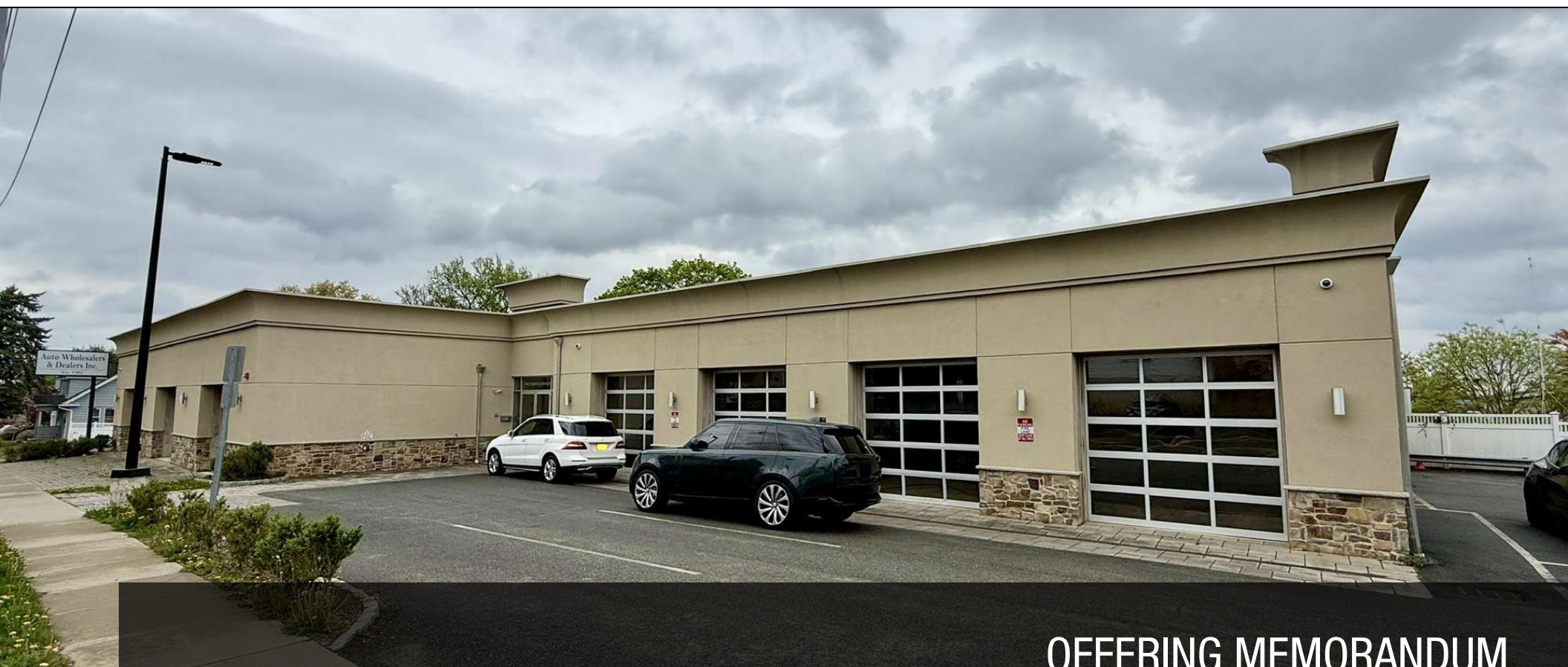


Used Car Dealership With Attached Auto Mechanic Shop

380 TERRACE AVE, HASBROUCK HEIGHTS, NJ



OFFERING MEMORANDUM

PRESENTED BY:

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USED CAR DEALERSHIP WITH ATTACHED AUTO MECHANIC SHOP

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Discover the perfect space for your business at 380 Terrace Ave, Hasbrouck Heights, NJ. This prime commercial property boasts modern design and versatile floor plans, making it an ideal location for a range of enterprises. With high visibility and ample parking, it offers convenience for both customers and employees. The location's proximity to major highways ensures easy access for all. Inside, the property features spacious, well-lit interiors with customizable layouts to suit your specific needs. Offering high ceilings, 5 offices, 1 conference room, coffee bar for customers, kitchen for employees, separate office for a BDC department & a rotating platform for cars. Elevate your business with this exceptional leasing opportunity designed to provide the perfect environment for growth and success. Main showroom fits 25 cars. Parking spaces available on both sides of the property. Fully equipped mechanic shop with 2 drive in doors & 2 car lifts.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$26.67 SF/yr (NNN)
Number of Units:	1
Available SF:	13,500 SF
Lot Size:	27,878 SF
Building Size:	13,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	945	1,708	7,983
Total Population	2,479	4,496	21,039
Average HH Income	\$128,137	\$130,907	\$135,279



Property Description



PROPERTY DESCRIPTION

Discover the perfect space for your business at 380 Terrace Ave, Hasbrouck Heights, NJ. This prime commercial property boasts modern design and versatile floor plans, making it an ideal location for a range of enterprises. With high visibility and ample parking, it offers convenience for both customers and employees. The location's proximity to major highways ensures easy access for all. Inside, the property features spacious, well-lit interiors with customizable layouts to suit your specific needs. Offering high ceilings, 5 offices, 1 conference room, coffee bar for customers, kitchen for employees, separate office for a BDC department & a rotating platform for cars. Elevate your business with this exceptional leasing opportunity designed to provide the perfect environment for growth and success. Main showroom fits 25 cars. Parking spaces available on both sides of the property. Fully equipped mechanic shop with 2 drive in doors & 2 car lifts.

LOCATION DESCRIPTION

Located on a main vein in Hasbrouck Heights with close access to NJ-17.



Property Details

Lease Rate **\$26.67 SF/YR**

LOCATION INFORMATION

Building Name	Used Car Dealership With Attached Auto Mechanic Shop
Street Address	380 Terrace Ave
City, State, Zip	Hasbrouck Heights, NJ 07604
County	Bergen
Market	Hasbrouck Heights
Sub-market	Bergen County
Cross-Streets	Ottawa Ave, Hillside Ave

BUILDING INFORMATION

Building Size	13,500 SF
Tenancy	Single
Number of Floors	1
Average Floor Size	13,500 SF
Year Built	1970
Year Last Renovated	2021
Number of Buildings	1

PROPERTY INFORMATION

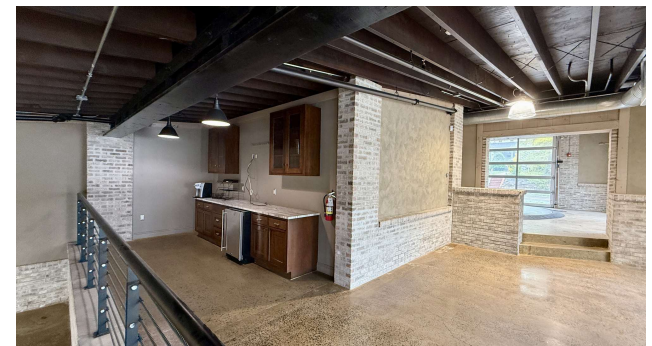
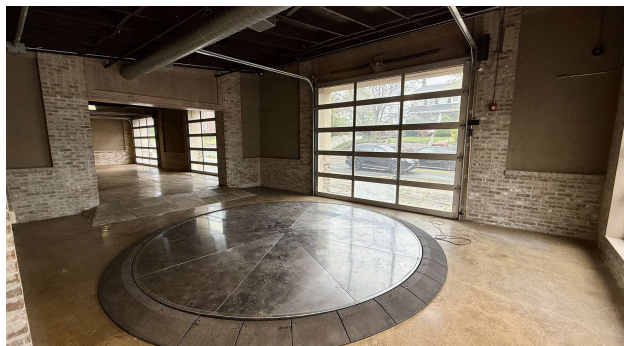
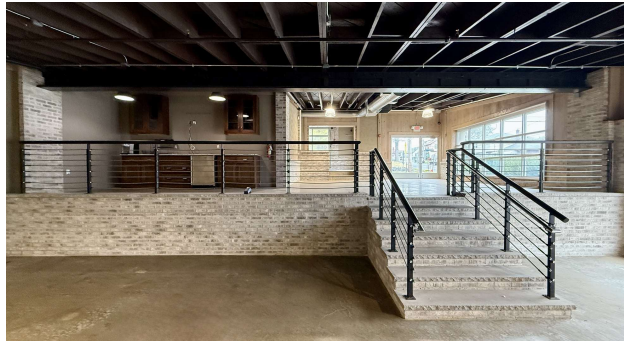
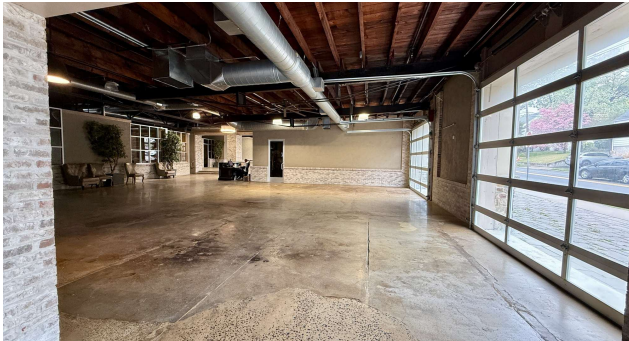
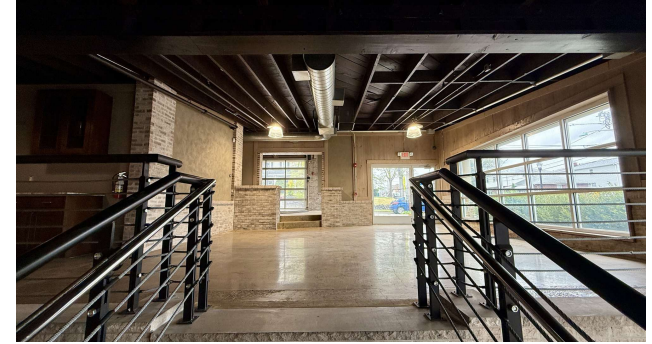
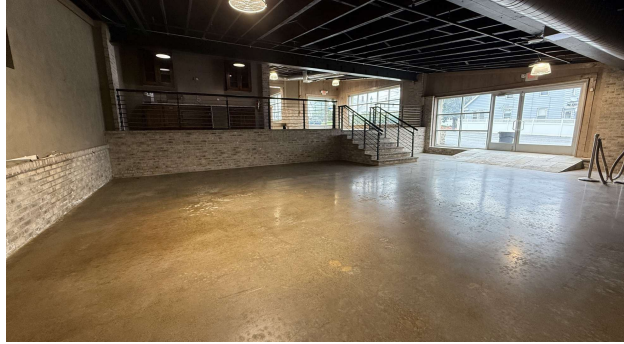
Property Type	Retail
Property Subtype	Free Standing Building
Zoning	R-3
Lot Size	27,878 SF
APN #	0225_122_20
Lot Depth	1,000 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Additional Photos



USED CAR DEALERSHIP WITH ATTACHED AUTO MECHANIC SHOP

LOCATION INFORMATION

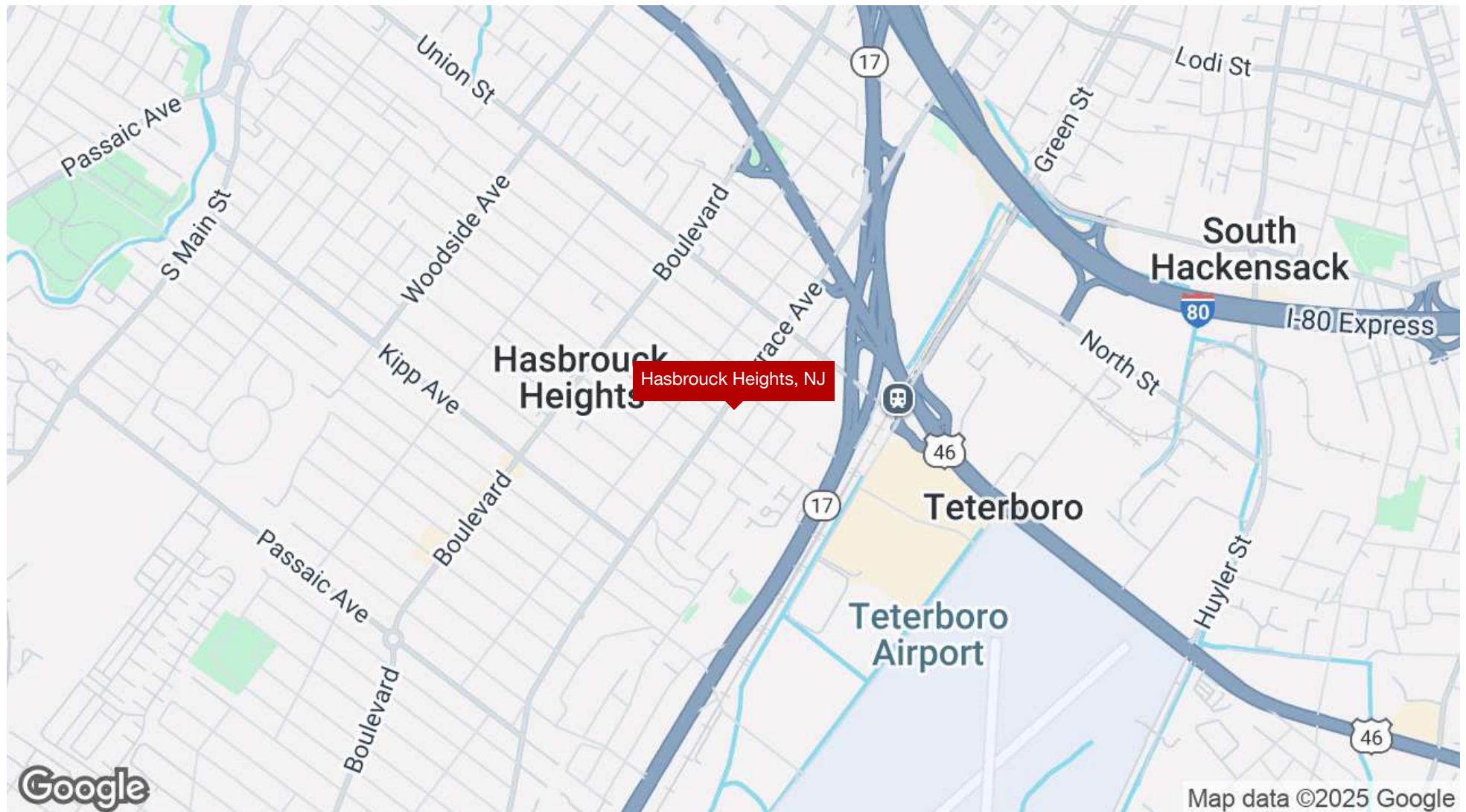
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REGIONAL MAP

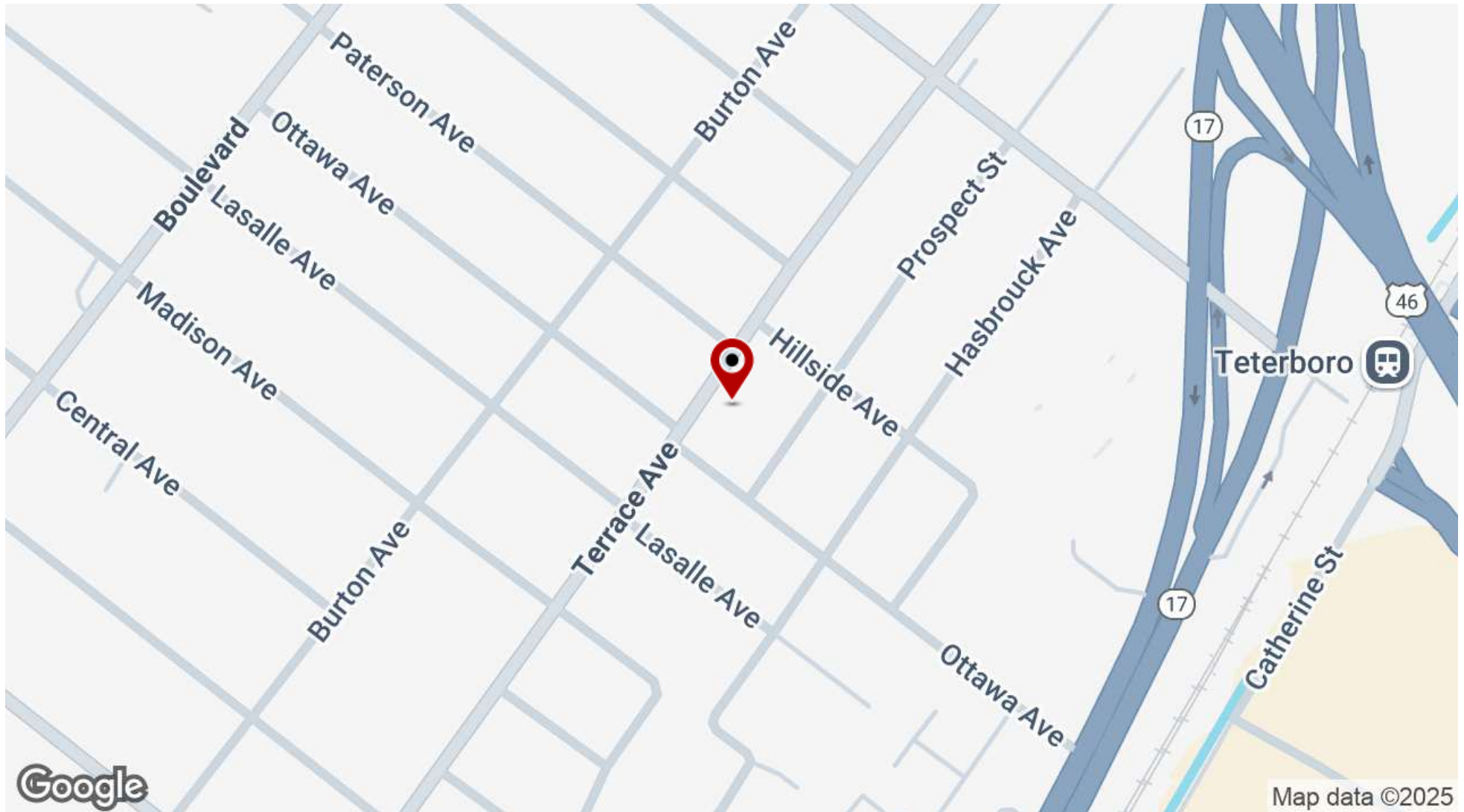
LOCATION MAP

AERIAL MAP

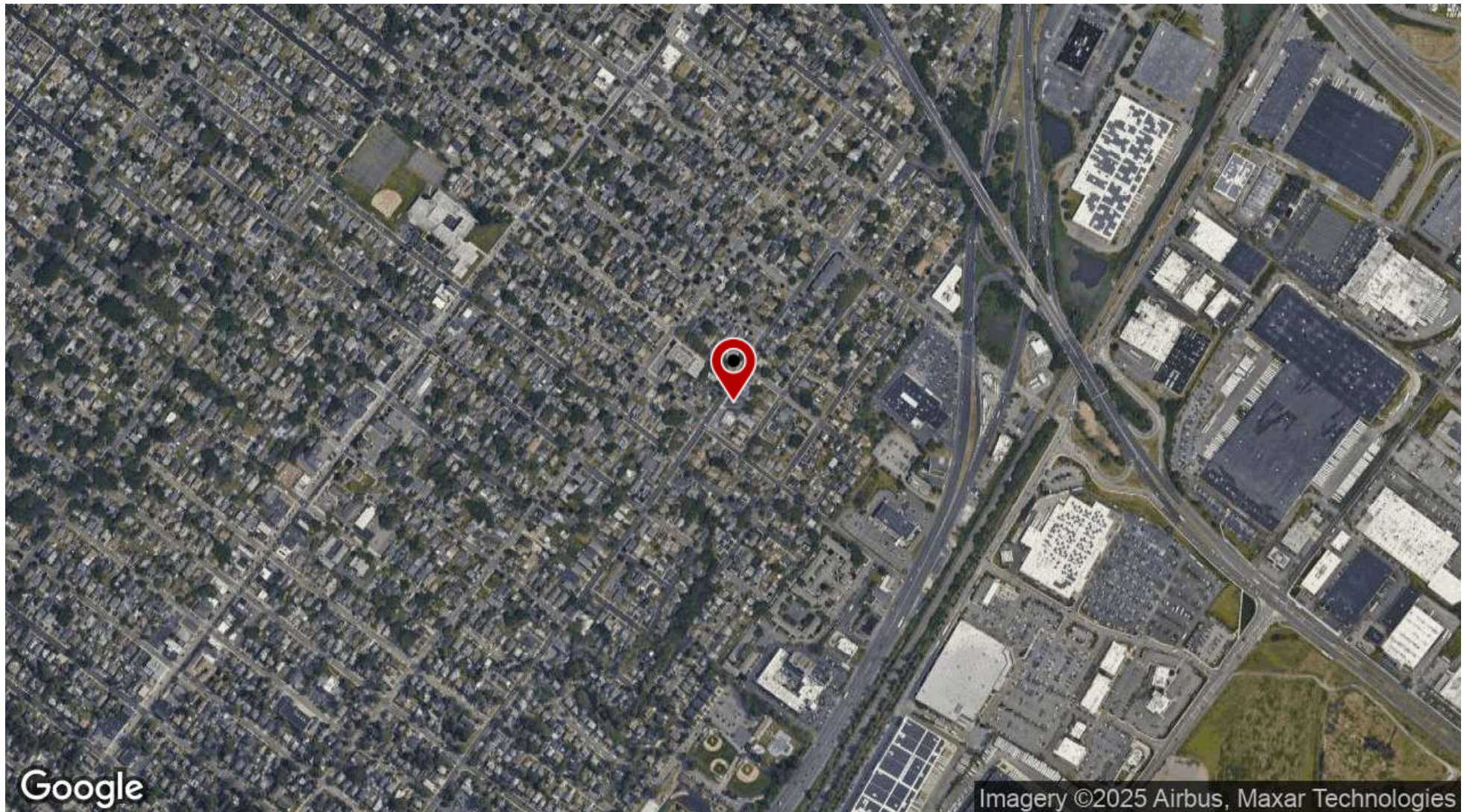
Regional Map



Location Map



Aerial Map



USED CAR DEALERSHIP WITH ATTACHED AUTO MECHANIC SHOP

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,479	4,496	21,039
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	945	1,708	7,983
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$128,137	\$130,907	\$135,279
Average House Value	\$615,972	\$668,642	\$616,589

Demographics data derived from AlphaMap

