

## PAD SITE

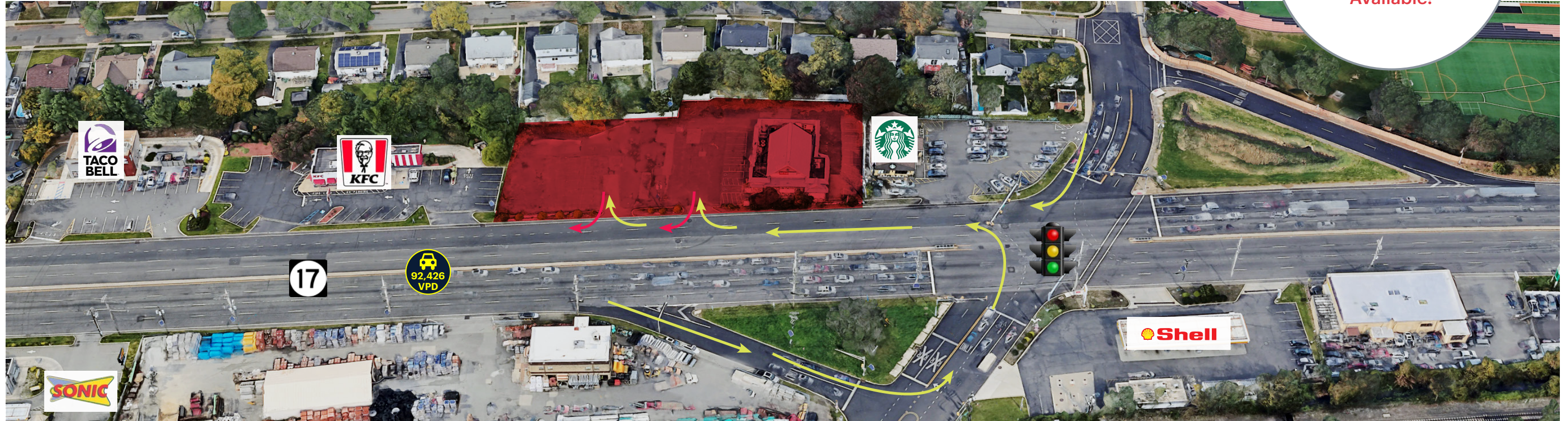
# HASBROUCK HEIGHTS, NJ

193 ROUTE 17

Former Mt. Fuji Japanese Restaurant

**0.9 Acres**

Pad Site Ready  
Liquor License  
Available!



### SIZE

Lot Size 0.9 Acres

### PARKING

86 spaces

### BLOCK/LOT

Block: 189  
Lot: 10.02 & 11

### RENT

Ground Lease rent

### FRONTAGE

Route 17 315 FT

### TAXES

\$41,456.2

### LIQUOR LICENSE

Retail consumption license with broad package privilege (License #32)

This permits both on and off-premises consumption (i.e. liquor store)

### COMMENTS

Development site opportunity in the heart of a heavily populated retail/restaurant trade area, with strong national tenants neighboring the property

Situated in close proximity to a traffic light intersection, with 2 turn-arounds located within minutes of the site

Drive-Thru Use is permitted per newly adopted zoning

### POINTS OF INTEREST

Two curb cuts with ingress and egress accessibility

Excellent visibility on Route 17, with an opportunity for visible signage on Route 17, which sees 92,426 vehicles per day

## CONTACT EXCLUSIVE AGENT

**FLORIAN SUSERMAN**

fsuserman@ripconj.com

201.777.2301

**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

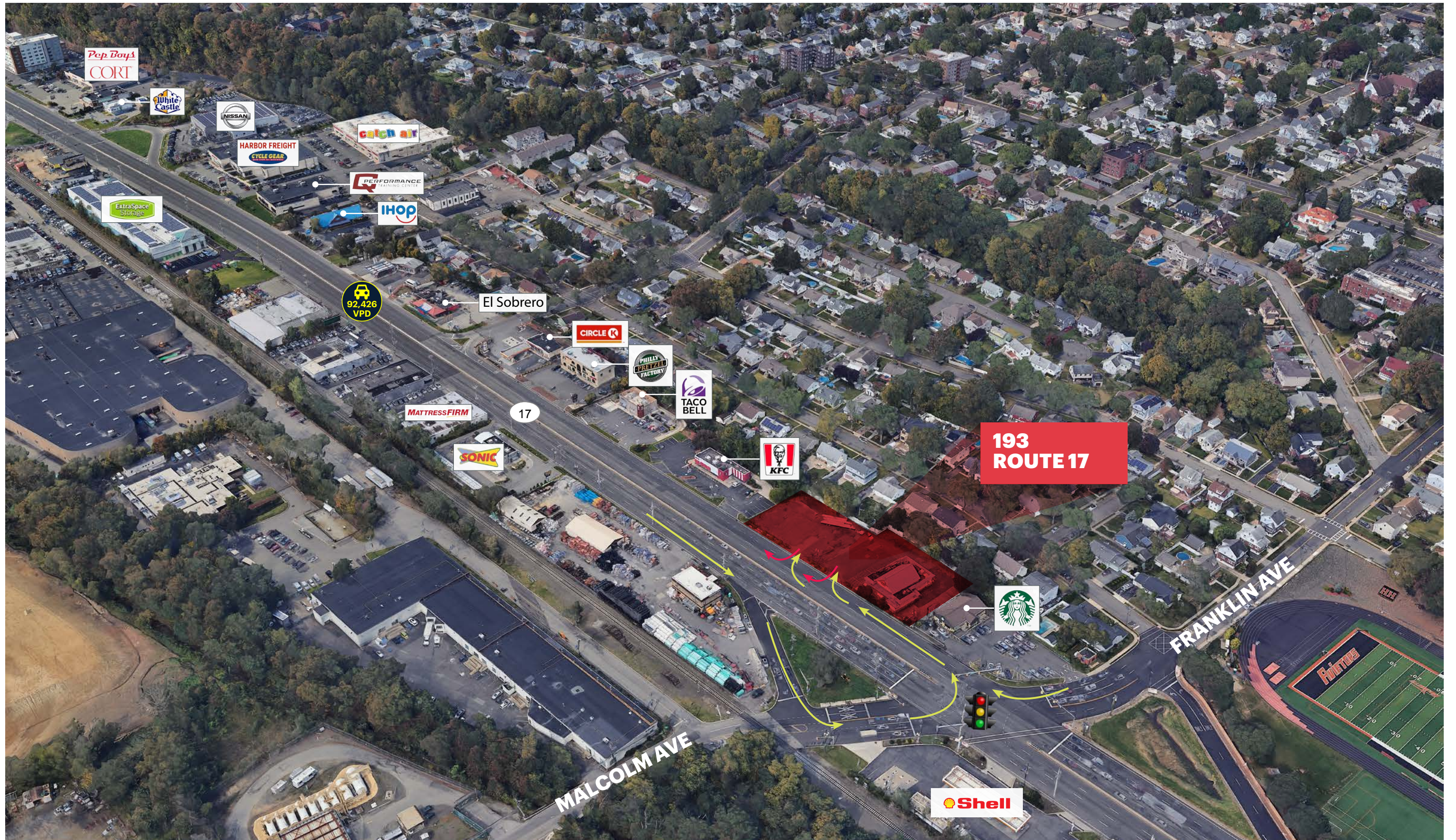




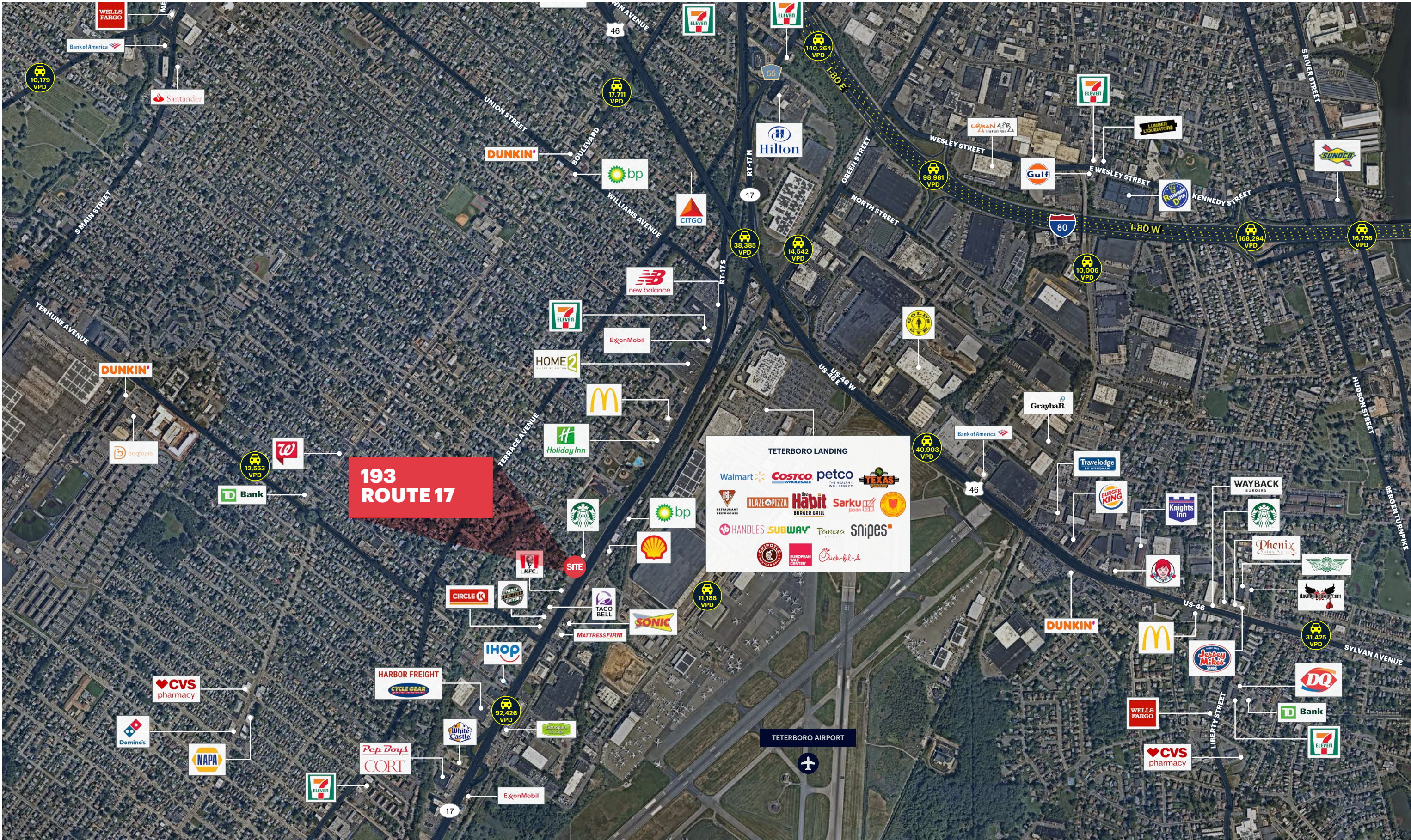
# STREETSCAPE



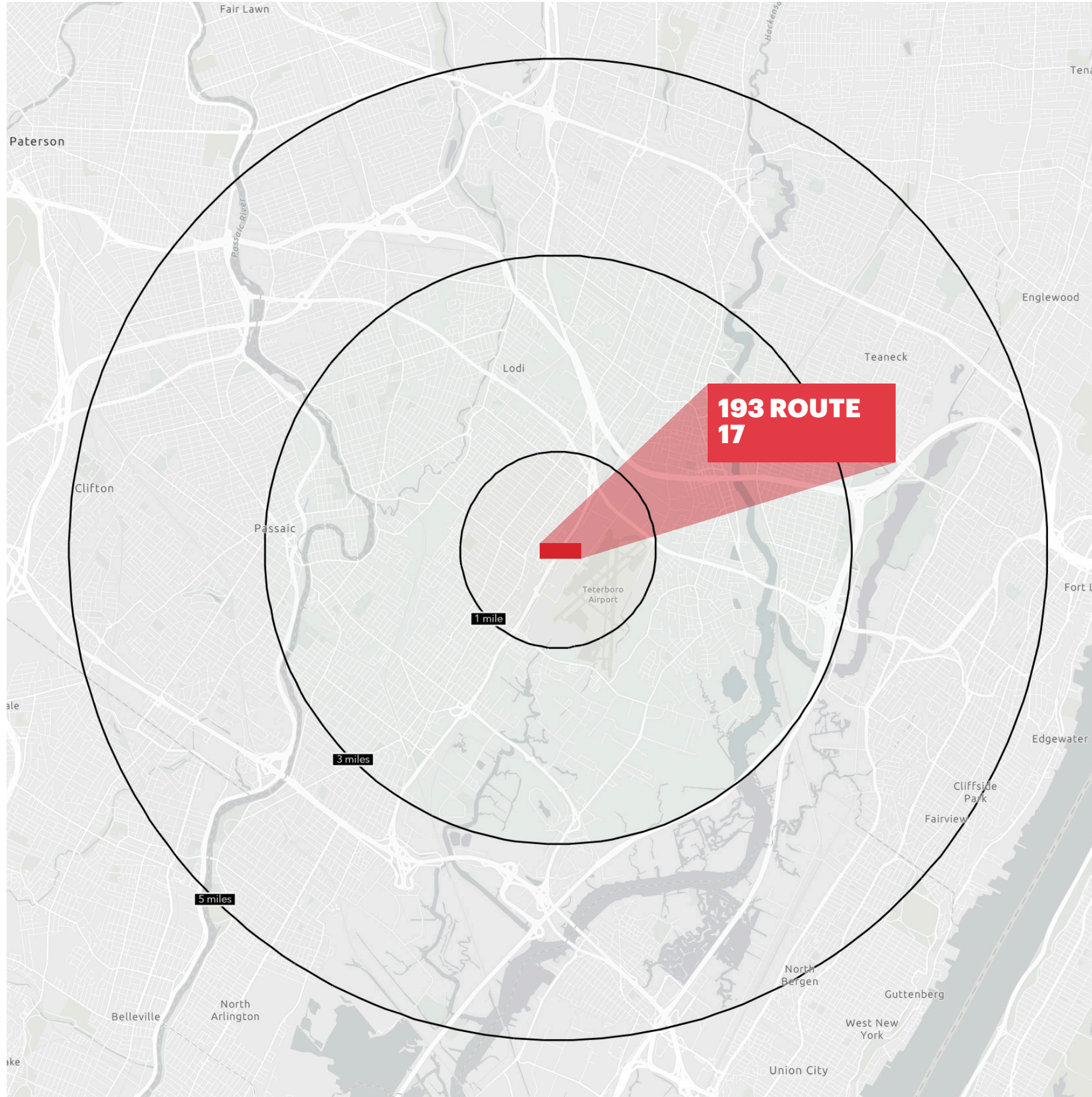
**LOW LEVEL AERIAL**



MARKET AERIAL



# AREA DEMOGRAPHICS



## TOTAL POPULATION

1 mile	15,642
3 miles	228,301
5 miles	621,840

## DAYTIME POPULATION

1 mile	15,046
3 miles	220,419
5 miles	601,044

## AVERAGE HOUSEHOLD INCOME

1 mile	\$139,734
3 miles	\$107,568
5 miles	\$118,184

## TOTAL HOUSEHOLDS

1 mile	6,085
3 miles	86,173
5 miles	227,237

## TOTAL BUSINESSES

1 mile	747
3 miles	9,719
5 miles	24,770

## TOTAL EMPLOYEES

1 mile	7,850
3 miles	107,366
5 miles	291,832

## TOTAL APPAREL

1 mile	\$17.33M
3 miles	\$200.64 M
5 miles	\$577.76 M

## FOOD EXPENDITURE

1 mile	\$28.15M
3 miles	\$323.77M
5 miles	\$934.22M

## NUMBER OF COLLEGE GRADUATES

1 mile	5,228
3 miles	57,962
5 miles	174,586

\*2023 estimates

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