



Lyndhurst Diner Re-development Site

540 Riverside Avenue | Lyndhurst, NJ

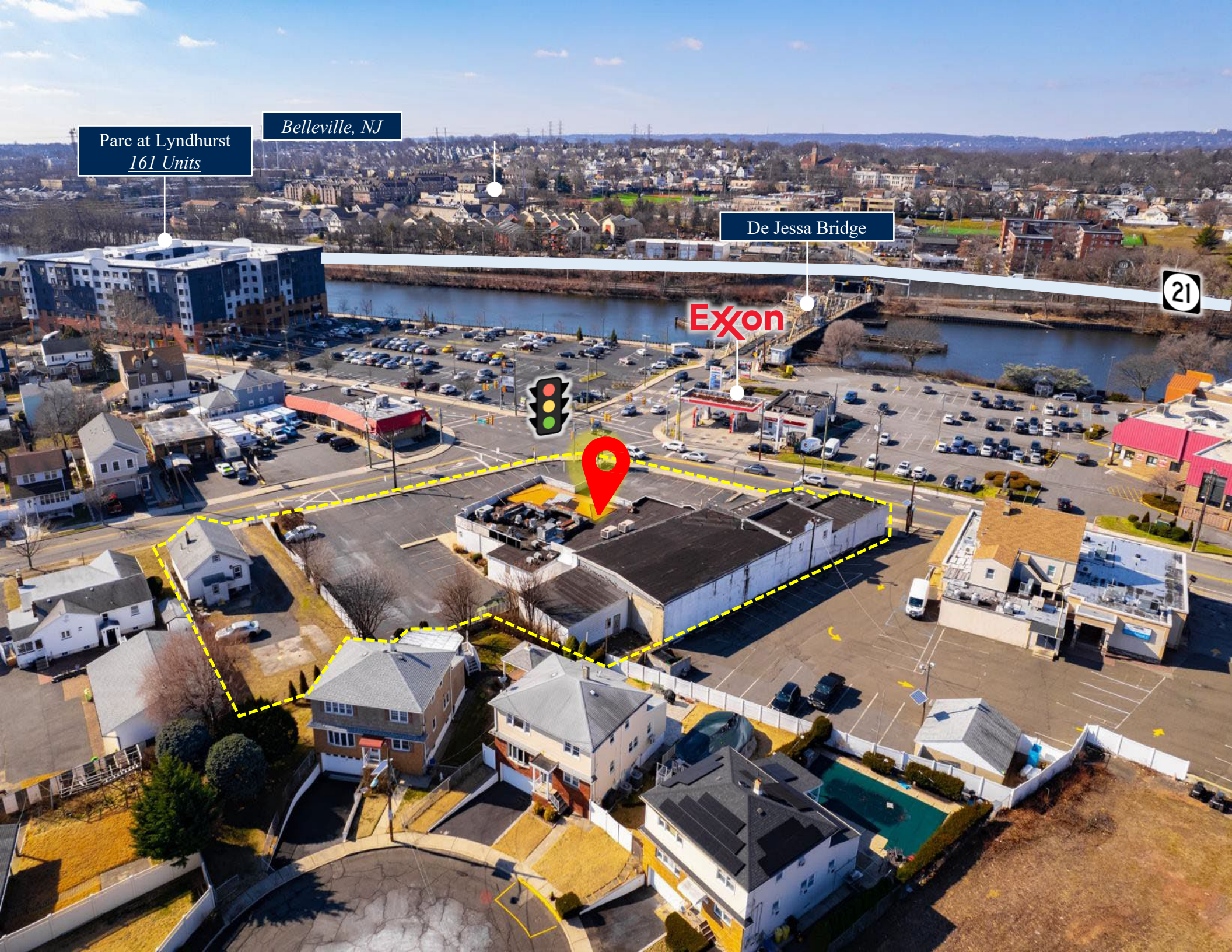
Parc at Lyndhurst
161 Units

Belleville, NJ

De Jessa Bridge

Exxon

21



Belleville, NJ

De Jessa Bridge

Nutley, NJ

Exxon

21

21



HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- RARE development opportunity at busy Bergen County signalized intersection
- High visibility corner just over the DeJessa Bridge which connects Lyndhurst to Belleville/Nutley and Route 21
- Other nearest Passaic River crossings are Route 3 (1.1 miles north) and the Belleville Turnpike Bridge (2 miles south)
- 29,000+ Vehicles/Day @ Intersection of Riverside Avenue and Kingsland Avenue
- Population of 218,000+ within 3-mile radius of subject property
- Conveniently located near Route 21, Route 3 and a short drive to Route 17 and I-95

PROPERTY DESCRIPTION

540 Riverside Avenue (Block 117, Lot 40.01)

.707 AC



1968
Year Built



Spaces



29,181 ADT
Riverside Avenue &
Kingsland Avenue



SURROUNDING AREA





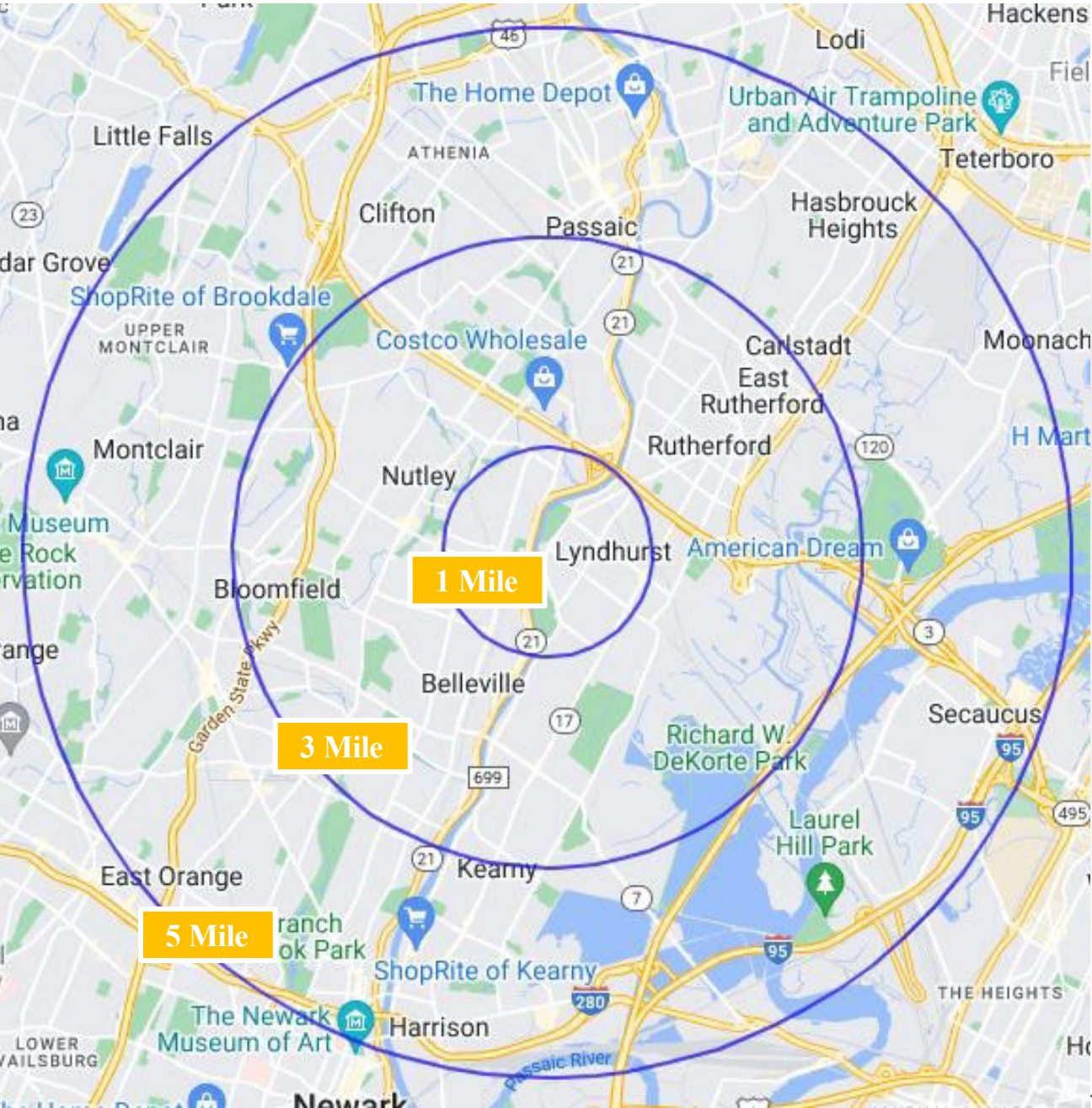


530-540 Riverside Ave & 117 Kingsland Ave | Lyndhurst, NJ





DEMOGRAPHICS



Daytime Population

116,563

3 Mile Radius



Average HH Income

\$116,563

3 Mile Radius

POPULATION

1 Mile	3 Miles	5 Miles
28,944	218,752	638,495

HOUSEHOLD

1 Mile	3 Miles	5 Miles
11,679	83,831	234,312

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$132,356	\$116,563	\$105,785

