



## THE GRECO REALTY GROUP

*Commercial Brokerage Specialists*

### **PRIME 2<sup>nd</sup> GENERATION RESTAURANT SPACE**

*Swan Plaza*

**10 Meadowlands Parkway**

**Secaucus, NJ**



<b>Store Sizes:</b>	<b>Store “D” – 54.37’ X 51.5’ = 2800 s.f.</b>
<b>Rent:</b>	<b>\$19.00 psf NET</b>
<b>Rental Increases:</b>	<b>3% Annually</b>
<b>Extra Charges:</b>	<b>\$12.57 psf (2025)</b>
<b>Term:</b>	<b>Minimum of Five (5) Years</b>
<b>Utilities:</b>	<b>Independently metered</b>
<b>Present Tenant:</b>	<b>Dim Sum Station with 40 seats</b>
<b>Condition of Premises:</b>	<b>“As is”</b>
<b>Signage:</b>	<b>Pylon Signage</b>
<b>Availability:</b>	<b>Immediate</b>
<b>Remarks:</b>	<b>This center sits within the Meadowlands, a vibrant 14 million s.f. complex of warehouses, shipping companies and manufacturers that boasts a daytime employee base of some 28,000 people w/i 2 miles*. In addition, the close-in residential population of 21,960 w/i 2 miles and 174,538 people w/i 3 miles* have direct access to the property via backroads through the neighborhood in addition to Route 3 and the NJ Tpke. (I-95).</b>
	<b>For More Information Contact:</b>
	<b>Stephanie Greco, Exclusive Broker</b>
	<b>Phone: 201-567-0477 Cell: 551-486-2548</b>

**\*Source - CoStar**

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sales and withdrawal without notice.

Licensed Real Estate Brokers in New Jersey and New York