

# 6,500 SF APPROVED RETAIL SITE

1280 Teaneck Road  
Teaneck, NJ (Bergen County)

## EXCLUSIVE FOR LEASE

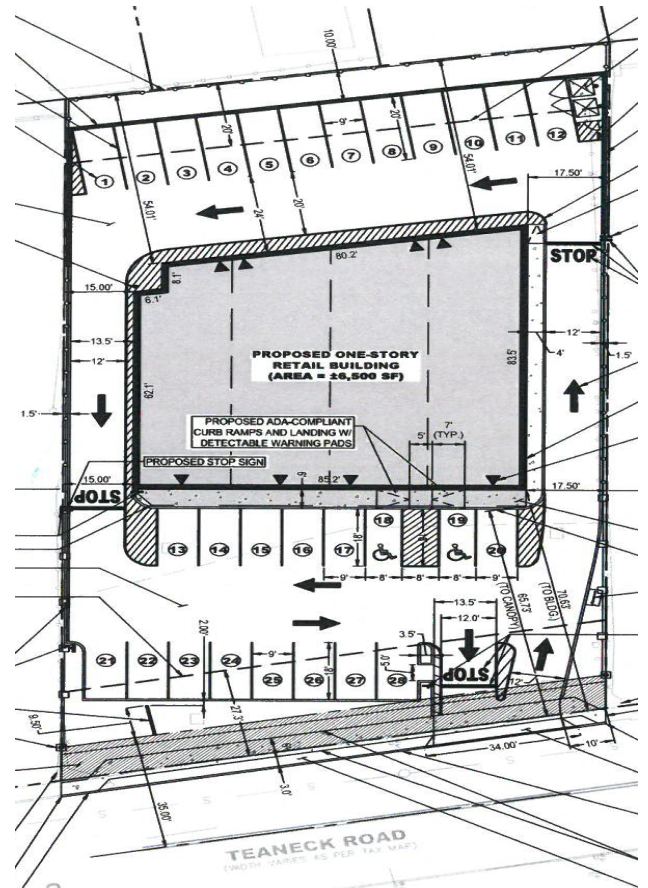


## PROPERTY HIGHLIGHTS

- Available:** Block: 4906 Lot: 21
- Zoning:** **Special Business/Residential**  
Permitted uses include retail, restaurants, office, financial institutions, medical uses and child care centers.
- Location:** This property is located in an upscale area with direct access to NJ 4 and Route 80.
- RE Taxes (2016):** \$7,483.00
- Lease Rate:** \$35.00/PSF NNN for Build-To-Suit
- Ground Lease Rate:** \$125,000.00 per year

### 2017 (Est.) Demographics (CoStar)

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	26,217	205,173	623,052
<b>Households:</b>	8,666	75,666	237,343
<b>Avg. HH Income:</b>	\$112,933	\$112,820	\$100,549
<b>Consumer Spending:</b>	\$269,455	\$2,258,670	\$6,484,290
<b>Traffic Count:</b>	25,054 AADT (2012)		



Exclusively listed by:  
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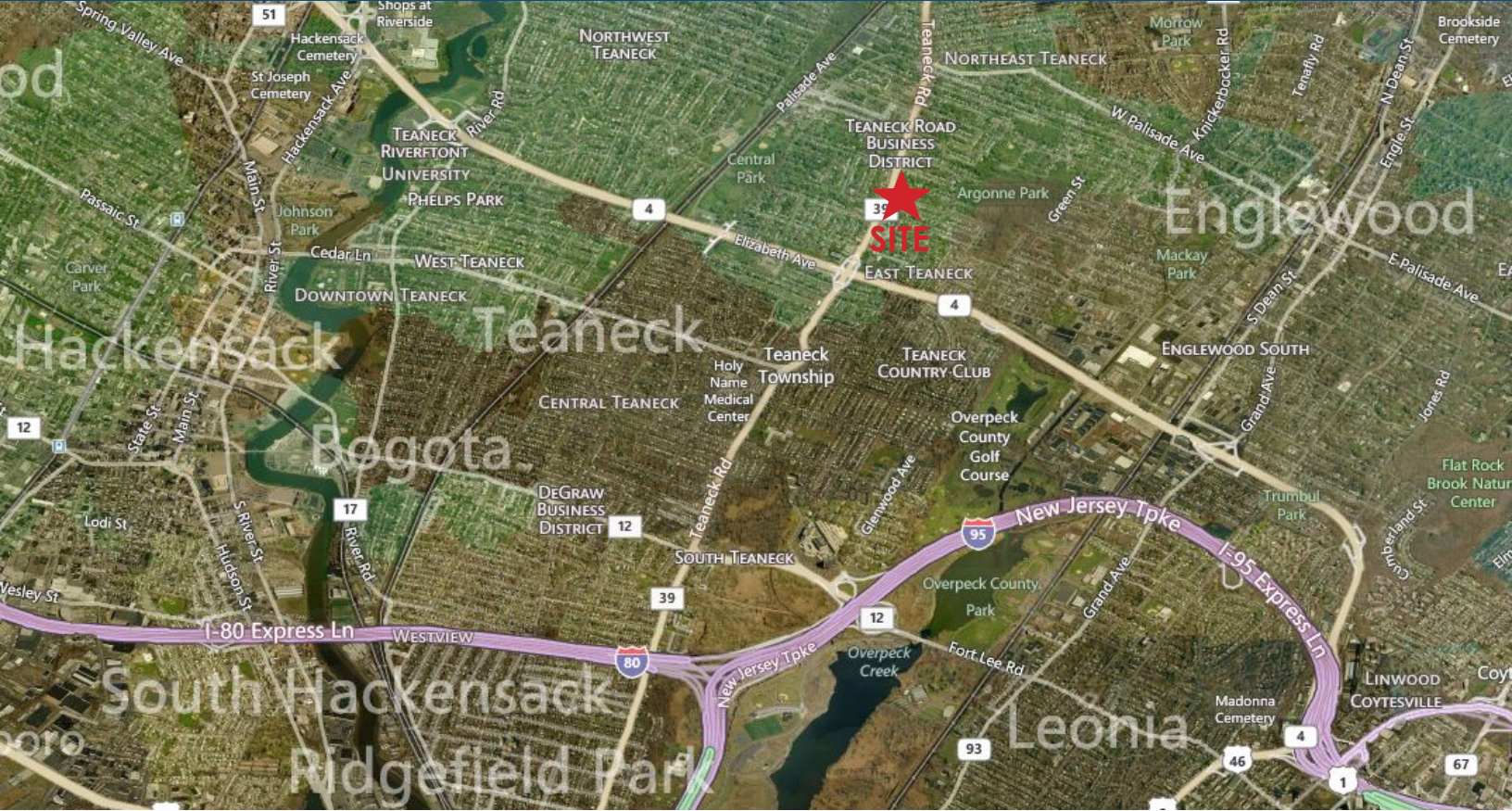


Since 1906

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Since 1906

**KISLAK COMMERCIAL  
REAL ESTATE SERVICES, INC.**

180 Mt. Airy Road, Suite 209  
Basking Ridge, NJ 07920

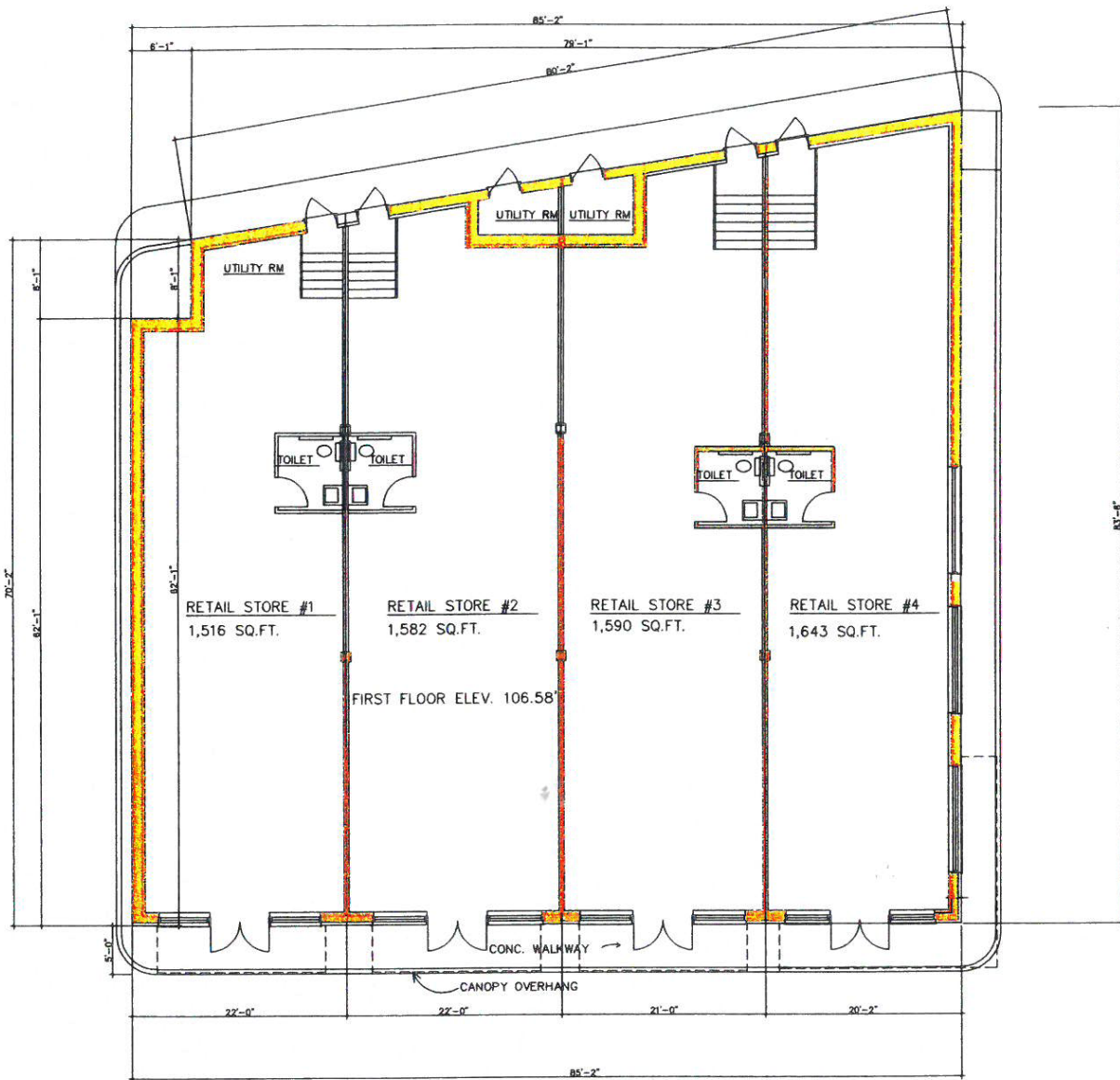
**THE KISLAK COMPANY, INC.**

1000 US Highway 9 North  
Woodbridge, NJ 07095  
[www.kislakrealty.com](http://www.kislakrealty.com)

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FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



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