

For Lease

RIPCO
RETAIL LEASING

33 US-206

Byram, NJ
Sussex County

1 Acre Pad Site

For Sale or Lease!

1 Acre approved for 2,485 SF Restaurant with Drive-thru

Contact Exclusive Agents

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Space Details

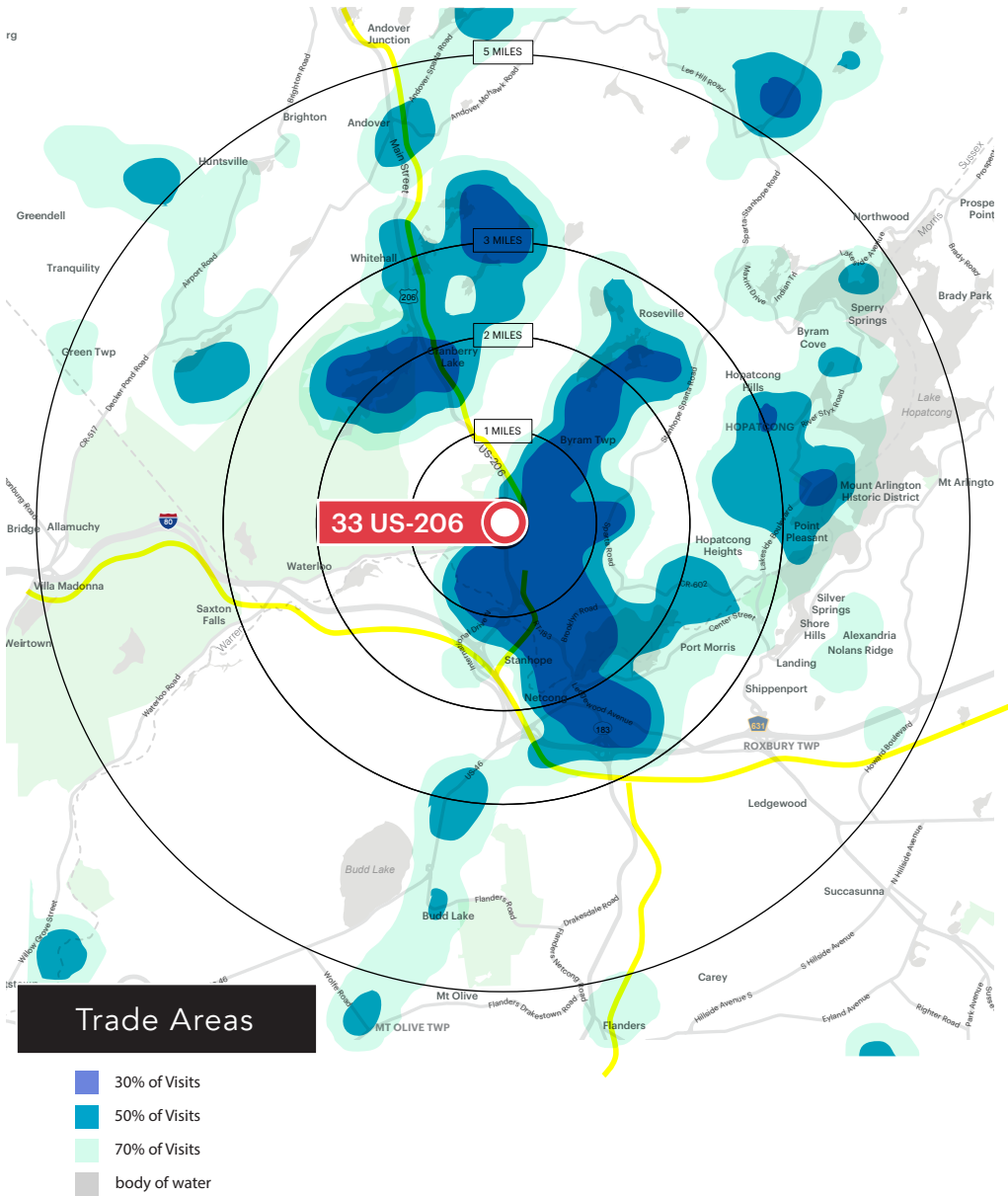
Ground Floor | Retail, office, medical space



Size	Pad Site	1 Acre
Availability	For Sale, Ground Lease, or Build-to-Suit	
Price	Lease Rate	Upon request
	Sale price	\$1.6 million
Placer. ai Data 11/3/25	28,000 VPD	
	QuickChek top 7% busiest convenience stores in NJ	
	Dunkin' is one of the top 7% busiest in the US	
Attributes	1 acre approved for 2,485 SF Restaurant with drive-thru	
	Corner of US-206 & Waterloo Road	
	Traffic light intersection	
	US-206 is the north/south artery between Newton & I-80	
	1.3 miles north of I-80 10 miles south of Newton	

North/South Corridor - Newton & I-80





Demographics

2025 ESRI Summary Report

	1 mile	2 miles	3 miles	5 miles	Trade Area
Total Population	3,413	8,309	22,966	61,708	122,472
Average Household Income	\$137,750	\$137,022	\$127,305	\$144,678	\$111,782
Total Employees	939	4,283	8,663	19,151	26,511
College Graduates	1,110	2,521	6,473	20,939	33,430

Trade Area - Placer.ai

Cell Phone Tracking Data

	30% of Visits	50% of Visits	70% of Visits
Total Population	14,485	48,327	122,472
Average Household Income	\$117,650	\$117,430	\$111,782
Total Employees	2,572	9,028	26,511
College Graduates	4,175	12,292	33,430