

**NEW FACADE  
COMPLETE**

**2,244 SF  
AVAILABLE**



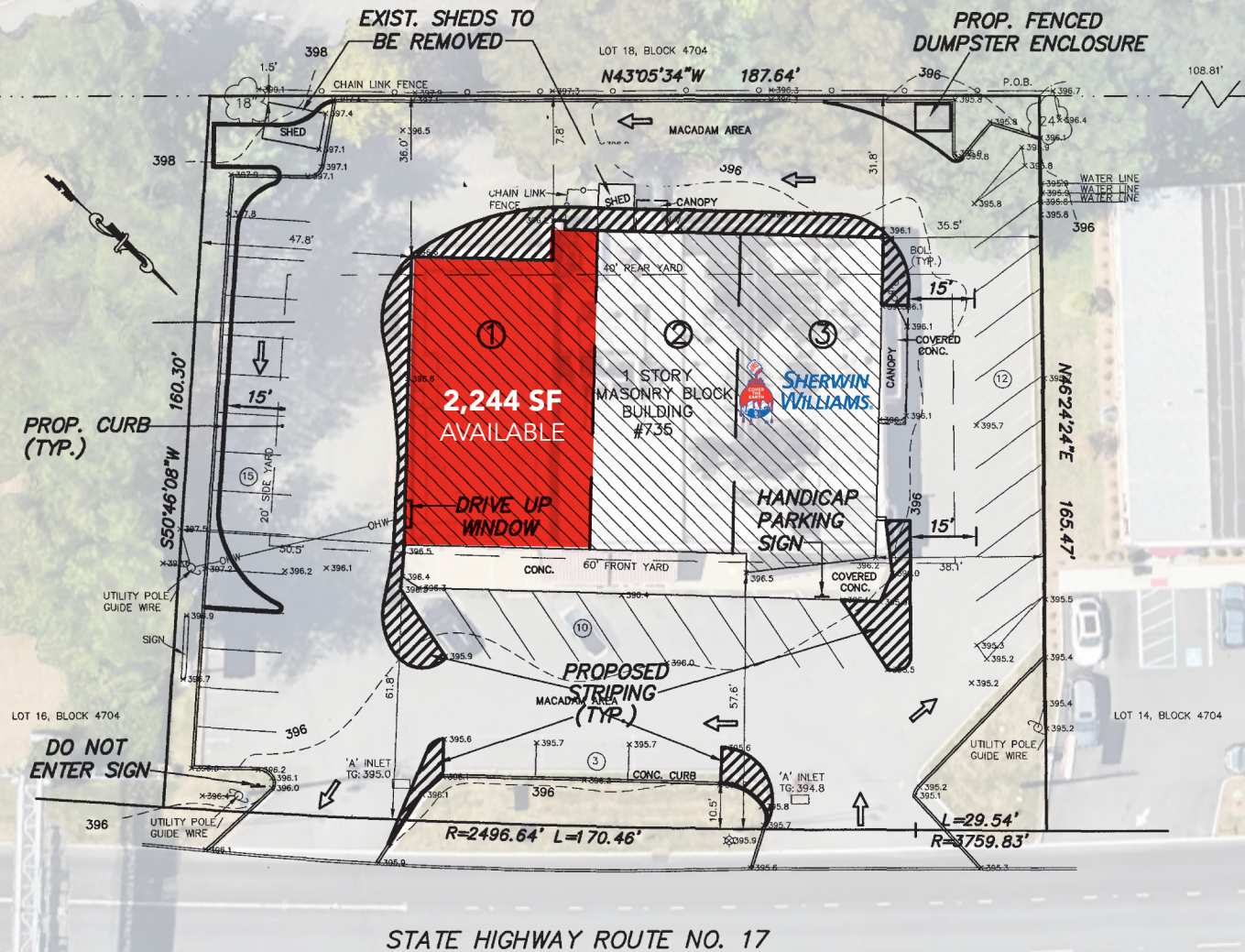
**ROUTE 17 105,232 VPD**

**735 ROUTE 17**  
RAMSEY, NEW JERSEY

**2,244 SF FOR LEASE**

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# 735 ROUTE 17

RAMSEY, NEW JERSEY

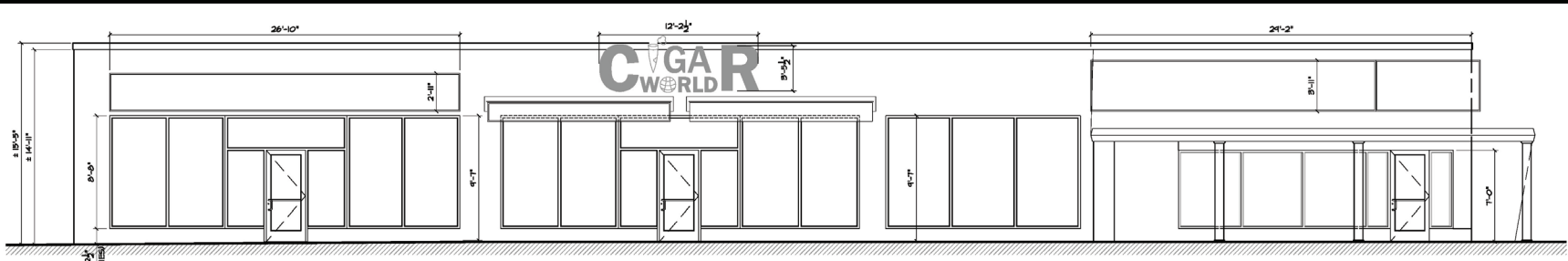
# SITE INFORMATION

**GLA:** 7,275 SF  
**AVAILABLE:** 2,244 SF  
**RENT:** CALL FOR QUOTE  
**INS:** EST. \$1.10 PSF  
**CAM:** EST. \$1.65 PSF

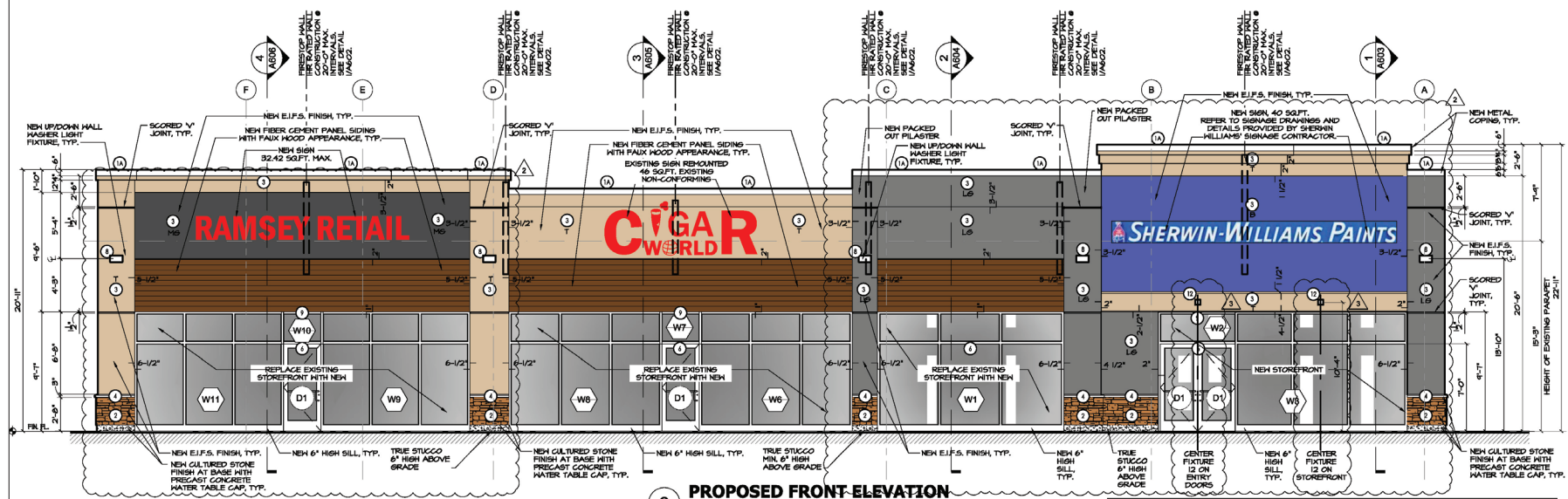
**TAXES:** \$42,294.86 (2023)  
**CO-TENANTS:** CIGAR WORLD  
 SHERWIN WILLIAMS  
**PARKING:** 40 SPACES  
**TRAFFIC:** 105,232 VPD RT. 17

**NOTES:**

- GREAT VISIBILITY ON RT. 17
- NEW FACADE COMPLETE
- 14' HIGH CEILINGS



**1 EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**4 DOWNLIGHT**  
SCALE: NONE

**ITEM # 70059PITS-LED80**

**DESIGN INFORMATION**

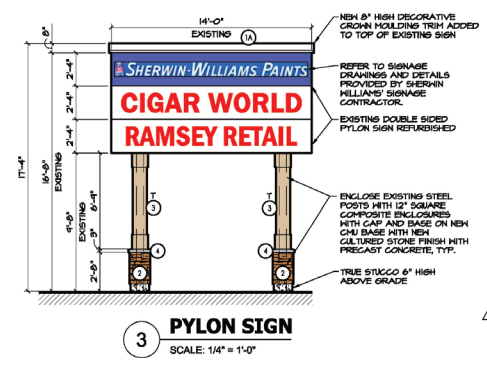
|                              |   |
|------------------------------|---|
| Chit                         | 80 CRI  |
| Feature                      | Wet Rated, IP65 (International Protection rating indicating resistance to dust and water. Suitable for wet location when facing down) |
| Finish                       | Silver  |
| Gen#1                        | Contemporary  |
| Gen#2                        | Minimalist  |
| Gen#3                        | Modern  |
| Hardware Material            | Steel   |
| Is Reversible                | FALSE   |
| Is Sloped Ceiling Compatible | FALSE   |
| Recommended Room             | Outdoor   |
| Recommended Room             | Porch   |
| Recommended Room             | Deck  |
| Style#                       | (Contemporary) Modern   |
| System                       | Outdoor   |

**DIMENSIONS & WEIGHT**

|                            |       |
|----------------------------|-------|
| Actual Height In           | 8in   |
| Actual Length In           | 6in   |
| Actual Width In            | 3.9in |
| Backplate Depth In         | 3.9in |
| Backplate Height In        | 6in   |
| Backplate Length In        | 6in   |
| Backplate Width In         | 3.9in |
| Extension From Wall Inches | 3.9in |
| Weight                     | 1.2   |

Warning: [www.foundry.com](http://www.foundry.com) for warranty details.

**FOUNDRY**



**3 PYLON SIGN**  
SCALE: 1/4" = 1'-0"

| EXTERIOR FINISH SCHEDULE |                   |   |   |
|--------------------------|-------------------|---|---|
| KEY                      | MATERIAL          | COLOR / NO.   | NOTES   |
| 1                        | COPING            | 1A - BRIGHT SILVER (SR54)<br>(ALL FRONT PARAPETS)<br>1B - REGAL WHITE (SR70)<br>(ALL SIDE PARAPETS) | MANUFACTURER:<br>NEW CASTLE BUILDING PRODUCTS   |
| 2                        | CULTURED STONE    | STYLE: COUNTRY LEDGESTONE<br>COLOR: ASPEN   | MANUFACTURER: BORAL USA<br>WWW.BORALAMERICA.COM   |
| 3                        | EIPS              | L6<br>M6<br>B<br>T  | 79% LIGHTER THAN SK 1025 ADAPTIVE SHADE<br>SK 1025 ADAPTIVE SHADE<br>SK 6466 BLUEBLOOD<br>SK 1645 STONEBARK<br><br>NOTE: SCORED 'V' JOINTS ARE TO BE 1-1/2" WIDE X 3/4" DEEP  |
| 4                        | CAST STONE SILL   |   | GAST-FIT WATERTABLE/SILL 2 1/2" X 18" X 8"  |
| 5                        | EXTERIOR PAINT    | T-TAN (SK 7643 STONEBRIAR)  | AT SIDES & REAR   |
| 6                        | STOREFRONT        | CLEAR ANODIZED ALUMINUM   | KAWNEER 451   |
| 7                        | MEMBRANE ROOFING  | BLACK   | EPDM  |
| 8                        | HALL SCOFF        | BRUSHED ALUMINUM  | TYPE 'K', MOUNT @ 18"-10" A.F.F.  |
| 9                        | EXIT LIGHT        | WHITE FACTORY FINISH  | TYPE 'J', MOUNT TO UNDERSIDE OF SOFFIT AT STOREFRONTS AND AT 11'-6" ABOVE REAR EXIT DOORS.  |
| 10                       | BUTTERFLY LEADERS | WHITE FINISH  |   |
| 11                       | FLOOR LIGHT       | WHITE FINISH  | TYPE 'M', SEE ELEVATIONS FOR MOUNTING HEIGHTS   |
| 12                       | DOWNLIGHT         | SILVER FINISH   | FOUNDRY LIGHTING VISUAL COMFORT MODERN COLLECTION<br>70059PITS-LED80 FITCH SINGLE OUTDOOR HALL LIGHT<br>(20 VOLTS, 5X3, 3000K, SILVER,<br>SEE ELEVATIONS FOR MOUNTING HEIGHTS |

**735 ROUTE 17**

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**FACADE RENOVATIONS**





| DEMOGRAPHICS     | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------|-----------|-----------|-----------|
| Total Population | 9,029     | 60,937    | 163,023   |
| Average HHI      | \$194,982 | \$205,332 | \$187,228 |
| Households       | 3,517     | 22,368    | 56,346    |

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**MARKET AERIAL**