



- 4.12 Acres Available For Ground Lease or BTS
- Currently a Gas Station
- Zone: General Industrial (I-3)
- Traffic Count (Route 130 South): 38,801
- Located Near On & Off Ramp For NJ Turnpike Exit 8A
- Located Near Hotels: Hampton Inn, Residence Inn Marriott, Court Yard Marriott
- **National Neighboring Tenants:**
Dunkin' Donuts, Wendy's, Starbucks, Auntie Anne's.

**FOR MORE INFORMATION
PLEASE CALL
EXCLUSIVE BROKER:**

Urszula Zoltek:
973.798.6130 Ext 1001
Urszula@ZoltekCRE.com

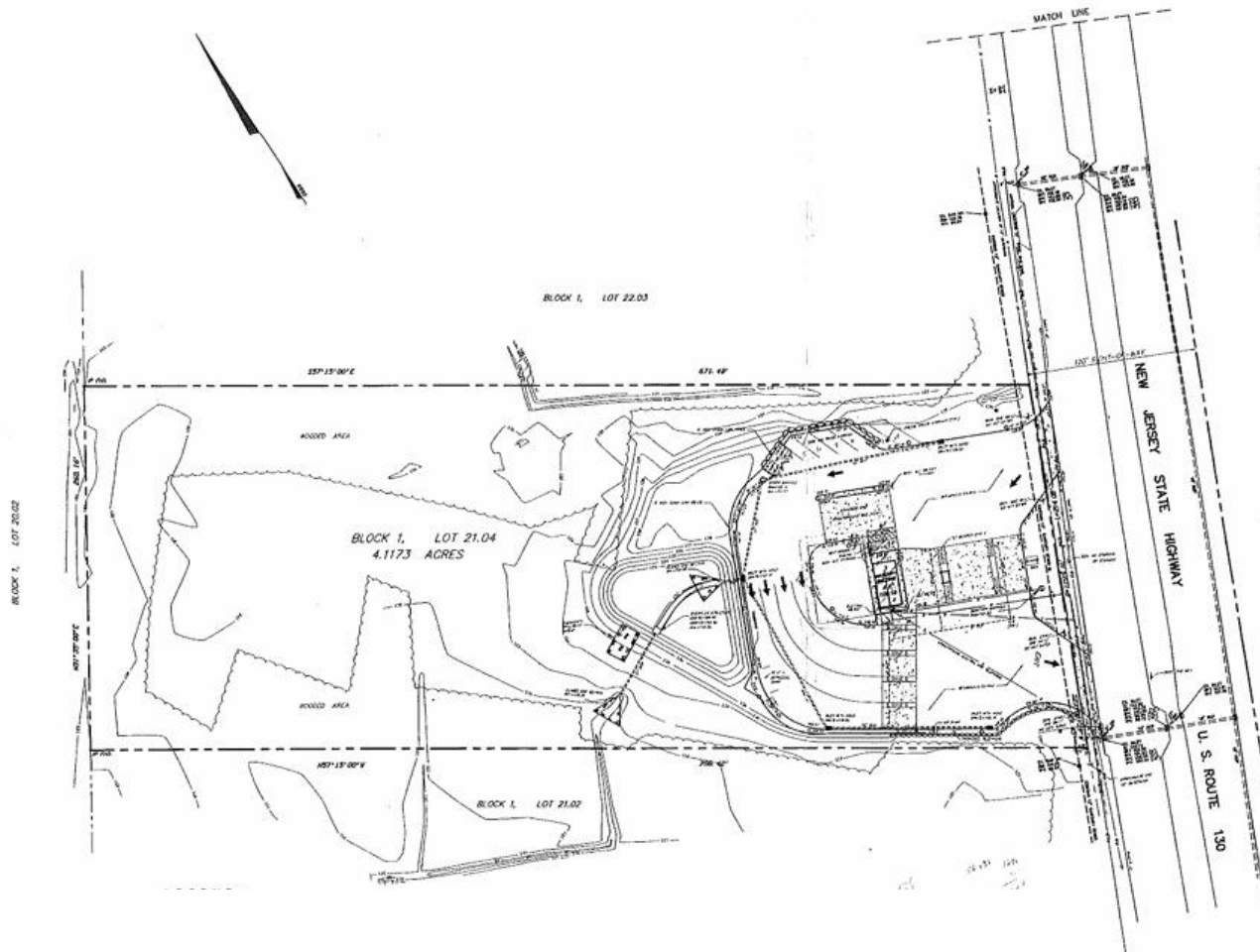
ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, New Jersey 07512 * T: 973.798.6130

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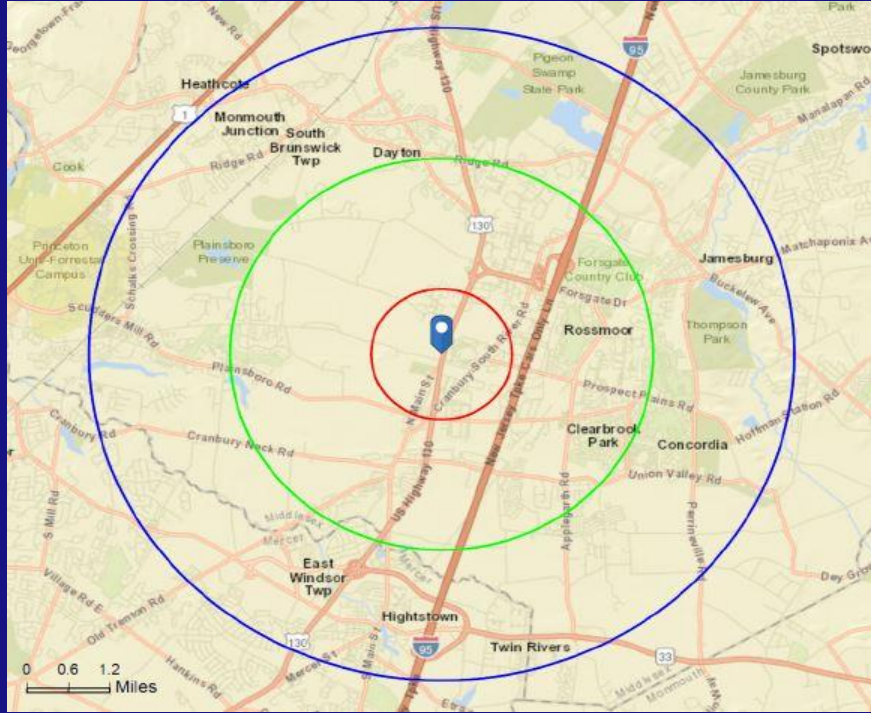
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	510	26,894	103,015
Daytime Pop.	2,674	34,650	113,417
Households	173	12,229	41,081
Average Age	46.8	53.1	43.5
Average HH Income	\$166,762	\$79,173	\$89,525

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