

AVAILABLE FOR SALE  
CALL FOR ASKING PRICE

# 343 ROUTE 17 S

Hasbrouck Heights | **New Jersey**

## NEW APPROVALS FOR DRIVE-THRU



**RIPCO**  
INVESTMENT SALES

# INVESTMENT HIGHLIGHTS

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **343 ROUTE 17 S** — in Hasbrouck Heights, NJ

- New Approved Drive Thru
- Minutes From Route 3, 46, and 80 and NJTP
- Building To Be Delivered Vacant
- Center Of The Market
- Visible Pylon

## PROPERTY SUMMARY

### THE OFFERING

Property Address	343 Rt 17 S Hasbrouck Heights, NJ
Block	120.02
Lot	8
Zoning	B-2
Acres	.38

### BUILDING INFORMATION

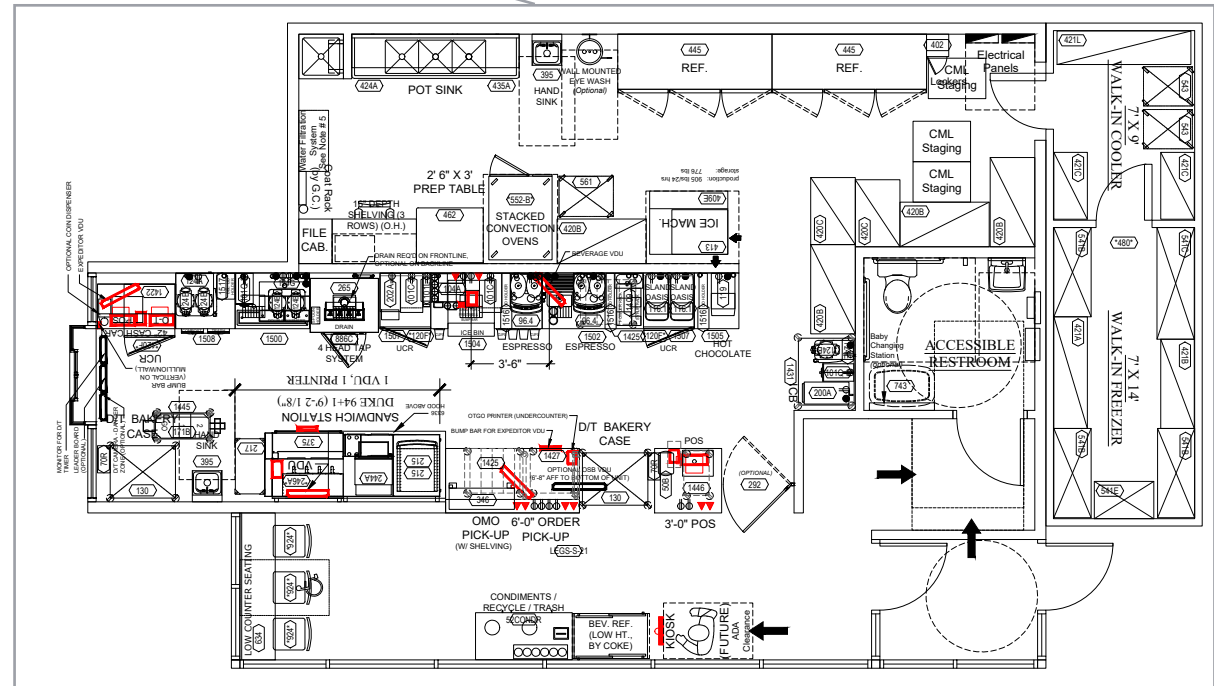
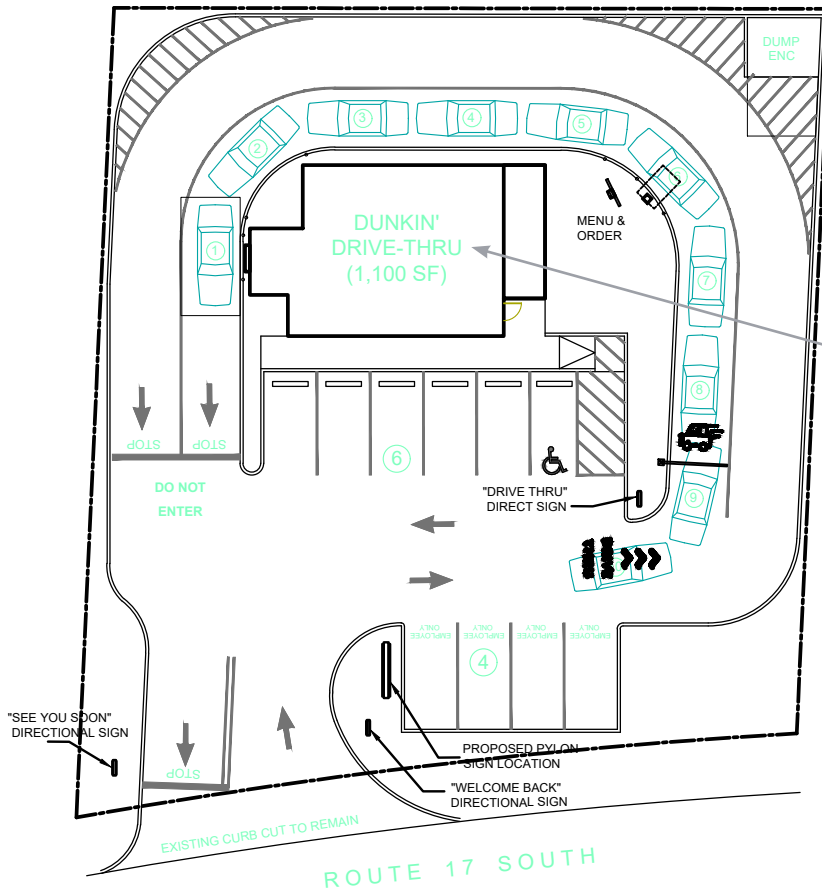
Stories	1
Existing Square Footage	1,654 SF
Existing Parking Spaces	16 spaces
Approved Square Footage with Drive Thru	1,100 SF
Approved Parking with Drive Thru	10 spaces
Frontage	137 FT on NJ 17

### TAX INFORMATION

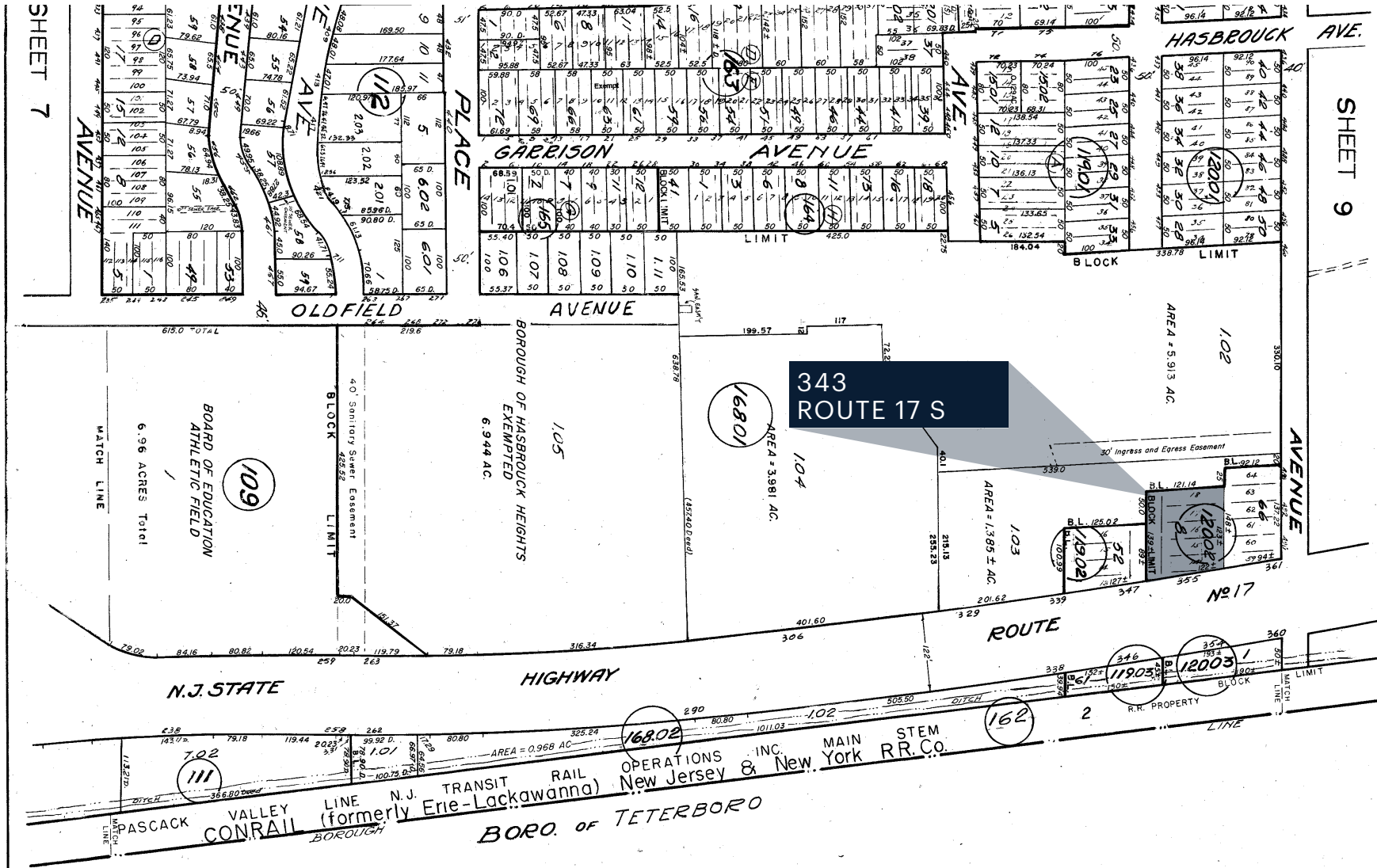
Taxes 2022	\$38,205
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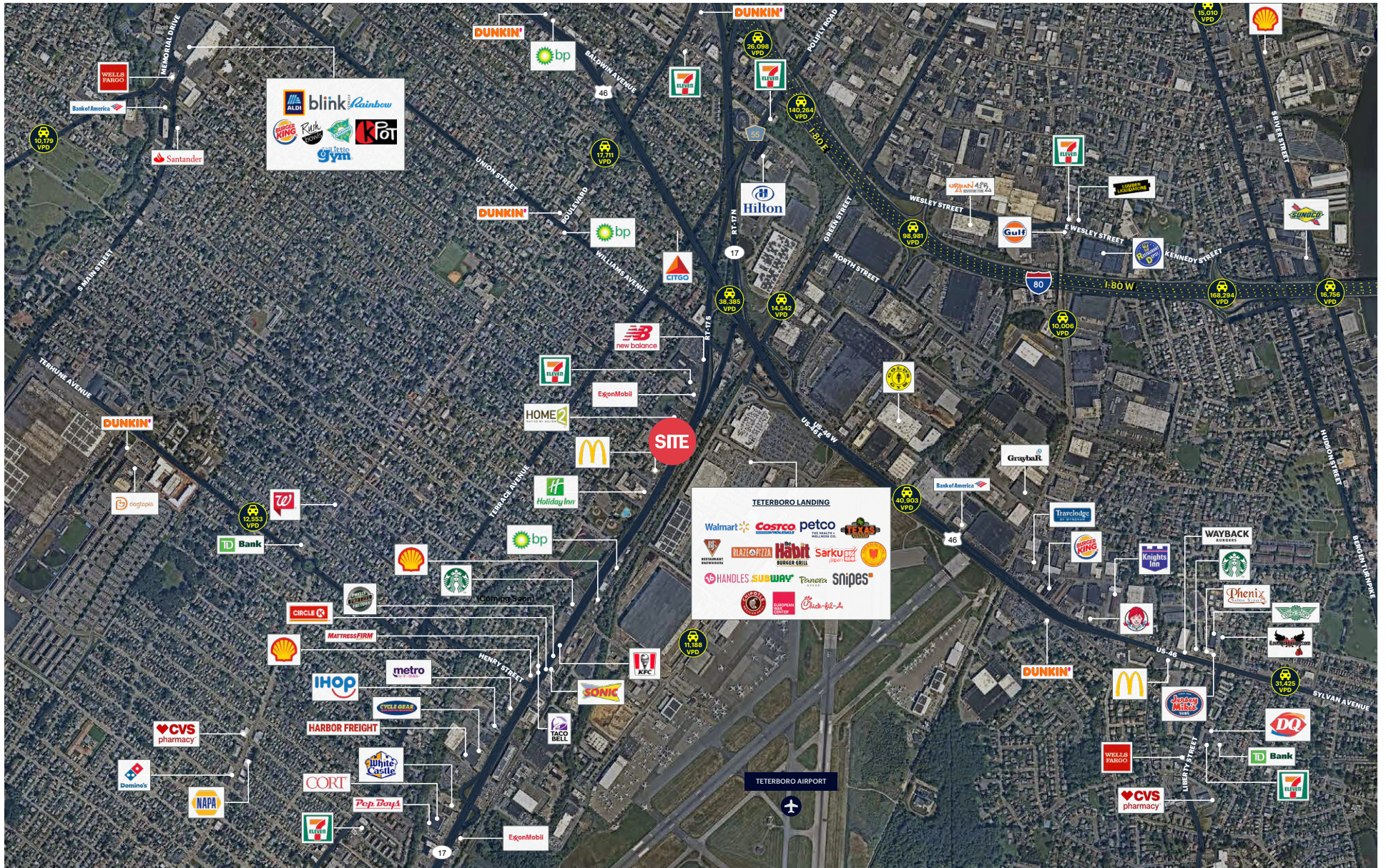
# APPROVED SITE PLAN



# LOCATION AND TAX MAP



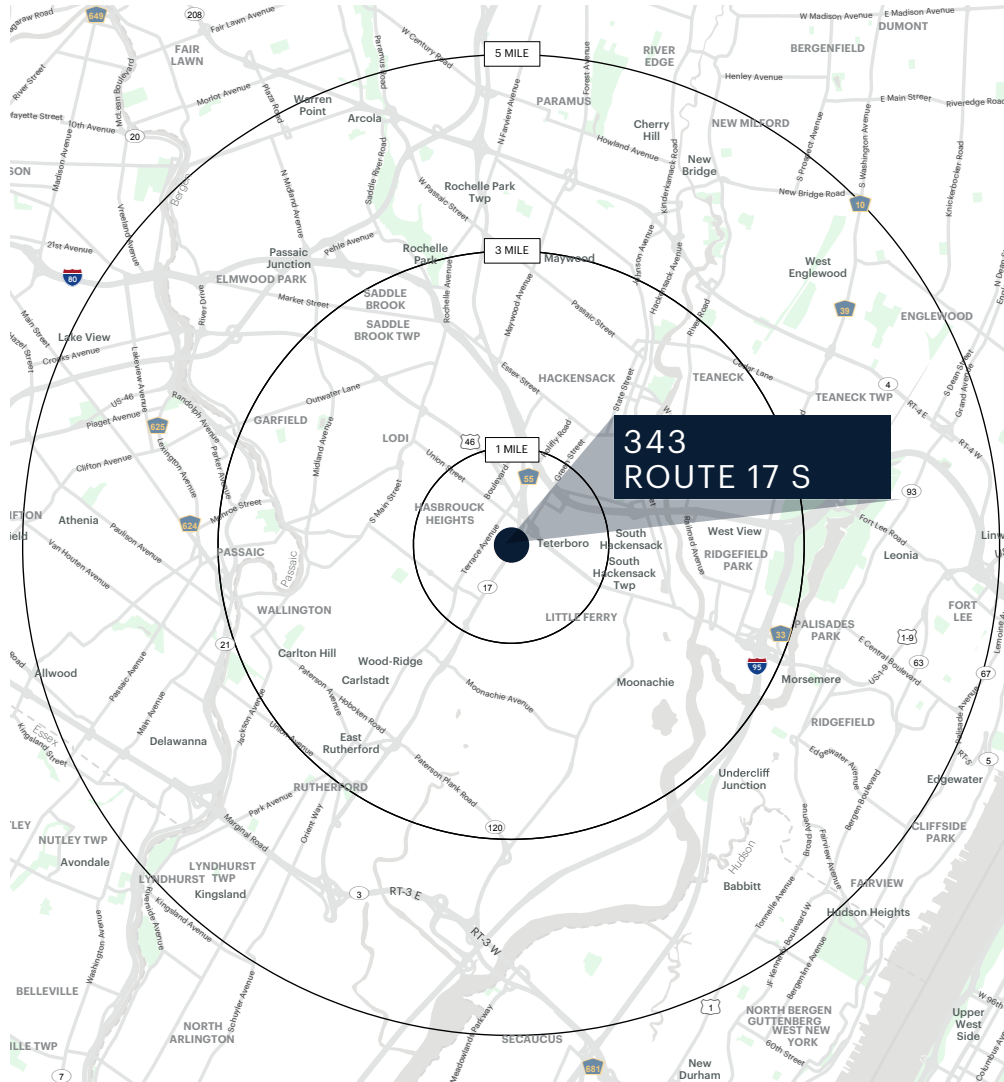
# SURROUNDING RETAIL MAP



# LOCAL RETAIL MAP



# AREA DEMOGRAPHICS



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	15,579	227,140	624,189
<b>NUMBER OF HOUSEHOLDS</b>	6,037	87,140	227,032
<b>AVERAGE HOUSEHOLD INCOME</b>	\$127,726	\$109,491	\$119,872
<b>MEDIAN HOUSEHOLD INCOME</b>	\$93,344	\$79,689	\$84,675
<b>COLLEGE GRADUATES</b>	4,741 42%	60,092 37%	179,007 41%
<b>TOTAL BUSINESSES</b>	1,096	9,839	25,021
<b>TOTAL EMPLOYEES</b>	11,843	109,976	290,611
<b>DAYTIME POPULATION</b>	19,168	221,072	601,778

# CONTACT EXCLUSIVE AGENTS

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