

RAMSEY INN (DEVELOPMENT SITE)

425 NJ-17 | Ramsey, NJ

CATALYST
REAL ESTATE PARTNERS

Marcus & Millichap
CAFIERO TEAM



IHOP



Uncle Giuseppe's
MARKETPLACE

PORCELANOSA



NJ ROUTE 17
104,900± VEHICLES / DAY

LEASING OFFERED BY
CATALYST
REAL ESTATE PARTNERS

OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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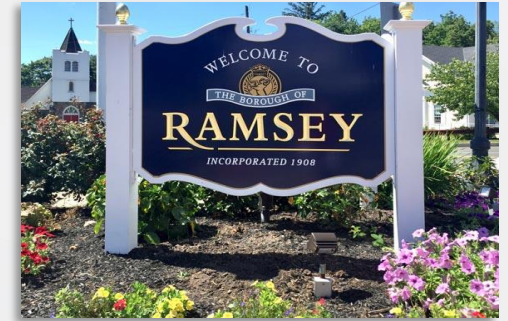
RAMSEY, NEW JERSEY

Ramsey, NJ offers a high-income, commuter-driven suburban retail market, ideally suited for daily-needs retailers, boutique shops, dining establishments, and personal services. Strategically located along Route 17, with strong commuter rail access via two NJ Transit stations, Ramsey captures consistent consumer traffic from northern Bergen County, Rockland County, NY, and regional shoppers traveling the corridor.

Retail activity is centered around the Interstate Shopping Center, Main Street Downtown District, and highway-adjacent centers along Route 17, creating a healthy mix of national retailers, local businesses, and service tenants. Ramsey's population of approximately 14,800 residents with a median household income of ~\$160,000 supports demand for upscale retail, quick-service dining, wellness concepts, and specialty goods catering to affluent households.

Limited available retail space and strong zoning controls have created a supply-constrained environment with low vacancy rates and stable tenant retention. New developments, including mixed-use projects near the Ramsey Route 17 train station, are expected to further enhance retail visibility and pedestrian engagement.

For investors, Ramsey represents a high-barrier, affluent suburban retail market, ideal for neighborhood shopping centers, mixed-use retail investments, and value-add retail repositioning, backed by strong demographics, commuter exposure, and regional purchasing power.



PROPERTY DETAILS

NEIGHBORING TENANTS



PROPERTY DESCRIPTION

Rentable Square Feet	3,193 SF
Parcel Size	0.93 AC
Zoning	B-3 (B-1 Uses Permitted)
Block	5101
Lot	12
Year Built	1965
Number of Buildings	2 Buildings
Number of Stories	1 Story
Parking	22 Spaces
Traffic Count	104,900± Vehicles/ Day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population	7,844	57,295	181,285
2029 Population (Proj.)	8,079	58,646	184,787
EMPLOYMENT			
Total Employees	7,093	39,316	112,614
Total Establishments	730	3,361	9,967
HOUSEHOLDS			
Number of Households	2,817	21,698	62,817
Average HH Income	\$204,432	\$188,383	\$174,080



1965
Year Built



22
Spaces



104,900± ADT
NJ-17

TENANT(S)



- Unique Opportunity To Purchase Just Under 1 Acre (0.932) of Land on Route 17 in Ramsey, Bergen County, New Jersey
- Numerous Nearby National Retailers Showing Strong Consumer Demand in the Immediate Area

BUILDING



- B-3 Highway Commercial District Zoning (Including All Uses Permitted in B-1 Central Business District Zoning)
- Permitted Uses with This Designation Include Retail Sales and Services, Offices, Research Laboratories, Motor Vehicle Rental, Hotels, Motels and some Industrial and Manufacturing Uses

LOCATION/ MARKET



- Ramsey, NJ offers a high-income, commuter-driven suburban retail market, ideally suited for daily-needs retailers, boutique shops, dining establishments, and personal services
- Approximately 280 Feet of Frontage Along Route 17
- Average Daily Traffic Count of 104,000+
- 3-Mile Population of 58,646 with an Average Household Income of \$188,383



PRICE
\$2,300,000



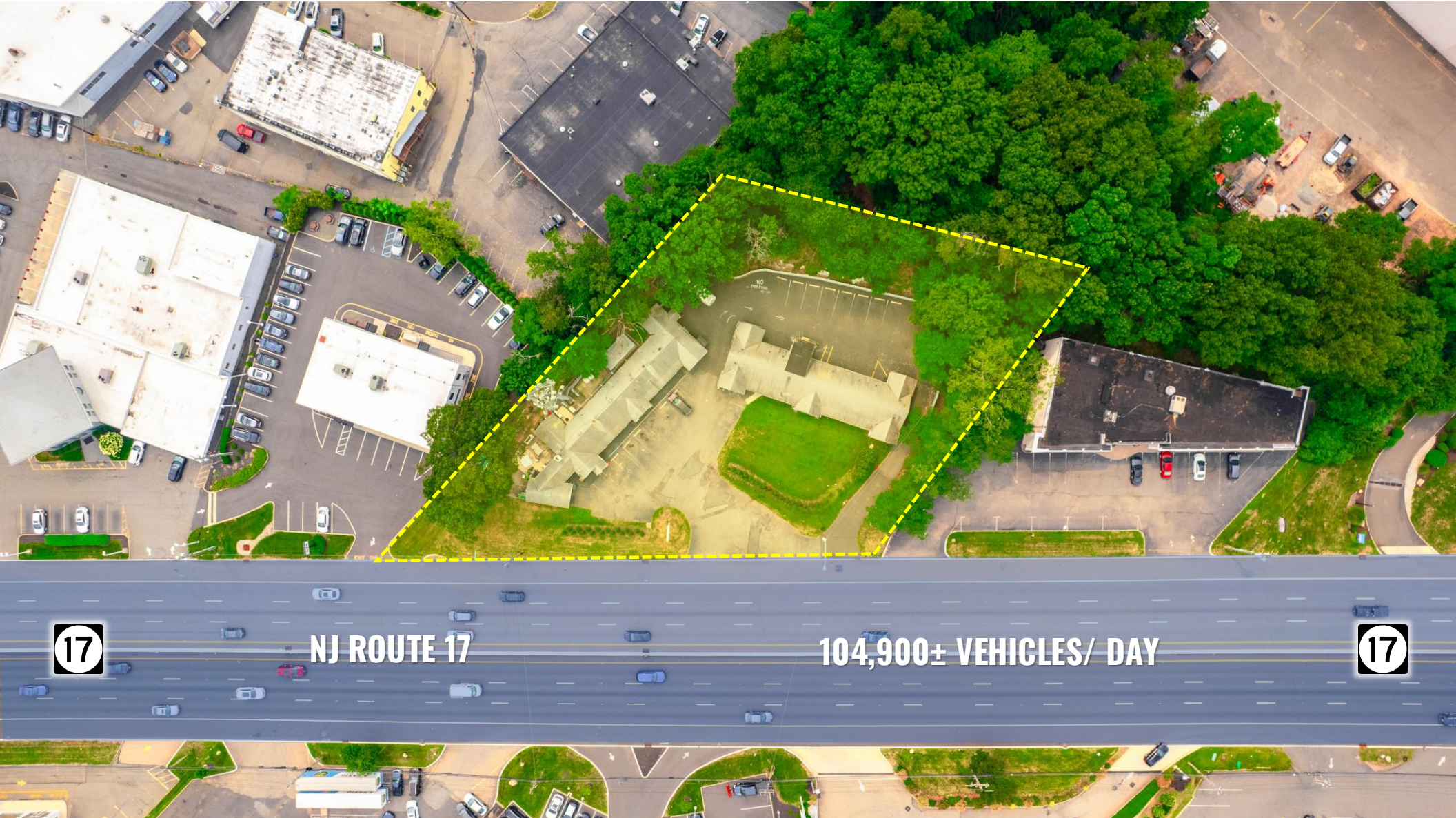
LOT SIZE
0.93 AC/40,581 SF

SURROUNDING AREA



PROPERTY OUTLINE

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CAFIERO TEAM



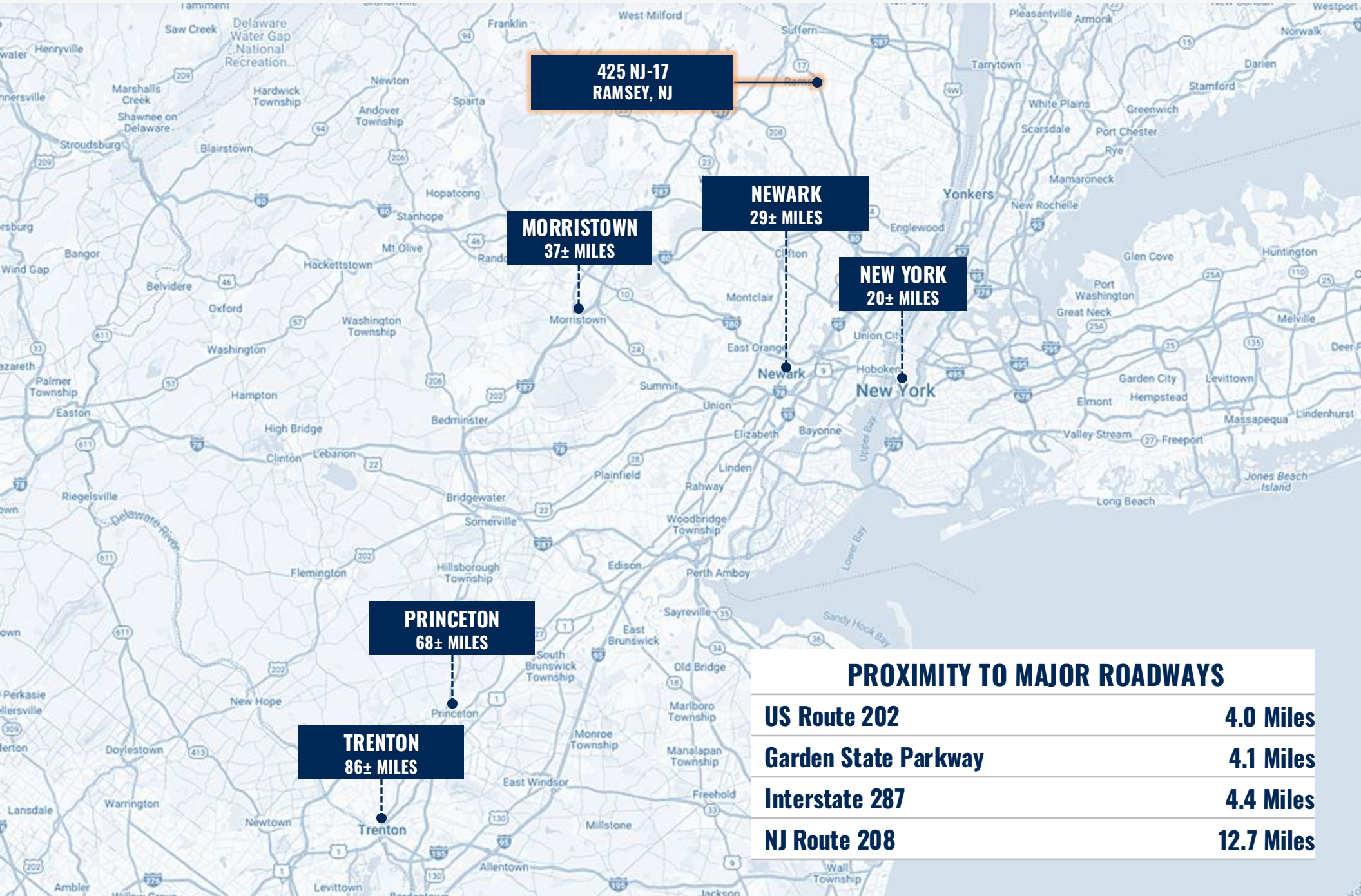
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NJ ROUTE 17

104,900± VEHICLES/ DAY

17

REGIONAL MAP



PROXIMITY TO MAJOR ROADWAYS

US Route 202	4.0 Miles
Garden State Parkway	4.1 Miles
Interstate 287	4.4 Miles
NJ Route 208	12.7 Miles

34-26 B-1 CENTRAL BUSINESS DISTRICT.

34-26.1 Permitted uses.

[Ord. No. 433; Ord. No. 574; Ord. No. 675 § 1; Ord. No. 678; 1972 Code § 130.1501; Ord. No. 747 § 1; Ord. No. 848 § 1; Ord. No. 40-1998 § 1]

In the B-1 Central Business District only the following uses are permitted:

a. Business uses of a strictly retail sales and service type, conducted entirely within the confines of a building, such as stores, shops and offices, and involving the rendering of service or sale of goods directly to the ultimate consumer. The uses shall not include any process of manufacture, fabrication, assembly, treatment, conversion or alteration unless clearly incidental to the operation of the permitted business use and which will not create any dangerous, injurious, noxious, or otherwise objectionable or offensive condition as would tend to impair or hinder the most appropriate use of land in the vicinity.

1. Notwithstanding the provisions of Paragraph a hereof, the provisions of Subsection 34-4.11 entitled "Outdoor storage" and the provisions of Paragraphs h and i of Subsection 34-40.2 entitled "Prohibited uses," the Borough Council may permit, upon special request and for stipulated reasons, on a temporary basis when it deems it to be in the public interest, the display and sale of newspapers outside stores and shops which normally sell such items within the confines of a building. In granting such permission, the Borough Council may impose such conditions for the conduct thereof as it deems necessary to carry out the intent of this subsection.

b. Residences complying with all the required conditions as set forth in Section 34-19, R-4 Multifamily District.

c. Clubs and fraternal organizations.

d. Public garages and service stations.

1. Public garages and service stations shall be subject to all of the requirements of all of the terms and provisions of Section 34-8, Public Garages or Service Stations.

2. The minimum ground floor area of any public garage or service station hereafter erected shall not be less than 1,600 square feet.

e. A drive-in or convenience type window shall be permitted as an accessory use to the permitted use provided there shall be a permanent canopy or portico attached to the building, covering the vehicle, and the vehicular traffic flow from such window is restricted so

that there is no access to the on-site parking areas and the vehicular traffic is channeled directly onto a public street. The traffic pattern for the proposed window shall be reviewed by the Planning Board and Police Department prior to the granting of approval for such window. For the purpose of this paragraph, a drive-in or convenience-type window shall be deemed to be an accessory use provided that the majority of the business is conducted within the confines of the building.

34-26.2 Required conditions.

[Ord. No. 443; Ord. No. 468; Ord. No. 574; 1972 Code § 130.1502; Ord. No. 1017-A §§ 1-2]

The following requirements shall be complied with in the B-1 Zone:

a. Height. No building shall exceed a maximum of three stories or 35 feet in height, whichever is the lesser.

b. Front yard. No building shall be constructed on a lot abutting any street that is closer than 15 feet from the street right-of-way.

c. Side yard. All business buildings may be built without side yards except that where a side line in the business zone abuts a side line in a residential zone, there shall be a minimum side yard of 10 feet. Off-street parking as regulated in Section 34-6 is permitted within the side yards provided no parking area is closer than 10 feet to any building nor 10 feet to an adjoining residence zone boundary line.

d. Rear yard. There shall be a rear yard of at least 10 feet unobstructed by buildings or other structures. Off-street parking as regulated in the Zoning Code is permitted within the rear yard provided no parking area is closer than 10 feet to an adjoining residence district boundary line and 10 feet to any building excepting residential buildings. The aforesaid separation area between the parking area and any adjoining residence zone boundary line shall constitute a buffer zone.

e. Minimum lot area. There shall be a minimum lot area of 5,000 square feet with a width of 50 feet at the front street line.

34-26.3 Site plan approval.

[1972 Code § 130.1503; Ord. No. 656 § 6; Ord. No. 841 § 1]

Site plan approval as set forth in Subsections 34-4.13, 34-4.14 and 34-4.17 shall be required for all new construction, conversions and changes in type of use in the B-1 Central Business District except for single-family residence.

34-29 B-3 HIGHWAY COMMERCIAL DISTRICT.

34-29.1 Permitted uses.

[Ord. No. 443; Ord. No. 574; 1972 Code § 130.1701; Ord. No. 748 § 1; Ord. No. 824 § 1; Ord. No. 845 § 1; Ord. No. 858 § 1; Ord. No. 1012 § 5; Ord. No. 1054 § 1; Ord. No. 1098-A § 3; Ord. No. 1199 § 3; Ord. No. 33-2003 § 1]

In the B-3 Highway Commercial Districts only those uses listed below are permitted provided the intensity of operation does not exceed the limitations imposed by the performance standards hereinafter set forth in Subsection 34-33.5:

- a. Any use permitted in the B-1 Zone, except residential use of any kind other than single-family use, which shall be permitted. Single-family residential use shall conform to the requirements of the R-3 Zone;
- b. Offices for business, professional, executive or administrative purposes;
- c. Scientific or research laboratories;
- d. Selected industrial or manufacturing uses;
- e. Motels, hotels, tourist cabins and public swimming pools;
- f. Sales and service establishments for new cars, including used car sales as an accessory use to new car sales. Used car sales are not permitted as a separate use. Such new car dealerships shall be separated by a distance of at least 1,000 feet, measured from the nearest boundary line of the latter parcel of land so used. All displays of new or used cars shall only be at the sides of the dealership buildings.
- g. A drive-in or convenience type window shall be permitted as an accessory use to the permitted use provided there shall be a permanent canopy or portico attached to the building, covering the vehicle, and the vehicular traffic flow from such window is restricted so that there is no access to the on site parking areas and the vehicular traffic is channeled directly onto a public street. The traffic pattern for the proposed window shall be reviewed by the Planning Board and Police Department prior to the granting of approval for such window. For the purpose of this paragraph, a drive-in or convenience type window shall be

deemed to be an accessory use provided that the majority of business is conducted within the confines of the building.

h. Motor vehicle rental business subject to the following provisions:

1. A motor vehicle rental business can be considered an accessory to another use within the B-3 Highway Commercial District where the applicant can show that it is incidental and subordinate to the main use of the premises. A motor vehicle rental business cannot be permitted as an accessory use outside of the B-3 Highway Commercial District.
2. Any applicant desiring to use any premises for the purpose of operating a motor vehicle rental or leasing business shall make application in writing to the Planning Board of the Borough of Ramsey in accordance with the site plan requirements of Subsection 34-4.1 to Subsection 34-4.18.
3. The Planning Board shall not order, direct or authorize the issuance of a permit to use any building, structure or premises as or for a motor vehicle rental business unless the plot plan shows the following:
 - (a) There shall be one parking space provided for each two vehicles available for rental.
 - (b) Parking spaces for automobiles shall conform to Subsection 34-6.1. The size of the parking spaces for vehicles other than automobiles shall be appropriately designed and reasonably arranged on the site plan.
 - (c) All parking storage shall be provided on site or within 1,000 feet of the principal premises of the motor vehicle rental business.
 - (d) The Planning Board may waive the parking requirements set forth here in accordance with Subsection 34-6.1.
 - (e) The site plans shall show the specific area reserved for the parking of rental motor vehicles, and this area shall be for their specific use. All parking stalls on the site plan shall be clearly dimensioned and indicate the type of vehicle to be parked within these spaces.

34-29 B-3 HIGHWAY COMMERCIAL DISTRICT.

4. The applicant shall be eligible to apply to the Borough for a temporary license to operate a motor vehicle rental business after the applicant has received site plan approval. The temporary license shall be valid for six months. The applicant shall then be governed by the provisions of Section 4-6 of this Code respecting the licensing of motor vehicles rental business.

i. Car wash or convenience lubrication station, subject to the following provisions:

1. The lot or portion of a lot to be used shall have direct street frontage of at least 150 feet on a state highway or county road and an average depth of at least 150 feet.

2. The conditional use provision of Section 23-19, Public Garages or Service Stations, shall apply and in addition no car wash or convenience lubrication station shall be located within 300 feet of the nearest boundary line of any lot or parcel of land used or to be used for a service station, public garage, car wash, or convenience lubrication station.

3. A buffer zone separation from residential zones shall be required of a minimum of 50 feet.

4. Adequate provisions shall be made for stacking lanes and for parking facilities for customers and staff, without interfering with traffic patterns outside the site.

j. Nursing homes provided there shall be a minimum lot area of three acres with a width of 200 feet at the front street line.

k. Churches.

l. Billboards subject to the following provisions:

[Added 1-25-2006 by Ord. No. 3-2006; 3-14-2007 by Ord. No. 8-2007]

1. There shall be a minimum lot area of two acres.

2. Construction is not permitted on a lot that has a building greater than 1,500 square feet.

3. Billboards may not be attached to a building.

4. All setbacks and bulk requirements of the B-3 Zone must be complied with.

5. The maximum height of the billboard shall be measured from the center-line grade of the road it fronts on to the top of the billboard. This height shall not exceed 35 feet.

6. Maximum square footage: 400 square feet.

7. There shall be no more than one billboard on a parcel; provided, however, that the billboard may be double-faced.

8. No billboard shall be located within 200 feet of a residential zone district.

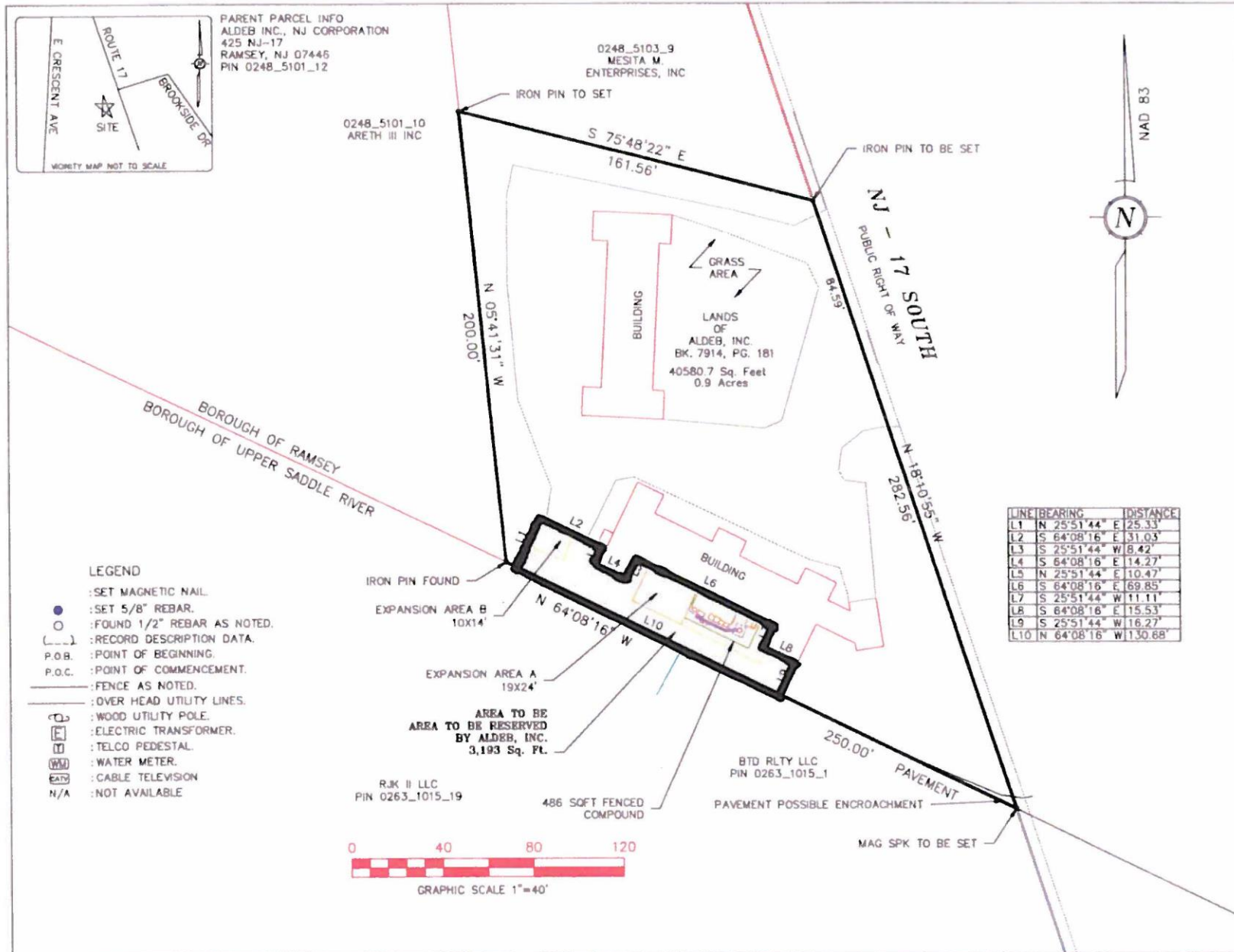
9. Landscaping shall be required around the base of the billboard and may be required elsewhere on the lot where the billboard is located if deemed necessary by the Planning Board and the Shade Tree Commission.

10. Billboards shall be designed and constructed to confine their line of sight to Route 17.

11. Billboards shall utilize stealth coloring of their supporting members and framework as approved by the Planning Board.

12. Site plan review shall be required for all billboard applications.

PROPERTY SURVEY



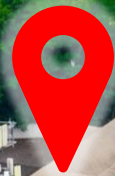


Uncle Giuseppe's
MARKETPLACE



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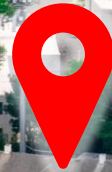
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A. FAZIO

.FAZIO

EPA TILE

CORTONA
DESIGN



LEASE COMPARABLES



	ADDRESS	BUILDING SF	LEASED SF	RENT/SF	DATE
1	803 NJ-17, Paramus, NJ	4,280	4,280	\$65.28/NNN	Current
2	375 NJ-17, Mahwah, NJ	4,150	4,150	\$60.24/NNN	Current
3	280 NJ-17, Mahwah, NJ	5,000	5,000	\$60.50/NNN	Current
4	735 Route 17, Ramsey, NJ 07446	7,000	2,282	\$44.63/NNN	10/1/2024
5	501 N State Rt 17, Paramus, NJ 07652	38,877	2,756	\$40.00/NNN	6/1/2024
6	1-30 Chestnut Ridge Rd, Montvale, NJ 07645	76,388	3,080	\$43.00/NNN	3/1/2024
	AVERAGE	22,616	3,591	\$52.28	



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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BROKER OPINION OF VALUE