

FORMER BIG JIM'S RESTAURANT



1 WEST HALEDON AVE.
HALEDON, NEW JERSEY

.62 ACRES GROUND LEASE

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Retail Specialist

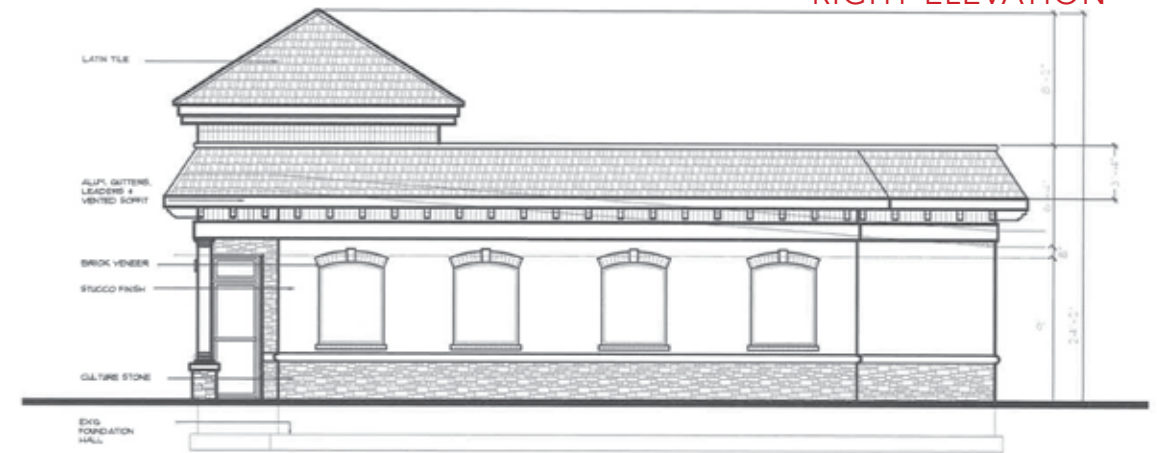
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FRONT ELEVATION



RIGHT ELEVATION



1 W. HALEDON AVE. HALEDON, NEW JERSEY

SITE INFORMATION

- GLA:** 2,300 SF
- AVAILABLE:** 2,300 SF
- LOT SIZE:** 0.62 ACRES
- TAXES:** \$24,175.00
- RENT:** CALL FOF QUOTE
- TRAFFIC:** OVER 20,000 VPD DAILY
- PARKING:** 26 SPACES
- NOTES:** MAJOR INTERSECTION
DRIVE THRU READY



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	22,837	201,948	412,181
Average HHI	\$102,502	\$96,040	\$122,649
Households	6,817	66,734	141,426

SITE



St. Joseph's Health
WILLIAM PATERSON UNIVERSITY

ADVANCED MEDICAL GROUP

DUNKIN'

Firestone
Budget
Exxon

POPEYES

State Farm

SUPER SUPERMARKET

Walgreens

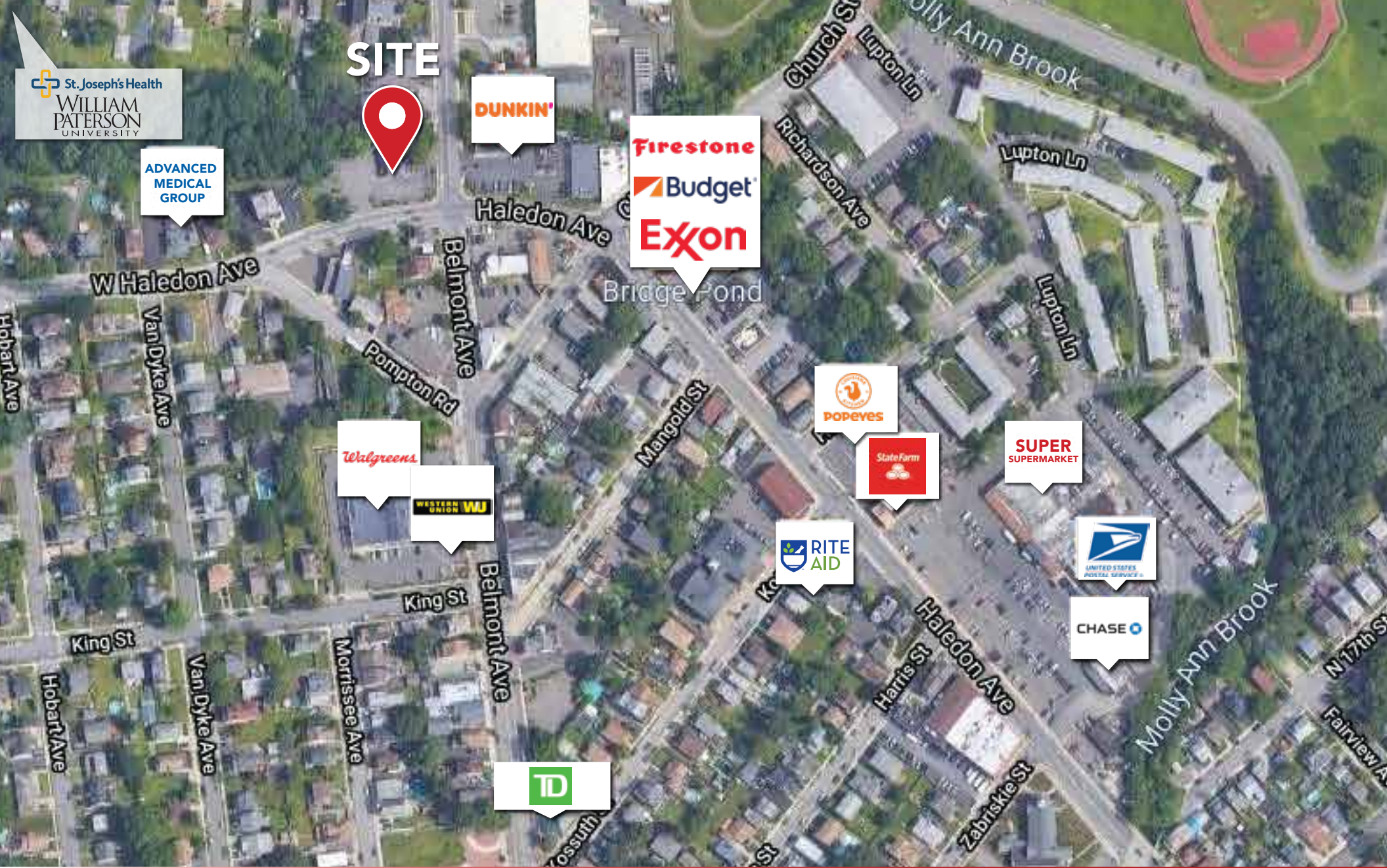
WESTERN UNION WU

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1 W. HALEDON AVE. HALEDON, NEW JERSEY

MARKET AERIAL