

.84 ACRES AVAILABLE FOR GROUND LEASE

# 3,000 SF RETAIL SPACE AVAILABLE

21-20 BROADWAY, FAIR LAWN, NJ

EXCELLENT FOR  
QSR, MEDICAL &  
SERVICE



LOCATED ADJACENT TO NJ TRANSIT BROADWAY TRAIN STATION

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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## PROPERTY OVERVIEW

### HIGHLIGHTS

- 3,000 square foot former Boston Market sitting on .84 acres of land
- Access off of Broadway and Whitehall with nearby turnaround going westbound
- Existing restaurant infrastructure
- Excellent signage
- Located in the heart of Fair Lawn commercial business district
- Multiple uses considered for ground lease
- 48 dedicated parking spots

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	24,830	238,319	650,404
HOUSEHOLDS	8,601	80,969	223,431
DAYTIME EMPLOYEES	7,332	80,637	215,477
AVERAGE HH INCOME	\$124,926	\$103,720	\$105,472

### TRAFFIC COUNTS

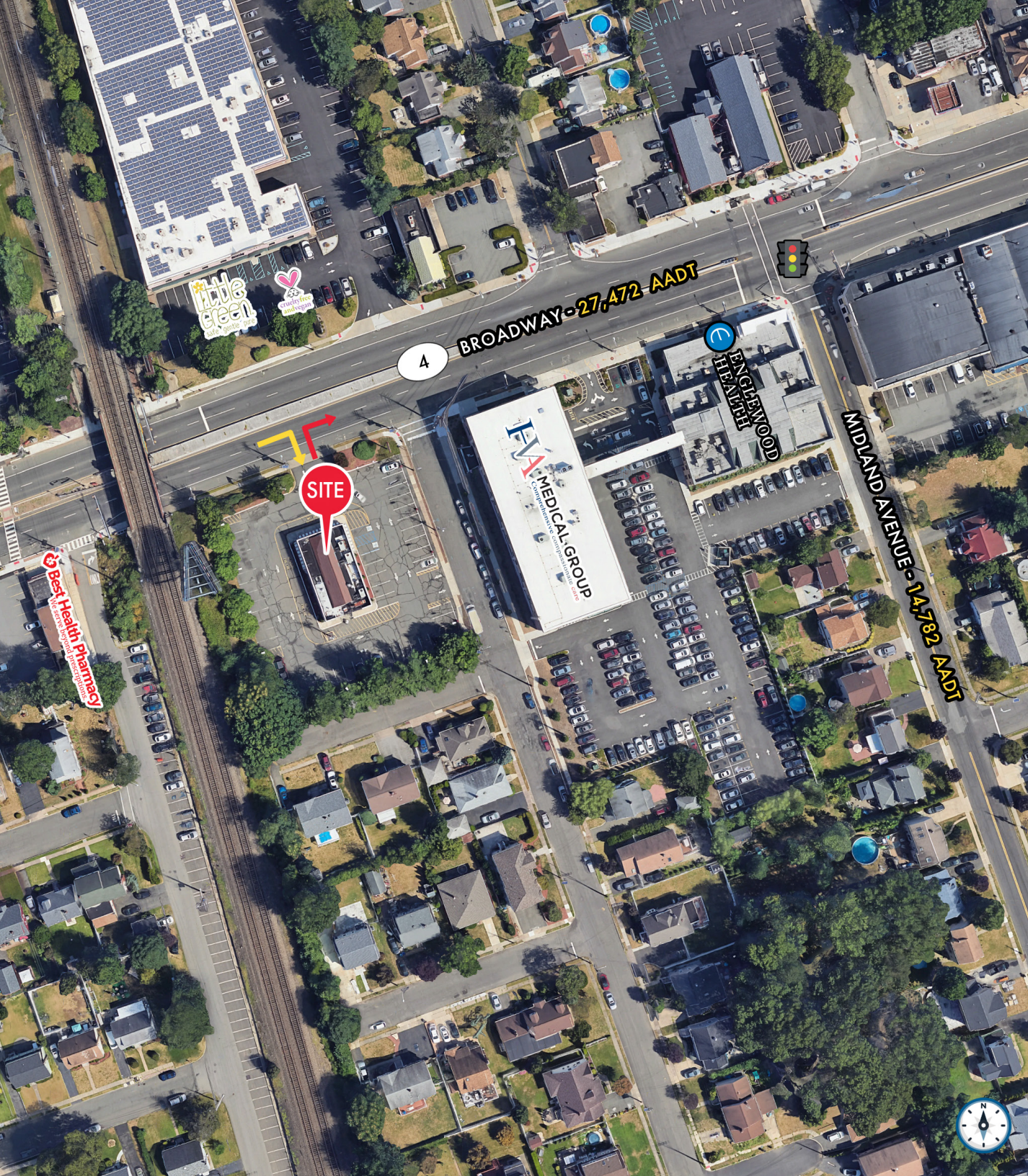
BROADWAY	27,472 AADT
PLAZA ROAD	11,642 AADT
NJ 208	64,756 AADT



## 21-20 BROADWAY | EXECUTIVE SUMMARY



# 21-20 BROADWAY | MARKET AERIAL



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