

**TURNKEY
RESTAURANT**

**10,000 SF
ON 1.32 ACRES**



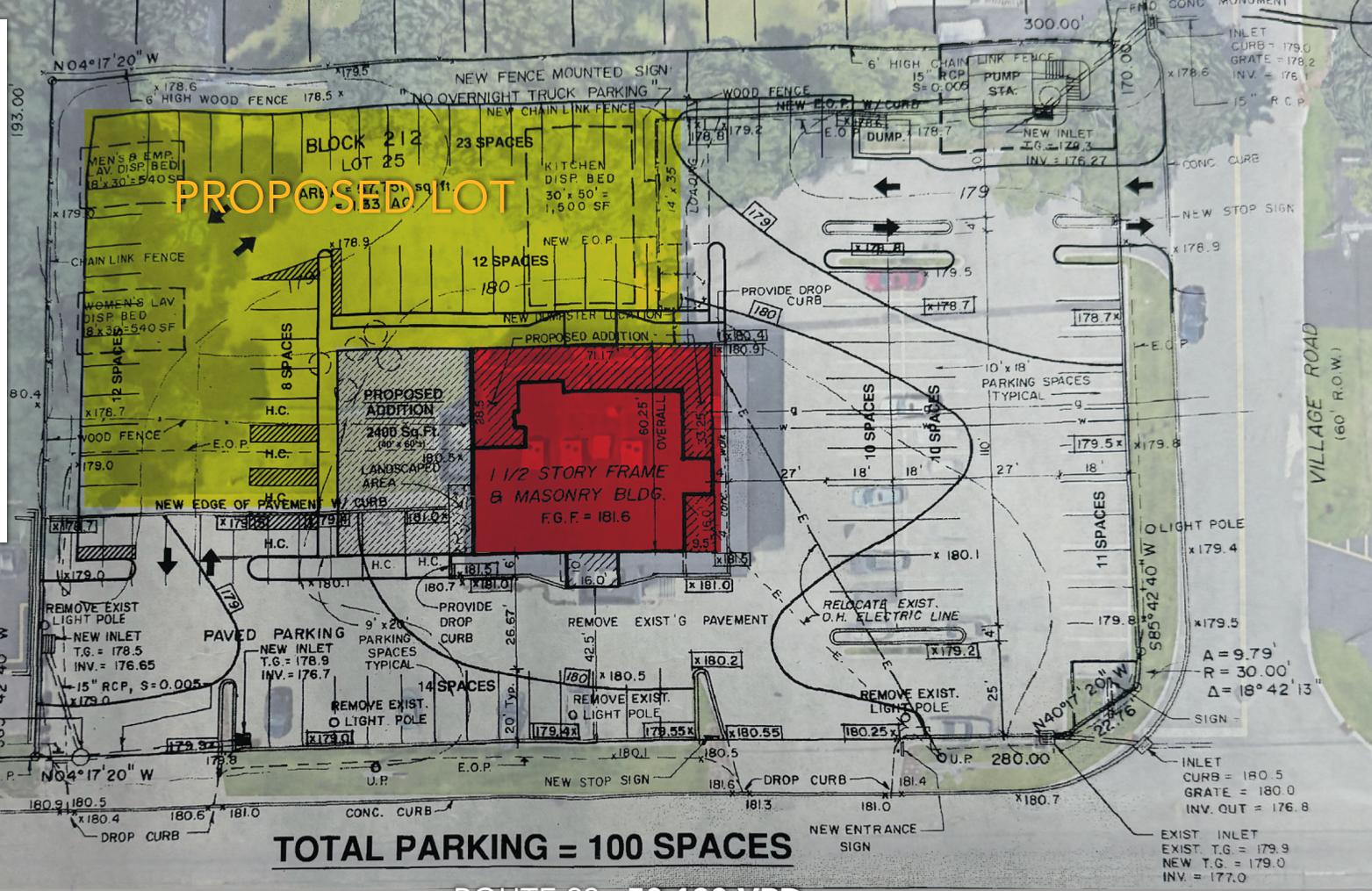
411 ROUTE 23
POMPTON PLAINS, NJ

**FOR SALE
OR LEASE** **10,000 SF**
RESTAURANT **OR** REDEVELOPMENT

STEVE BATTISTA
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**10,000 SF FREESTANDING BUILDING
POTENTIAL REDEVELOPMENT SITE**



411 ROUTE 23

POMPTON PLAINS, NJ

SITE INFORMATION

GLA: 10,000 SF

PARKING: 63 Spaces (Potential 110+)

NOTES: • Existing Restaurant w/ Liquor License

ACREAGE: 1.32 ACRES

TRAFFIC: 50,120 VPD Route 23

• Potential Redevelopment – Ground

PRICE/RENT: CALL FOR QUOTE

FRONTAGE: 290' on Route 23

Leases for Gas Convenience, Fast Food,

AVAILABLE: 5,000 sf Retail

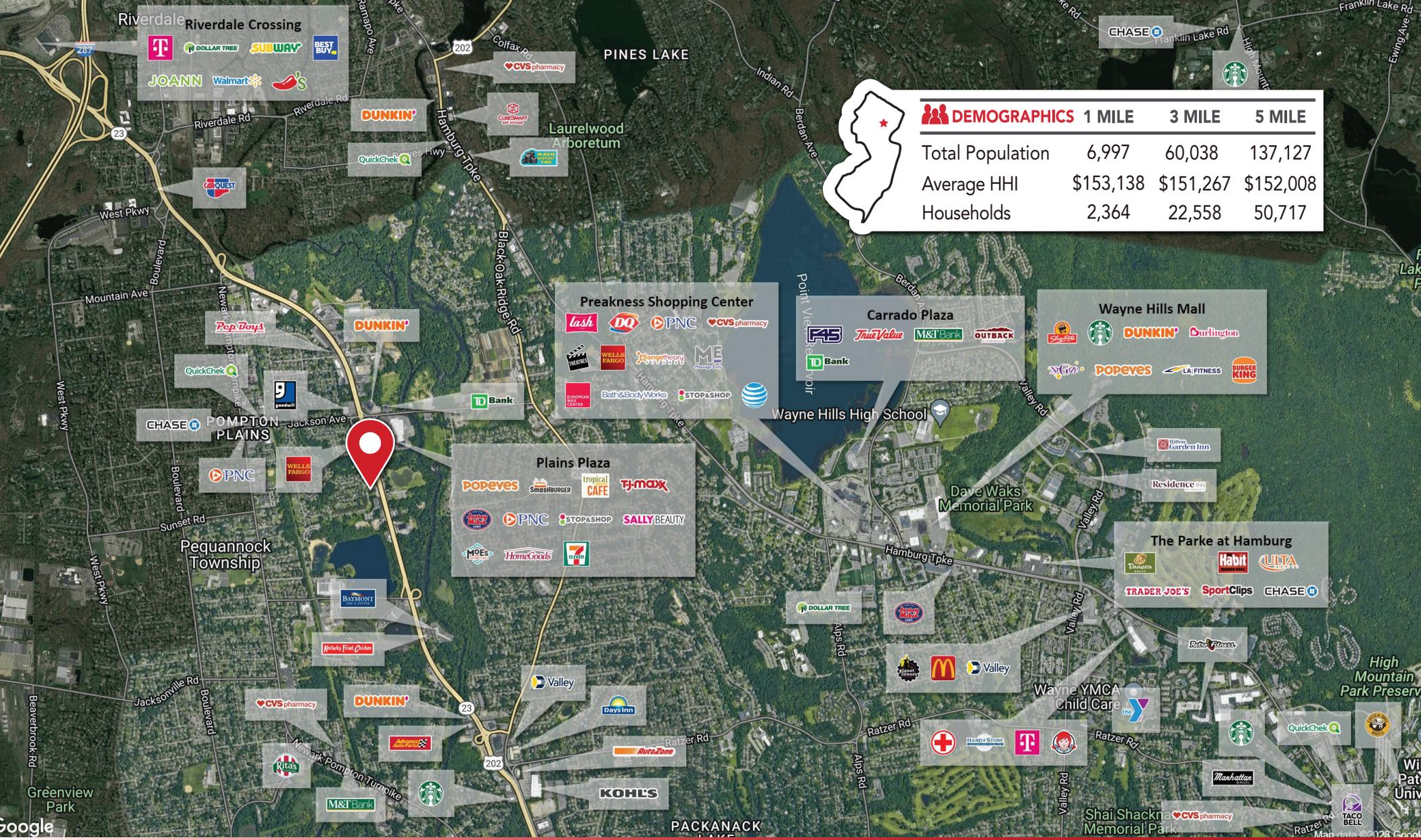
UTILITIES: Public Sewer and Water

Bank, Auto and Medical

5,000 sf 2nd Floor

TAXES: (2023) \$59,885

• The building does not have a basement



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MARKET AERIAL