



GROUND LEASE OPPORTUNITY

1 ROUTE 206

BYRAM, NEW JERSEY

GROUND LEASE OPPORTUNITY



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Total Population	24,169	66,770	118,285
Average HHI	\$144,332	\$142,479	\$157,160
Households	9,703	26,707	43,324

FIRST AVAILABLE LOCATION FROM I-80 OFFERING GAS OR FOOD. SIGNAGE AVAILABLE ON I-80. POTENTIAL REDEVELOPMENT INTO QSR. LOCATED ADJACENT TO +300 HOUSEHOLDS.

SHANE WIERKS
 swierks@jefferyrealty.com
 C: 908.581.7781
 O: 908.668.9600 x209

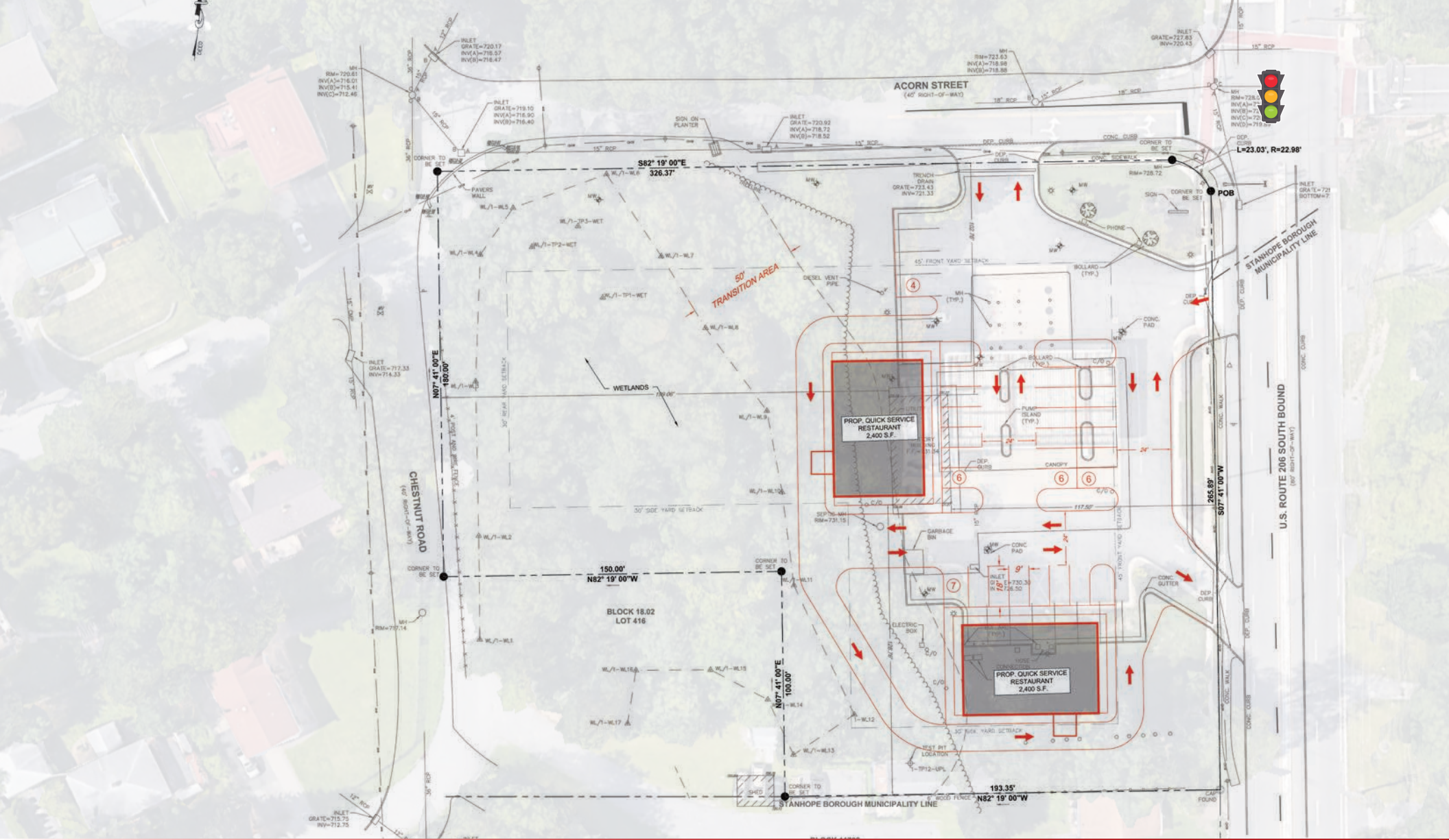
KYLE GOWOREK
 kgoworek@jefferyrealty.com
 C: 201.978.1770
 O: 908.668.9600 x218



JEFFERY REALTY
 Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





1 ROUTE 206

BYRAM, NEW JERSEY

SITE INFORMATION

PROPOSED: PAS SITE WITH
DRIVE THRU

RENT: CALL FOR QUOTE
TRAFFIC: 26,034 VPD ON RT. 206

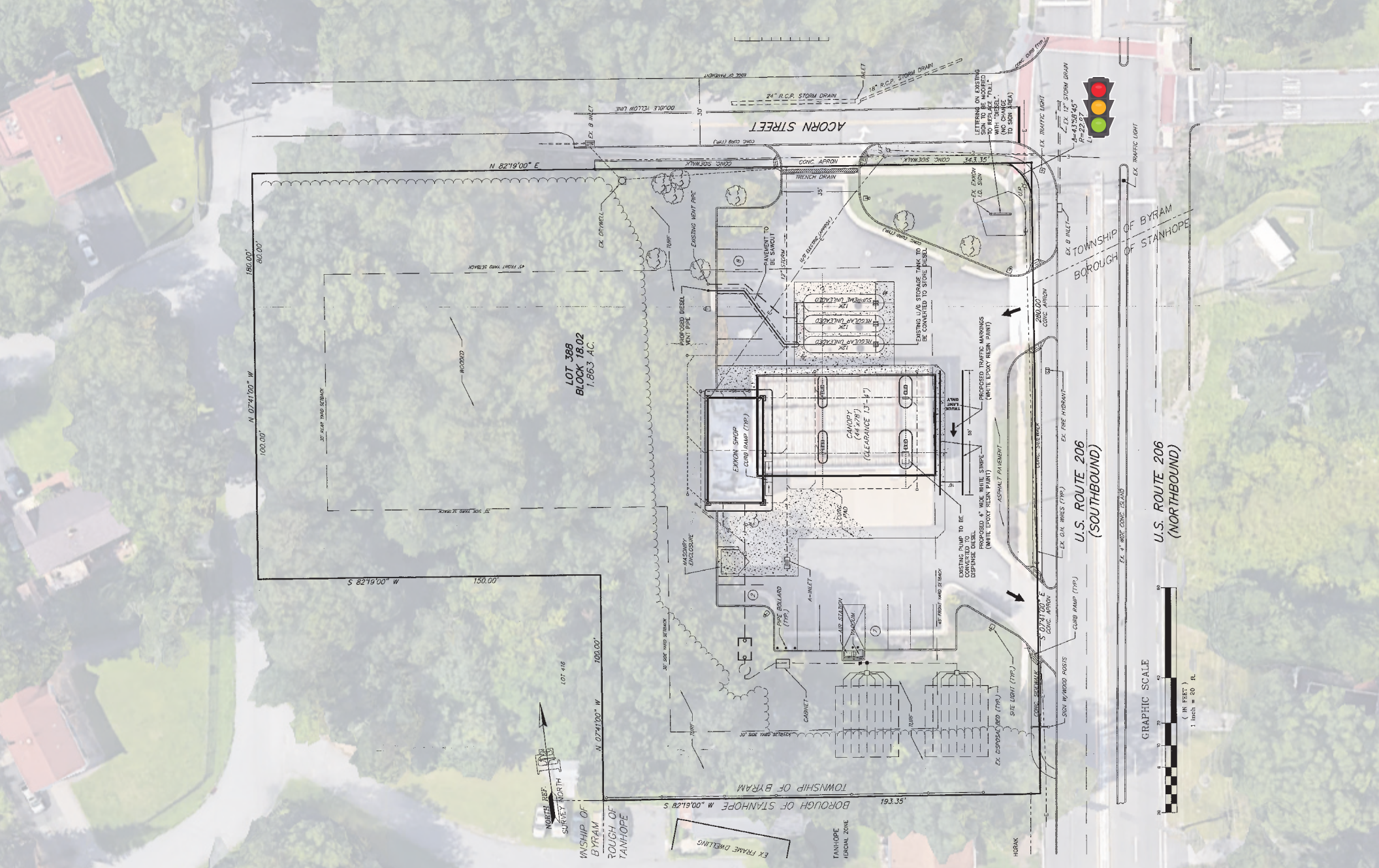
LOT SIZE: 1.863 ACRES
FRONTAGE: 215' ON RT. 206



52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





1 ROUTE 206

BYRAM, NEW JERSEY

EXISTING CONDITIONS



1 ROUTE 206

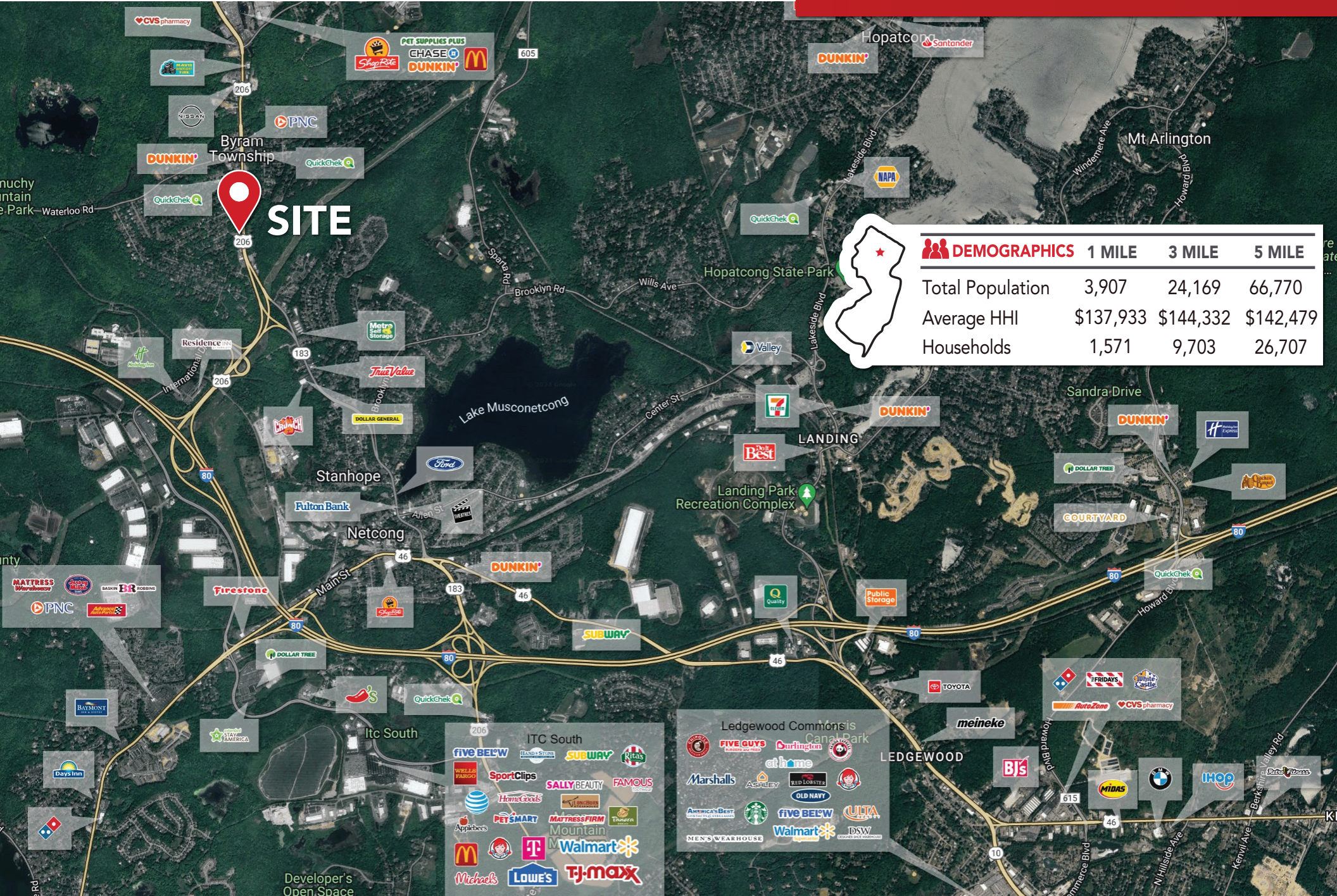
BYRAM, NEW JERSEY

SITE PHOTOS

1 ROUTE 206

BYRAM, NEW JERSEY

MARKET AERIAL



SITE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	3,907	24,169	66,770
Average HHI	\$137,933	\$144,332	\$142,479
Households	1,571	9,703	26,707

LANDING

ITC South

- five BEL'W
- WELLS FARGO
- SportClips
- SALLY BEAUTY
- FAMOUS
- HomeGoods
- PET SMART
- MATTRESS FIRM
- Mountain
- Walmart
- Michaels
- LOWE'S
- TJ-MAXX

Ledgewood Commons / Canastota Park

- FIVE GUYS
- Dorlington
- athome
- Marshalls
- ASPLEY
- RED LOBSTER
- OLD NAVY
- AMERICA'S BEST
- Starbucks
- five BEL'W
- ULTA
- Walmart
- MEN'S WEARHOUSE
- IDSW