bachelor's +)

863 - 41%

TOTAL BUSINESSES

96

TOTAL EMPLOYEES

889

DAYTIME POPULATION

2,220

AVERAGE HOUSEHOLD INCOME

\$139,720

10 MIN DRIVE TIME

POPULATION

19,858

HOUSEHOLDS

8,036

MEDIAN AGE

42.2

COLLEGE GRADUATES (Bachelor's +)

6,083 - 42%

TOTAL BUSINESSES

758

TOTAL EMPLOYEES

7,767

DAYTIME POPULATION

16,875

AVERAGE HOUSEHOLD INCOME

\$126,717

15 MIN DRIVE TIME

POPULATION

78,528

HOUSEHOLDS

31,401

MEDIAN AGE

42.6

COLLEGE GRADUATES (Bachelor's +)

23,768 - 42%

TOTAL BUSINESSES

2,729

TOTAL EMPLOYEES

28,504

DAYTIME POPULATION

65,318

AVERAGE HOUSEHOLD INCOME

\$134,035

*2023 estimates

CONTACT EXCLUSIVE AGENTS

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