

For Lease

RIPCO
RETAIL LEASING

Byram Plaza

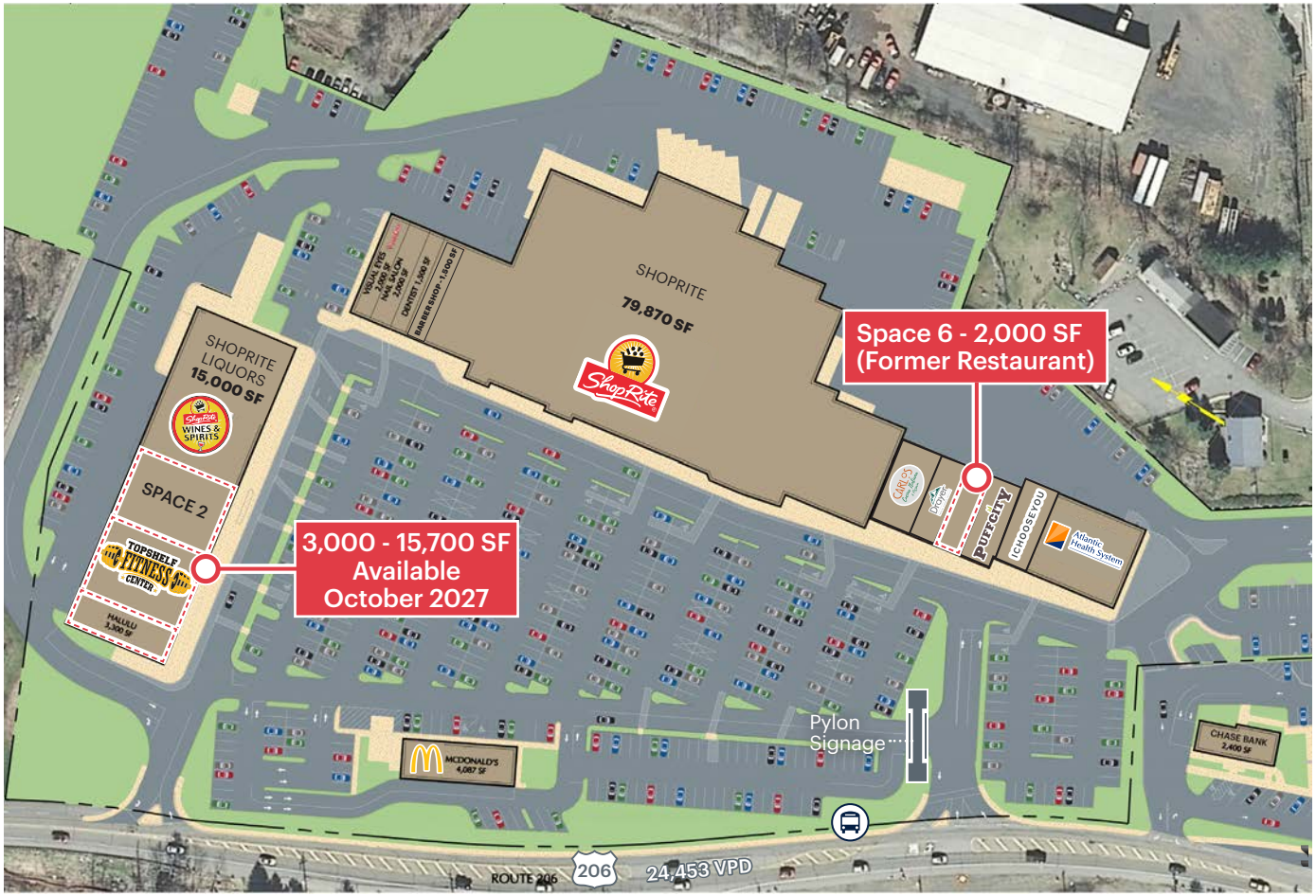
90 Route 206 at Lackawana Drive
Byram, NJ, Sussex County

Join:

2,000 SF Restaurant Available
15,700 SF (divisible) Prime Junior Anchor Space

17th Busiest Strip/Convenience Center in NJ (out of 563), Placer. ai

Space Details



Space 6	2,000 SF (former restaurant)
Space 2*	6,000 SF (60' x 100')
Top Shelf*	6,700 SF (67' x 100')
Halulu*	3,000 SF (30 'x 100')
Total*	15,700 SF (if combined)
GLA	141,334 SF
Rent	Upon Request
NNN	$8.71 PSF (est.)
Co-Tenants	ShopRite, ShopRite Liquors, Nail Salon, Visual Eyes, Halulu, Frank's Trattoria, McDonald's, Atlantic Health, Drayer Physical Therapy, Topshelf Fitness Center, ichooseyou Trading Cards, Landon Maxwell Barber Shop, Puffcity
Attributes	• 38,000+ avg weekly visits† • 17th Busiest Strip/Convenience Center in NJ (out of 563)† • Pylon Signage • Traffic light intersection • On busy US-206 with almost 25,000 cars per day

† Source: Placer.ai

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Contact Exclusive Agents

Curtis Nassau
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Matt Grundy
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611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Major Retail Center





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Junior Anchor Position Available - Up To 15,700 SF



15,700 SF Endcap - 150 FT+ Of Frontage!



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Space 6





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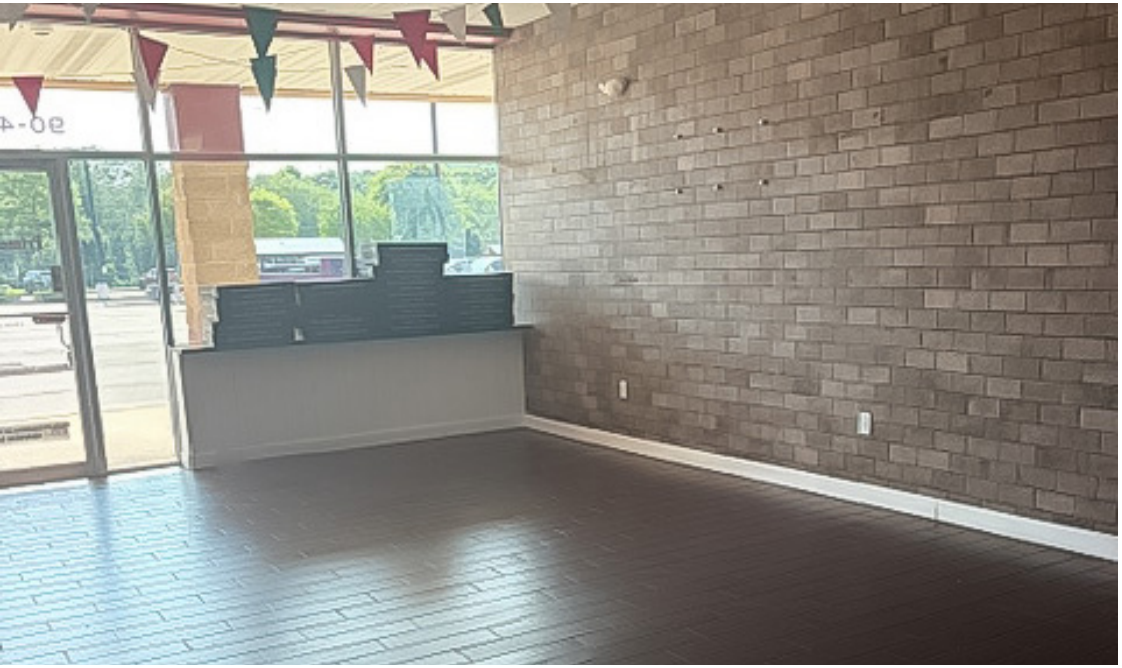
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Space 6 - Restaurant Photos











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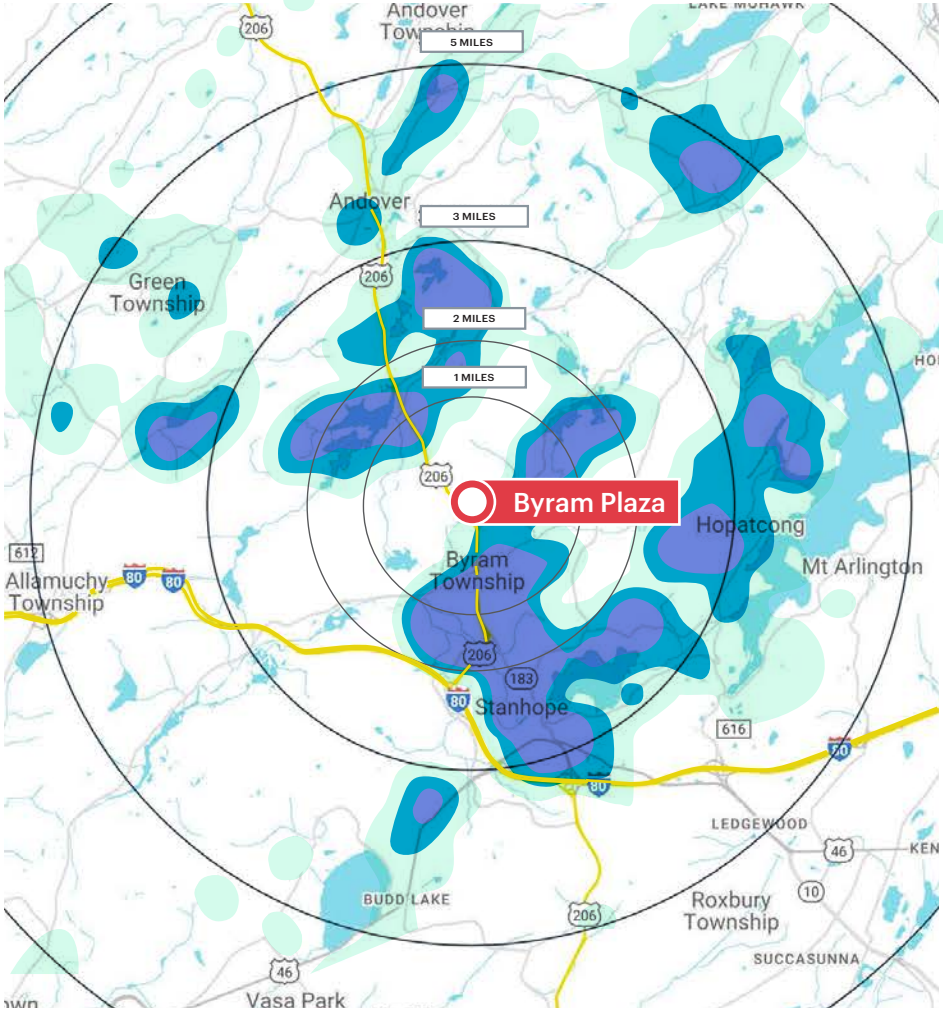
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Byram Plaza, Byram, NJ

Trade Areas

- 30% of Visits
- 50% of Visits
- 70% of Visits
- body of water

Strong Regional Traffic

2026 ESRI Summary Report

	1 mile	2 miles	3 miles	5 miles	Trade Area*
Total Population	1,508	6,697	21,959	56,195	69,964
Median Household Income	$121,821	$125,599	$113,446	$122,314	$116,087
Total Employees	1,069	2,241	6,030	14,959	13,007
Number of College Graduates	553	2,367	6,573	19,660	21,100

2025 Trade Area - Placer.ai (Cell Phone Tracking Data)

	30% of Visits	50% of Visits	70% of Visits*
Population	15,503	34,486	69,964
Median Household Income	$124,371	$111,212	$116,087
Total Employees	2,186	5,489	15,132
Number of College Graduates	4,577	9,626	21,100

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