

AVAILABLE FOR SALE OR LEASE
ASKING PRICE \$2,900,000

13-14 RIVER ROAD

Fair Lawn, NJ 07410



DRIVE THRU- OPPORTUNITY
FIRST TIME AVAILABLE FOR SALE OR LEASE

RIPCO
INVESTMENT SALES

EXECUTIVE SUMMARY

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **13-14 RIVER ROAD** — a freestanding former Bank of America building with drive-thru in Fair Lawn, NJ.

13-14 River Road is a highly visible corner property located on River Road. This property has been well maintained and kept in immaculate condition. The building has a double drive-thru, 25 parking spaces, and two forms or ingress and egress. Additionally, the roof was built with reinforced steel to allow future development opportunity. The property is within close proximity to Route 208.

Neighbors include Chase Bank, Columbia Bank, Dunkin', 7-Eleven, Fair Lawn Diner, and USPS.

VITAL DATA

PRICE \$2,900,000

PROPERTY SUMMARY

THE OFFERING

Property Address	13-14 River Road Fair Lawn, NJ 07410
Block	5612
Lot	14.01

BUILDING INFORMATION

Stories	1 Story + full basement
Gross Square Footage	4,216 (approx.)
Total Units	1
Zoning	B4
Land Acres	0.52
Land Size	22,651 SF
Taxes	\$69,672

EXECUTIVE SUMMARY



DEDICATED PARKING WITH DRIVE-THRU



CORNER OVERFLOW PARKING LOT

EXECUTIVE SUMMARY

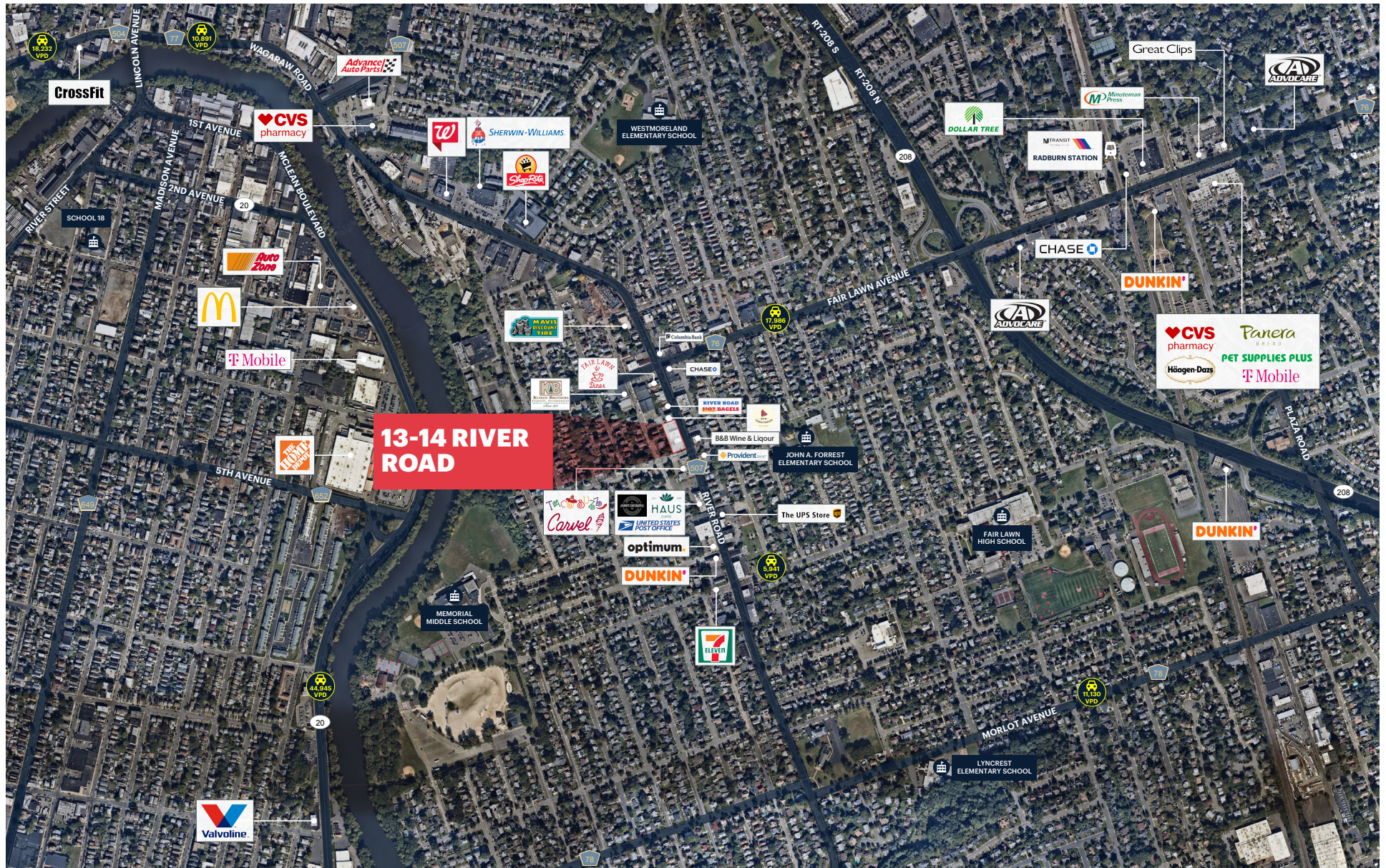


SURROUNDING RETAIL MAP

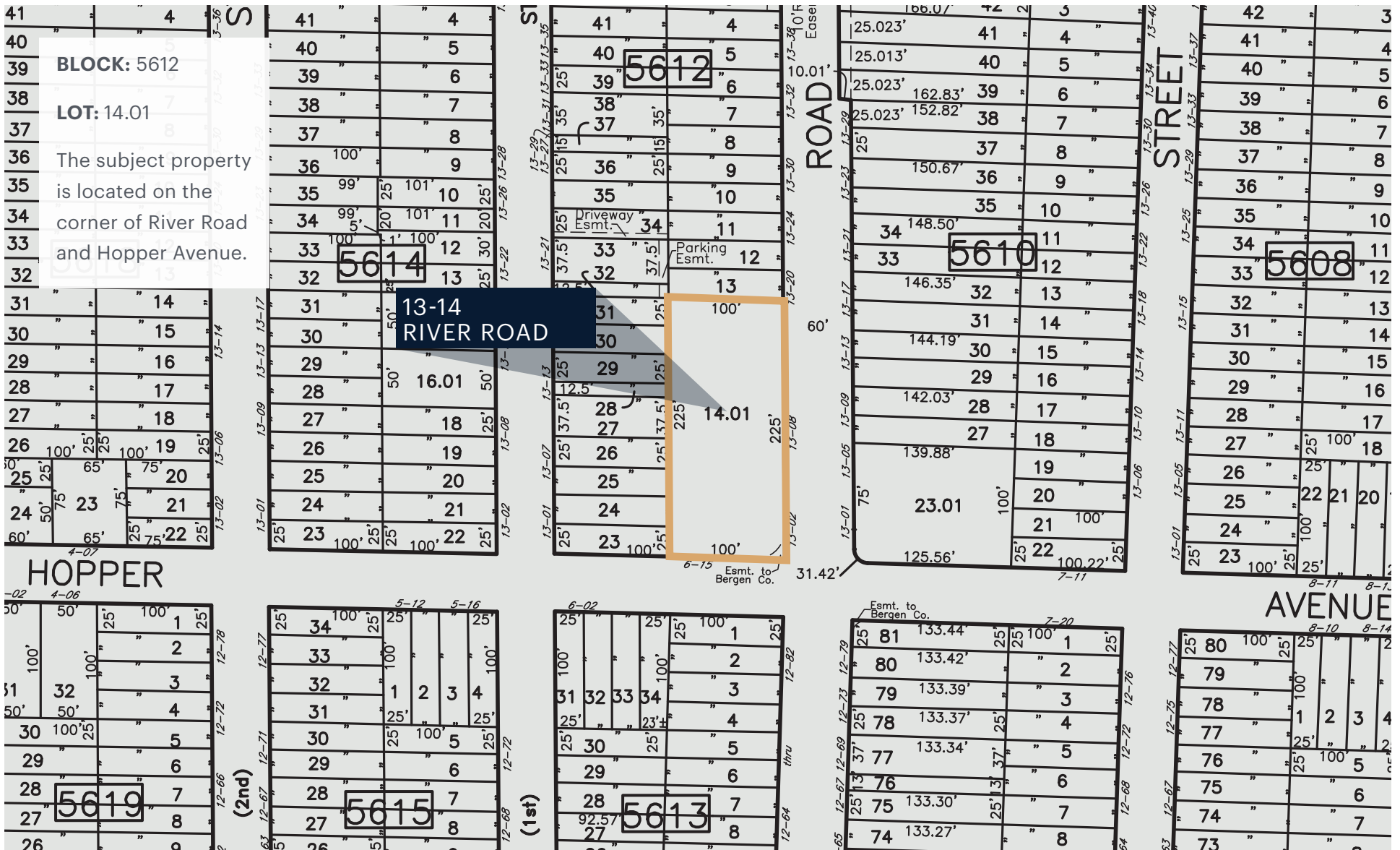


13-14 RIVER ROAD
PROPERTY INFORMATION

MARKET AERIAL



LOCATION AND TAX MAP



MARKET OVERVIEW

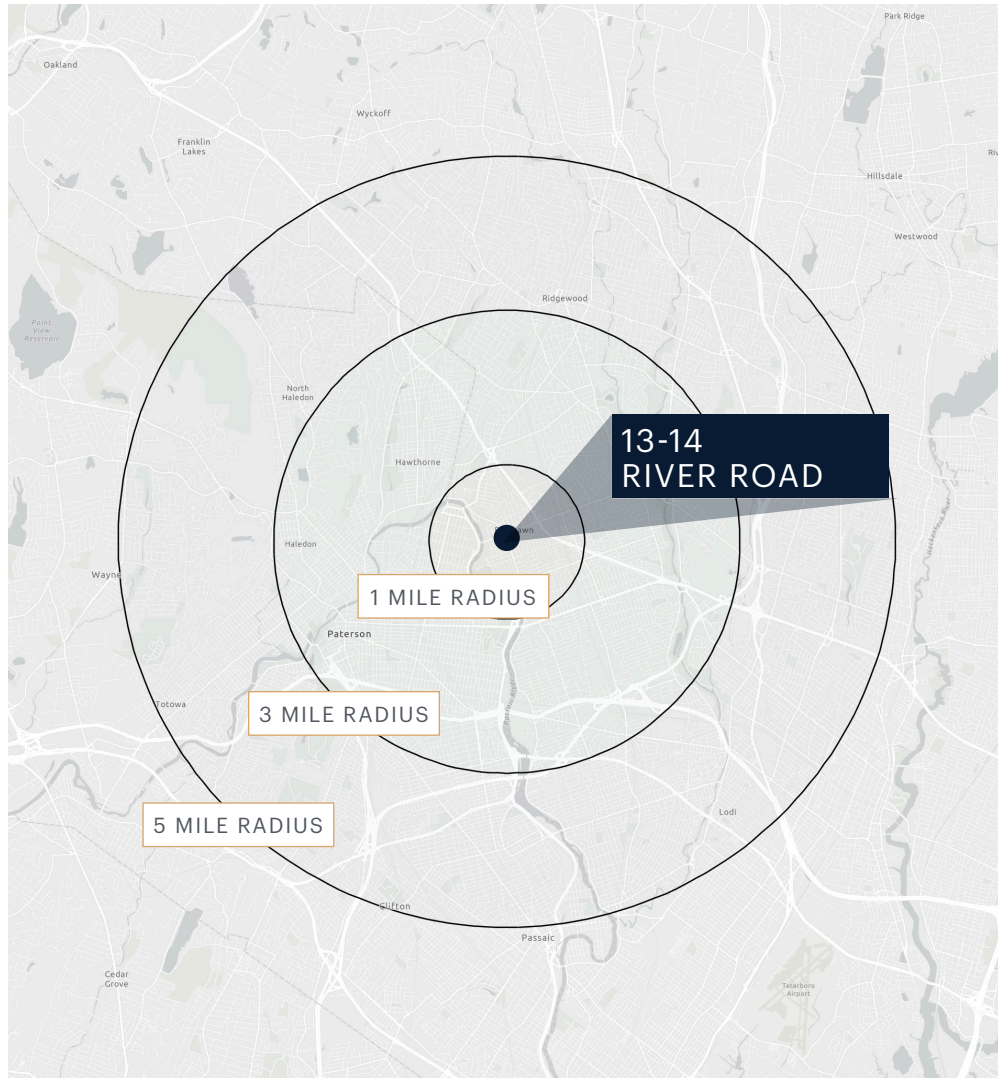
FAIR LAWN is a borough in Bergen County, that sits 12 miles outside of New York City. It is surrounded by neighboring towns Hawthorne, Paterson, Glen Rock, Ridgewood, Saddle Brook, and Paramus.

Fair Lawn was voted #14 in best places to live in Bergen County. It is a family oriented neighborhood with highly rated public schools. It is easily accessible to its surrounding neighborhoods, making it convenient for shopping, and traveling. It is just 3 miles from Garden State Plaza, has a new promenade center with a Starbucks, Bite Food & Coffee Co., Jersey Mike's, Habit Burger, QDoba, etc. It is a 40 minute train ride into NYC from Radburn & Broadway train stations, making it a heavy commuter town.

Fair Lawn consists of different sections/ neighborhoods such as Radburn, Broadway, Warren Point, and Lyncrest. Fair Lawn is home to approximately 35,335 residents with an average household income of \$179,361. Its primary ZIP Code is 07410.

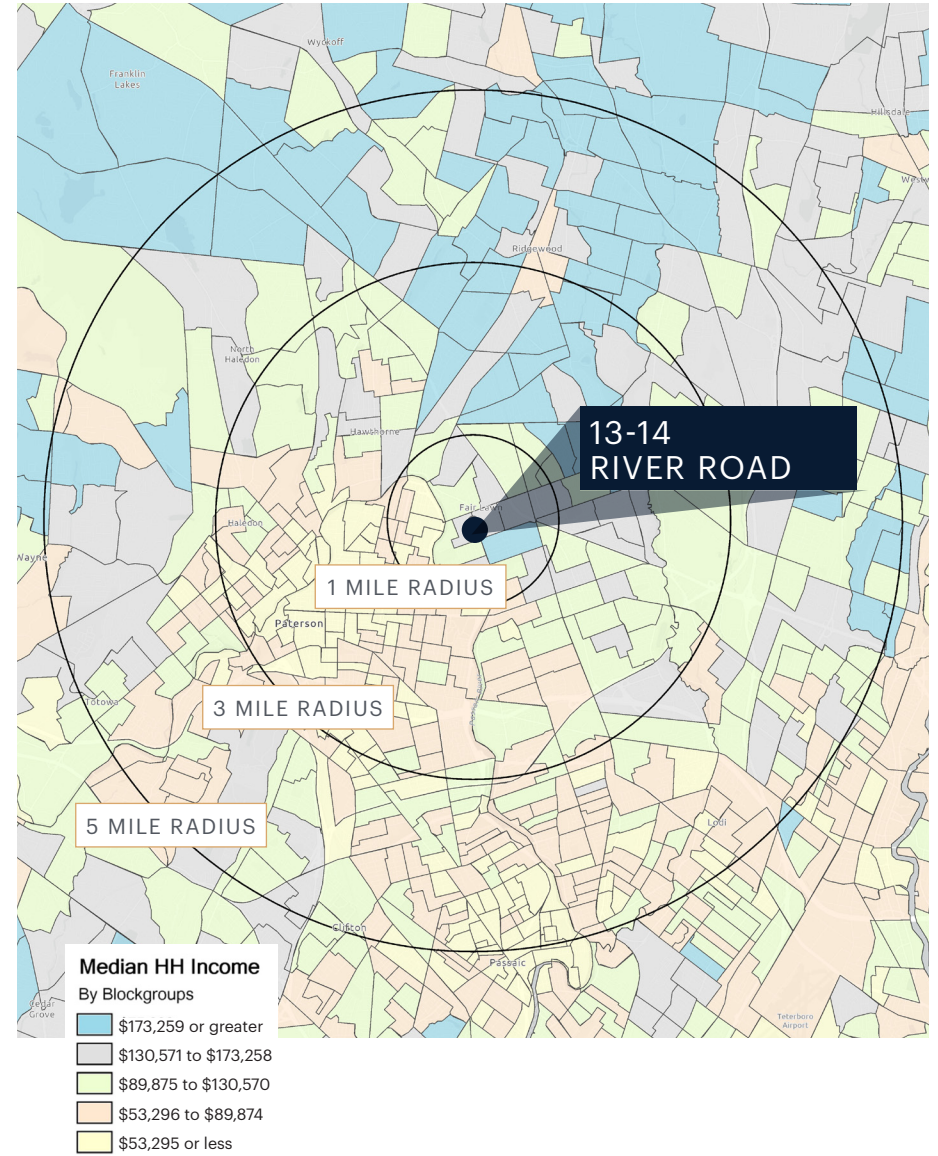
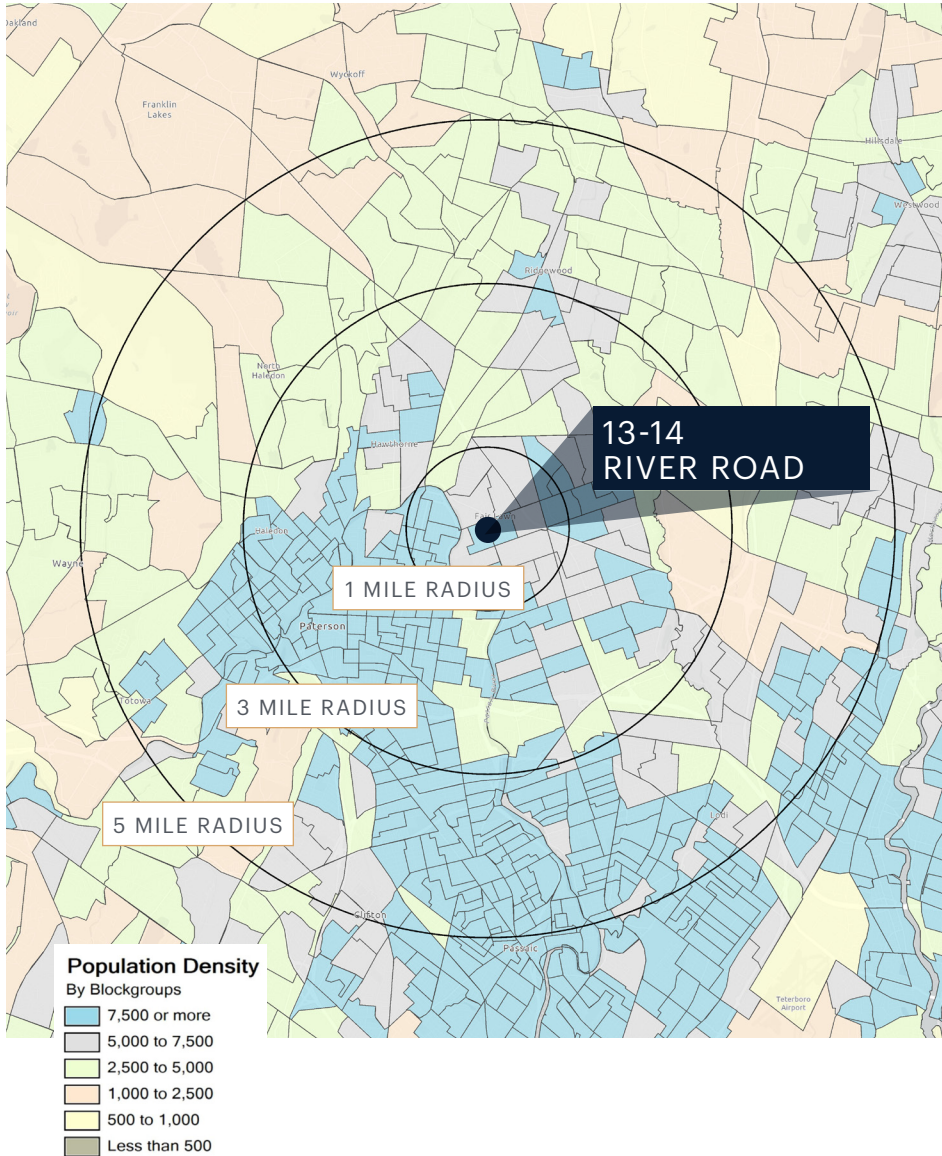


AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	29,840	254,510	563,497
NUMBER OF HOUSEHOLDS	10,504	85,560	190,684
AVERAGE HOUSEHOLD INCOME	\$122,713	\$114,227	\$126,296
MEDIAN HOUSEHOLD INCOME	\$85,473	\$73,349	\$81,914
COLLEGE GRADUATES	8,076 38.9%	55,770 32.7%	138,253 36.1%
TOTAL BUSINESSES	975	8,113	19,084
TOTAL EMPLOYEES	10,915	103,764	228,067
DAYTIME POPULATION	25,672	239,330	525,178

AREA DEMOGRAPHICS



CONTACT EXCLUSIVE AGENTS

Florian Suserman

fsuserman@ripconj.com
201.777.2301

Michael Fasano

mfasano@ripconj.com
201.636.7126