



RETAIL SPACE

FORT LEE, NJ

204 Main Street

SIZE

Free-Standing 3,200 SF*

AVAILABLE

Immediately

RENT

Available on request

NNN

\$8.00

TAXES/CAM

\$8.00

NEIGHBORS

7-Eleven, Boston Market, IPIC, CVS, Starbucks, Bank Of America, Chase, NY Wing Factory, Dunkin, Paris Baguette, New Bank, Tang Two, Linwood Wine Hudson Lights

COMMENTS

Medical Cannabis Friendly

Formerly Bank Of New Jersey

24 Parking Spaces (12 On-site and 12 Off-site)

Great location for: Cannabis Dispensary, Food, Urgent Care and Medical

Close to George Washington Bridge

CONTACT EXCLUSIVE AGENTS

COLBY PIPER

cpiper@ripconj.com

201.636.7497

RIPCO
REAL ESTATE

125 Chubb Avenue
Suite 150S
Lyndhurst, NJ 07071
201.777.2300

Please visit us at ripconj.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.

AREA PHOTOS



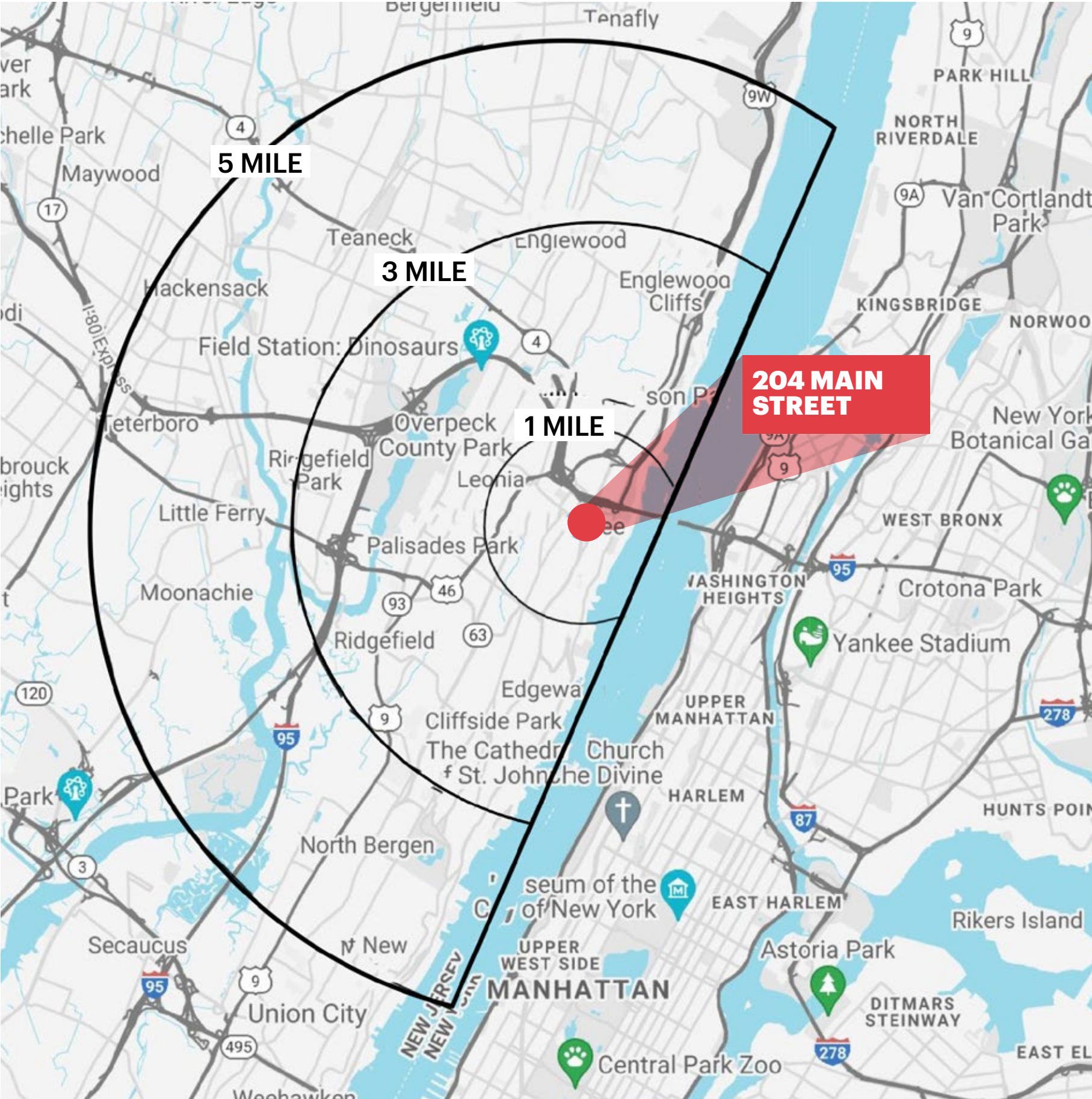
RETAIL MAP



PARKING MAP



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	40,264
3 miles	377,836
5 miles	169,649

ESTIMATED DAYTIME POPULATION

1 mile	30,683
3 miles	303,836
5 miles	135,547

AVERAGE HOUSEHOLD INCOME

1 mile	\$127,162
3 miles	\$120,300
5 miles	\$126,635

TOTAL HOUSEHOLDS

1 mile	18,090
3 miles	139,925
5 miles	65,996

TOTAL BUSINESSES

1 mile	2,028
3 miles	19,049
5 miles	8,465

TOTAL EMPLOYEES

1 mile	14,781
3 miles	170,446
5 miles	72,595

NUMBER OF COLLEGE GRADUATES

1 mile	19,337
3 miles	125,851
5 miles	66,329