

# FOR ASSIGNMENT OR SUBLEASE

S



CONCEPT RENDERING

**950 Route 17 N  
Ramsey, NJ**

**3,600 +/- SF AVAILABLE | FOR ASSIGNMENT OR SUBLEASE**

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**SABRE**

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Ramsey, NJ



CONCEPT RENDERING

**PRIME FREESTANDING ROUTE 17 RETAIL/RESTAURANT OPPORTUNITY |  
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**ADDRESS:** 950 Route 17 N, Ramsey, NJ

**SPACE AVAILABLE:** 3,600 +/- SF

**RENT:** Upon Request

**AREA GENERATORS:** Ramsey High School,  
Don Bosco Prep, Ramsey Train Station  
(Bergen County Line & Main Line)

**CO-TENANTS:** Holiday Inn Express

**AREA RETAIL:**  
Cava, Chick Fil A, Chipotle, Sarku, McDonald's,  
ShopRite, Uncle Giuseppe's, 24 Hour Fitness,  
Club Pilates, OrangeTheory

Demographics	1 mile	3 miles	5 miles
Population	9,409	61,842	173,724
Median HHI	\$159,589	\$163,198	\$157,200
Daytime Population	12,771	52,927	150,548

#### COMMENTS:

- Highly visible freestanding building along Route 17
- Accessible via Route 17 N and Airmount Ave
- Densely populated, high income market with excellent traffic counts along Route 17

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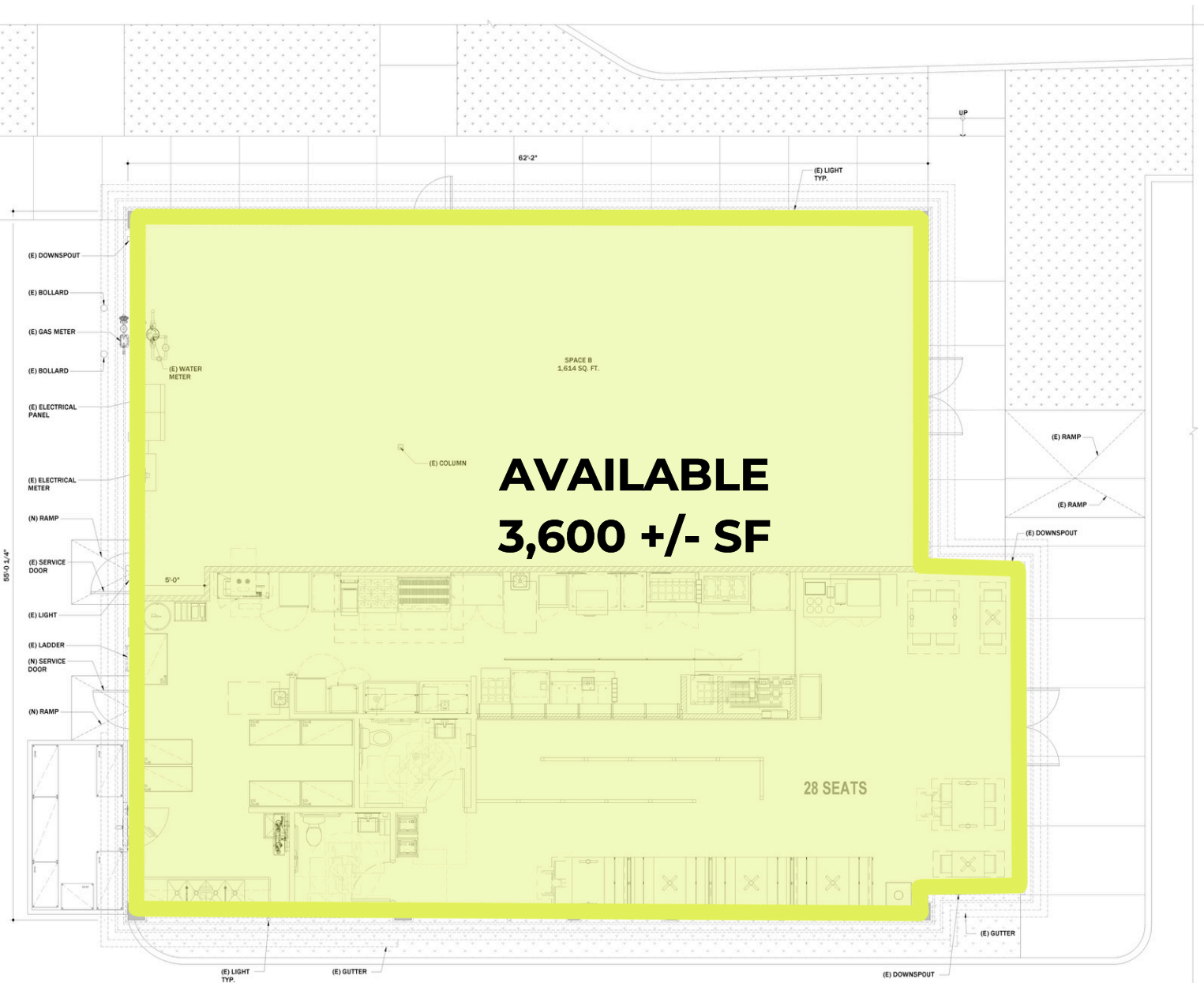
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## SITE PLAN



1 PROPOSED FLOOR PLAN - FIRST FLOOR  
1,766 SQ. FT.

1/4"=1'-0"



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ZOOMED IN AERIAL



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## MARKET AERIAL



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