

FOR ASSIGNMENT OR SUBLEASE

S



CONCEPT RENDERING

**950 Route 17 N
Ramsey, NJ**

3,600 +/- SF AVAILABLE | FOR ASSIGNMENT OR SUBLEASE

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SABRE

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950 Route 17 N
Ramsey, NJ



CONCEPT RENDERING

**PRIME FREESTANDING ROUTE 17 RETAIL/RESTAURANT OPPORTUNITY |
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ADDRESS: 950 Route 17 N, Ramsey, NJ

SPACE AVAILABLE: 3,600 +/- SF

ASKING RENT: Upon Request

AREA GENERATORS: Ramsey High School,
Don Bosco Prep, Ramsey Train Station
(Bergen County Line & Main Line)

CO-TENANTS: Holiday Inn Express

AREA RETAIL:
Cava, Chick Fil A, Chipotle, Sarku, McDonald's,
ShopRite, Uncle Giuseppe's, 24 Hour Fitness,
Club Pilates, OrangeTheory

Demographics	1 mile	3 miles	5 miles
Population	9,409	61,842	173,724
Median HHI	\$159,589	\$163,198	\$157,200
Daytime Population	12,771	52,927	150,548

COMMENTS:

- Highly visible freestanding building along Route 17
- Accessible via Route 17 N and Airmount Ave
- Densely populated, high income market with excellent traffic counts along Route 17
- Endcap Space

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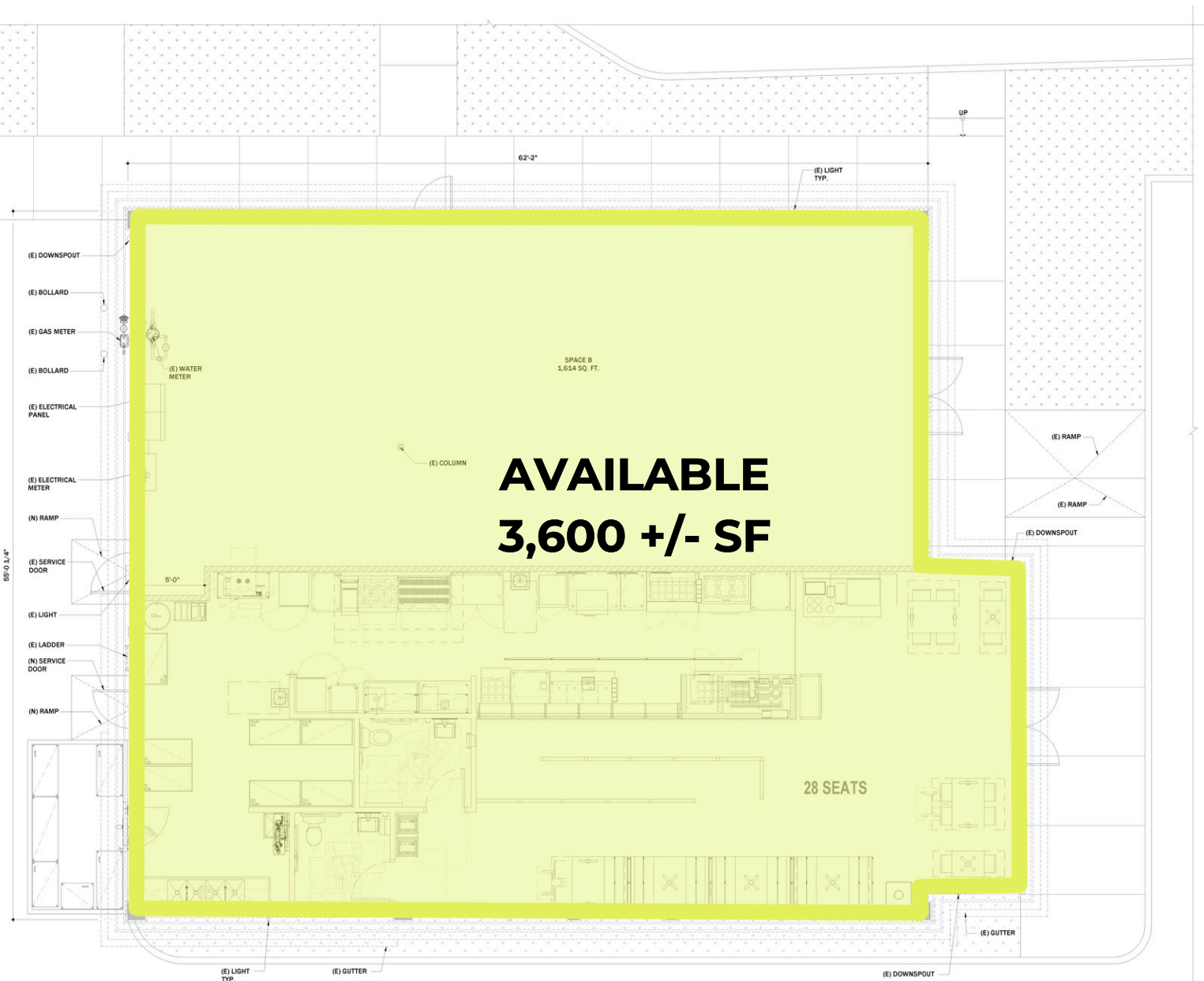
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SITE PLAN



1 PROPOSED FLOOR PLAN - FIRST FLOOR
1,766 SQ. FT.

1/4"=1'-0"



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ZOOMED IN AERIAL



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