

# ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

1.63 Acres Available For Ground Lease or BTS  
3161 Route 27 South Franklin Park, NJ 08823



- 1.63 Acres Available For Ground Lease or BTS
- Currently a Gas Station with C-Store and Car Wash
- Traffic Count Route 27: 26,326
- Zone: Neighborhood Business (NB) – Retail Goods, Service Stores, Restaurants, Child Care Centers.
- **National Neighboring Tenants:**  
Dollar General, Dominos Pizza, CVS, Dunkin Donuts, Papa Johns, Starbucks, Subway.

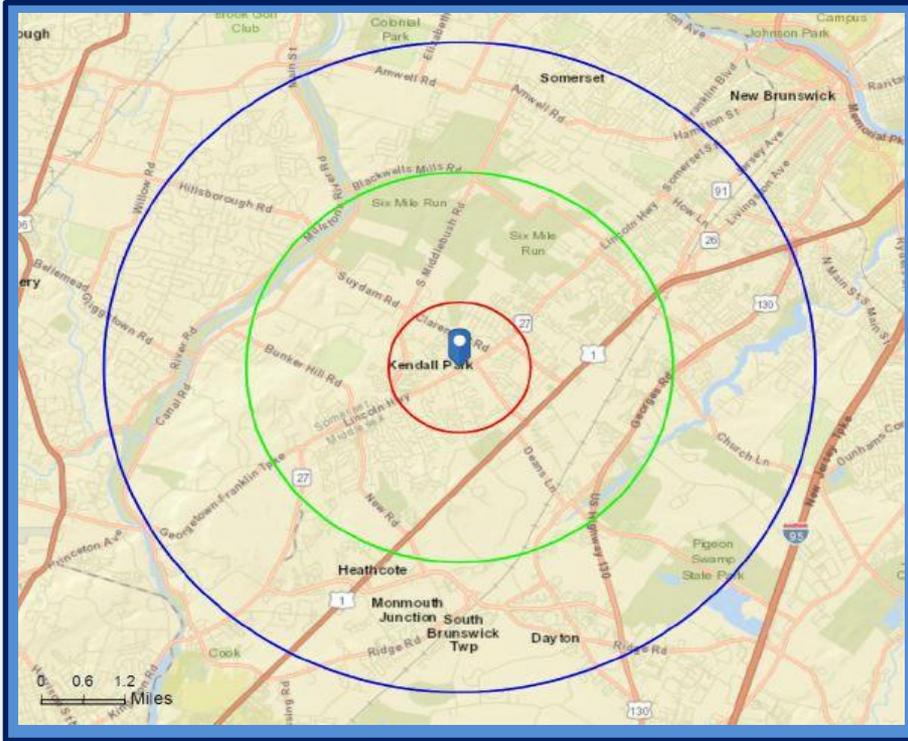
FOR MORE INFORMATION, PLEASE  
CONTACT EXCLUSIVE BROKER:

Urszula Zoltek  
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**ZOLTEK COMMERCIAL REAL ESTATE SERVICES**- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,065	53,170	125,218
Daytime Pop.	7,837	36,850	108,390
Households	4,529	18,816	43,233
Average Age	38.4	37.8	38.6
Average HH Income	\$116,036	\$108,423	\$110,747

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