

**FORMER ATLANTIC STEWARDSHIP BANK**

378 FRANKLIN AVENUE, WYCKOFF, NJ 07481



**OFFERING SUMMARY**

Available SF: 2,400 SF

Lease Rate: Call For Details

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Free-Standing Building | Sub-Lease

**PROPERTY HIGHLIGHTS**

- Available Immediately
- Prime Location
- Located In Upscale Market
- Excellent Exposure
- Corner Location
- Ideal Location For Retail, Food & Professional Office
- 14,487K+ VPD | Franklin Avenue
- 10,312K+ VPD | Wyckoff Avenue
- 14,018K+ VPD | Godwin Avenue

FOR MORE INFORMATION CONTACT:

**ROY PARET**  
201.703.9700 x132  
rparet@thegoldsteingroup.com

**NEIL GOLDSTEIN**  
201.703.9700 x112  
ngoldstein@thegoldsteingroup.com



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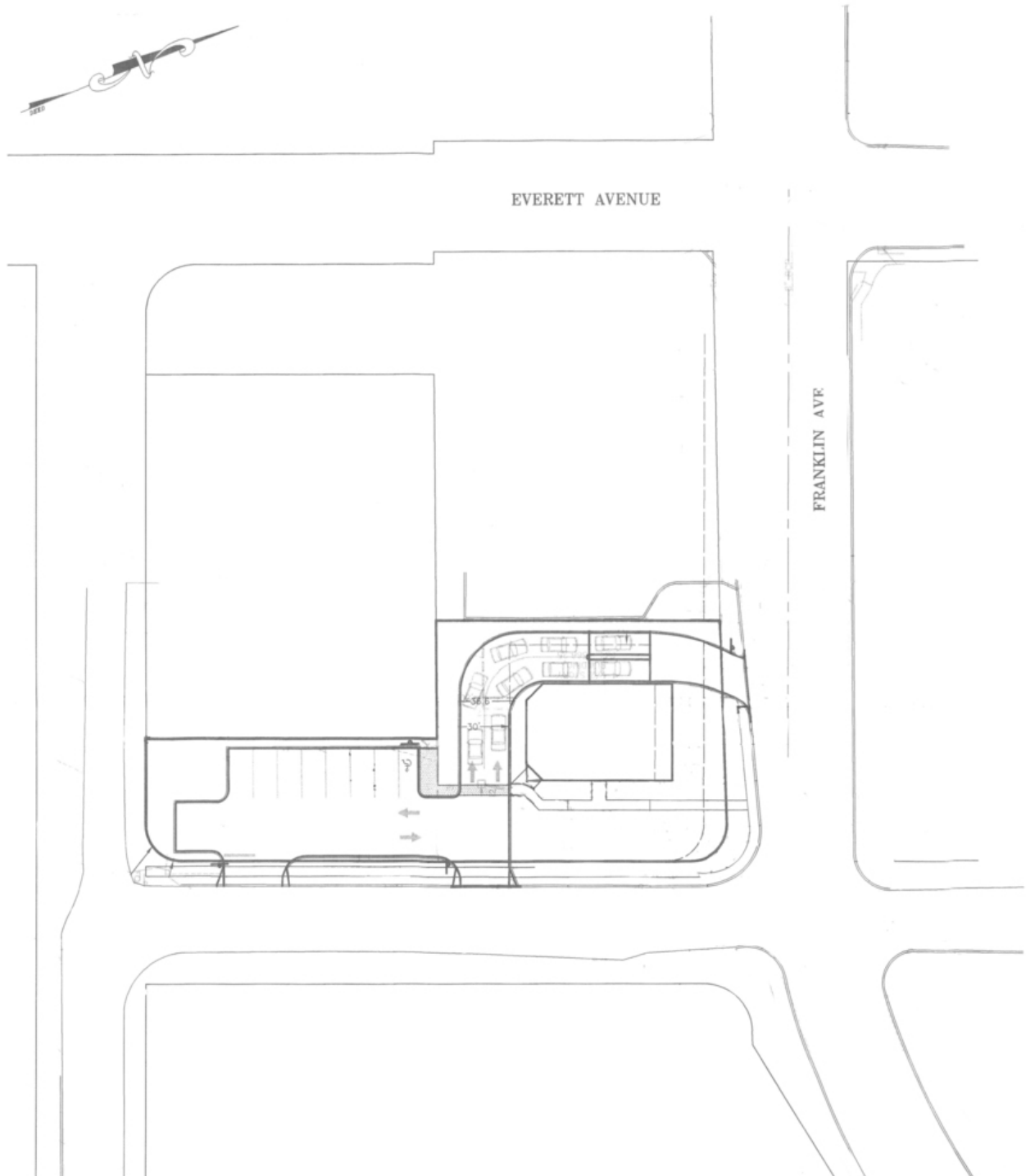
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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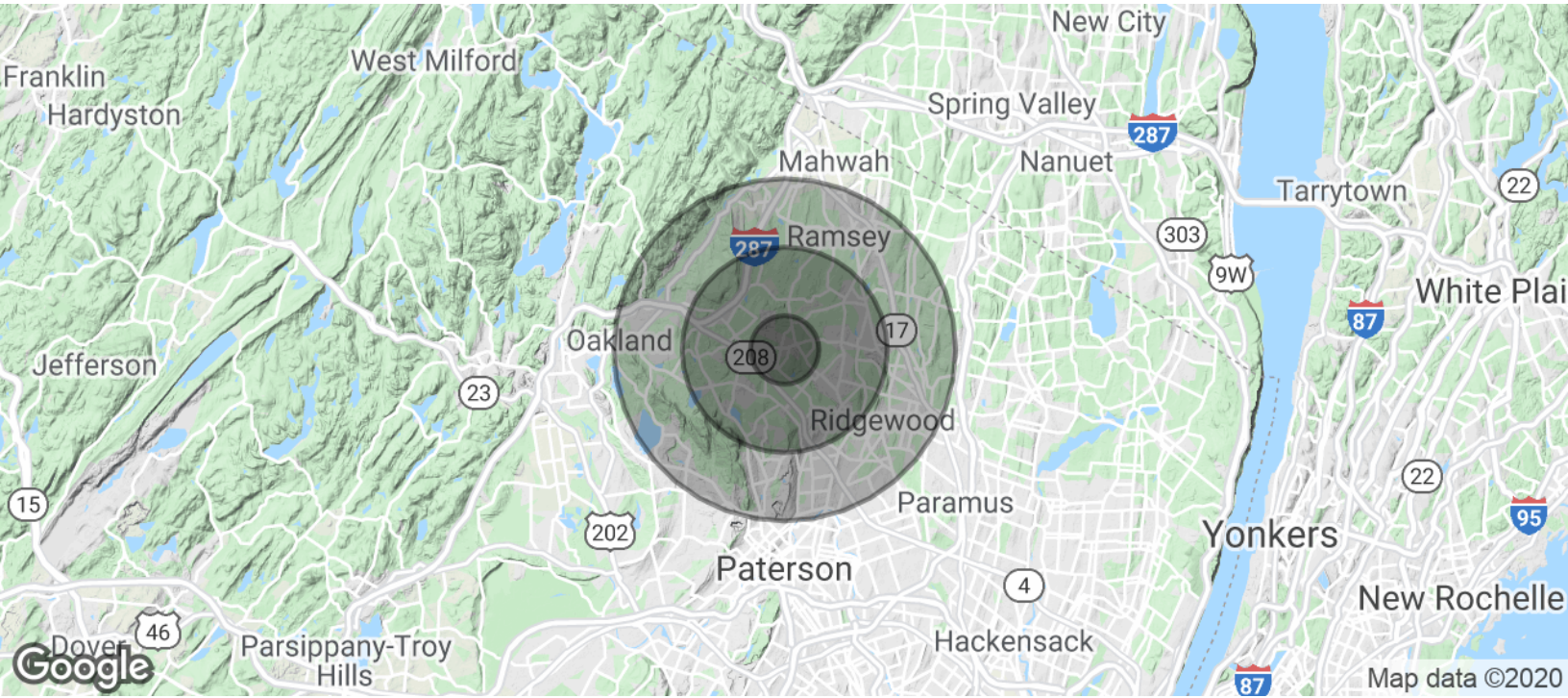
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,258	61,231	190,285
Average age	43.1	42.8	41.0
Average age (Male)	41.3	41.1	39.8
Average age (Female)	43.8	43.9	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,522	21,029	65,213
# of persons per HH	2.9	2.9	2.9
Average HH income	\$181,150	\$162,648	\$152,785
Average house value	\$755,067	\$644,953	\$636,229

\* Demographic data derived from 2010 US Census

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