

EXCLUSIVE OFFERING

19 HUYLER AVENUE & 130 DEAN DRIVE

TENAFLY, NEW JERSEY 07670

PREMIER COMMERCIAL INVESTMENT
OR REDEVELOPMENT OPPORTUNITY

OFFERED AT

\$2,950,000



PRIME
CORNER
LOCATION



TWO
BUILDINGS



LARGE
PARKING
LOT



EXISTING
INCOME &
UPSIDE



REDEVELOPMENT
POTENTIAL



EXECUTIVE SUMMARY

An exceptional opportunity to acquire two commercial properties located at the signalized corner of Dean Drive and Huyler Avenue in the heart of Tenafly, NJ.

The offering includes approximately 5,000 SF of improvements on a combined lot of approximately 21,539 SF with ample on-site parking.

Ideal for investors, owner-users, or developers seeking a prime location with strong income and long-term redevelopment potential.

INVESTMENT HIGHLIGHTS

- ✓ Highly visible corner with excellent exposure on Dean Drive and Huyler Avenue
- ✓ Two freestanding buildings with strong income potential
- ✓ Large private parking lot – rare in Tenafly
- ✓ Prior approvals for affordable housing – significant redevelopment potential
- ✓ Surrounded by affluent demographics, top-rated schools, and strong retail
- ✓ Easy access to major highways and NYC transportation

DEMOGRAPHICS

*2024 Estimates

	1 MILE	3 MILES	5 MILES
POPULATION	13,039	63,764	165,002
AVG. HOUSEHOLD INCOME	\$212,757	\$223,527	\$215,964
MEDIAN HOUSEHOLD INCOME	\$153,132	\$152,199	\$143,793
AVERAGE HOME VALUE	\$1,058,186	\$1,029,431	\$945,173
TOTAL BUSINESSES	1,015	5,387	11,843
DAYTIME POPULATION	9,742	45,554	120,102

Source: Sites USA

PROPERTY OVERVIEW

TOTAL BUILDING SIZE	± 5,000 SF
19 HUYLER AVENUE	± 1,500 SF (Two-Story)
130 DEAN DRIVE	± 3,500 SF (One-Story)
TOTAL LOT SIZE	± 21,539 SF (0.49 Acres)
ZONING	C-1 (Commercial)
PARKING	Ample On-Site Parking
UTILITIES	Separate Gas, Electric, Water and Heating

LOCATION HIGHLIGHTS



REDEVELOPMENT POTENTIAL



CURRENT IMPROVEMENTS



FUTURE VALUE CREATION

The property has prior approvals for affordable housing, demonstrating significant long-term redevelopment potential in one of Bergen County's most desirable communities.

EXCLUSIVELY PRESENTED BY:



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