

RETAIL PROPERTY FOR SALE

120-140 RT 46 LITTLE FERRY

120-140 Route 46 W, Little Ferry, NJ 07643

**CENTURY 21
COMMERCIAL**

Semiao & Associates



PROPERTY DESCRIPTION

For Sale or lease previous auto sales building located in prime location in Route 45 W, Little Ferry. Sale include land .75 Acres . Ideal for car dealers, retail shopping centers , banks and loan institutions, post offices, cannabis retail establishments and more see attached zoning ordinances.

PROPERTY HIGHLIGHTS

- Lot frontage 312 feetX99.92
- Zoning B-H Highway and Regional Business Zone
- Built in 1970
- Parking for 100 plus cars.
- 2 Drive on doors to service area.
- Traffic Count ±32,000 vehicles per day.

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	0.712 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,351	3,169	9,160
Total Population	2,847	7,158	23,170
Average HH Income	\$99,372	\$99,524	\$110,091



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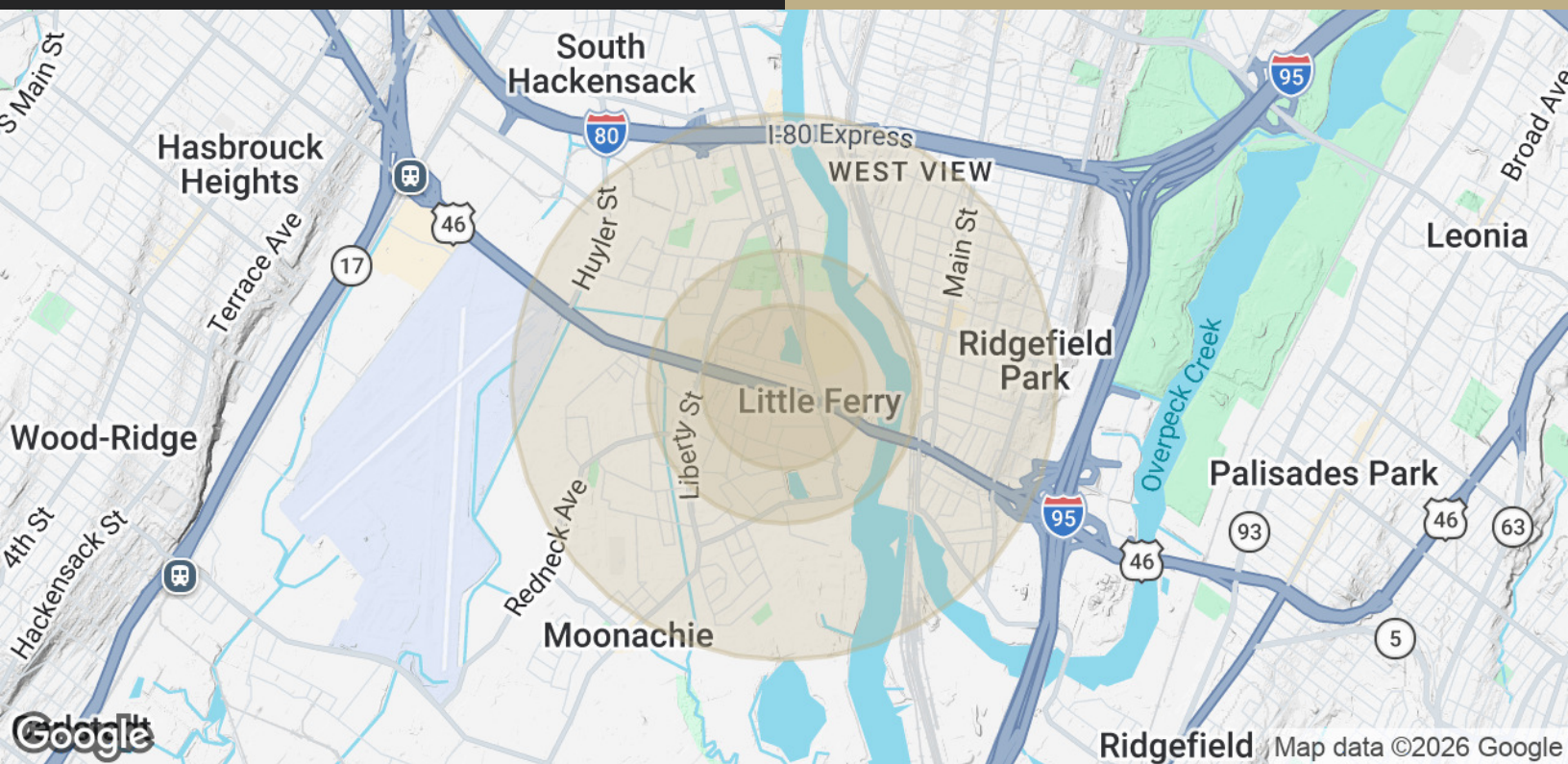
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,847	7,158	23,170
Average Age	45.1	42.6	40.7
Average Age (Male)	46.2	40.5	40.1
Average Age (Female)	45.7	44.6	41.8

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,351	3,169	9,160
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$99,372	\$99,524	\$110,091
Average House Value	\$315,071	\$343,156	\$452,849

2023 American Community Survey (ACS)



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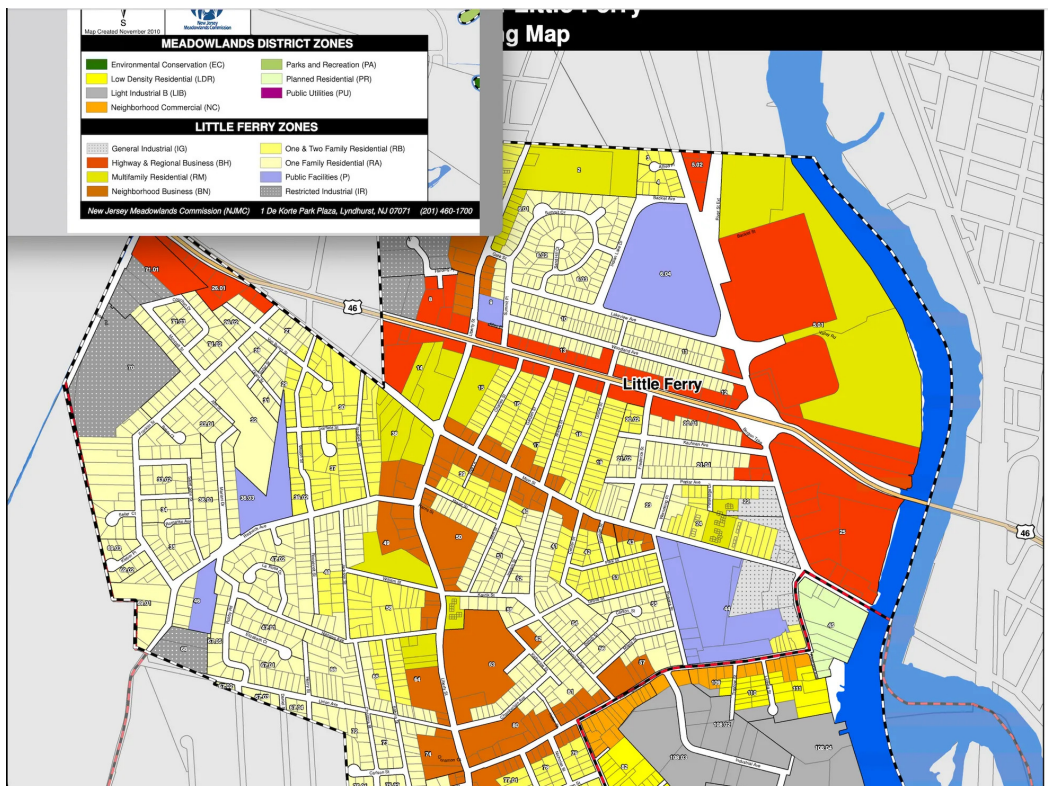
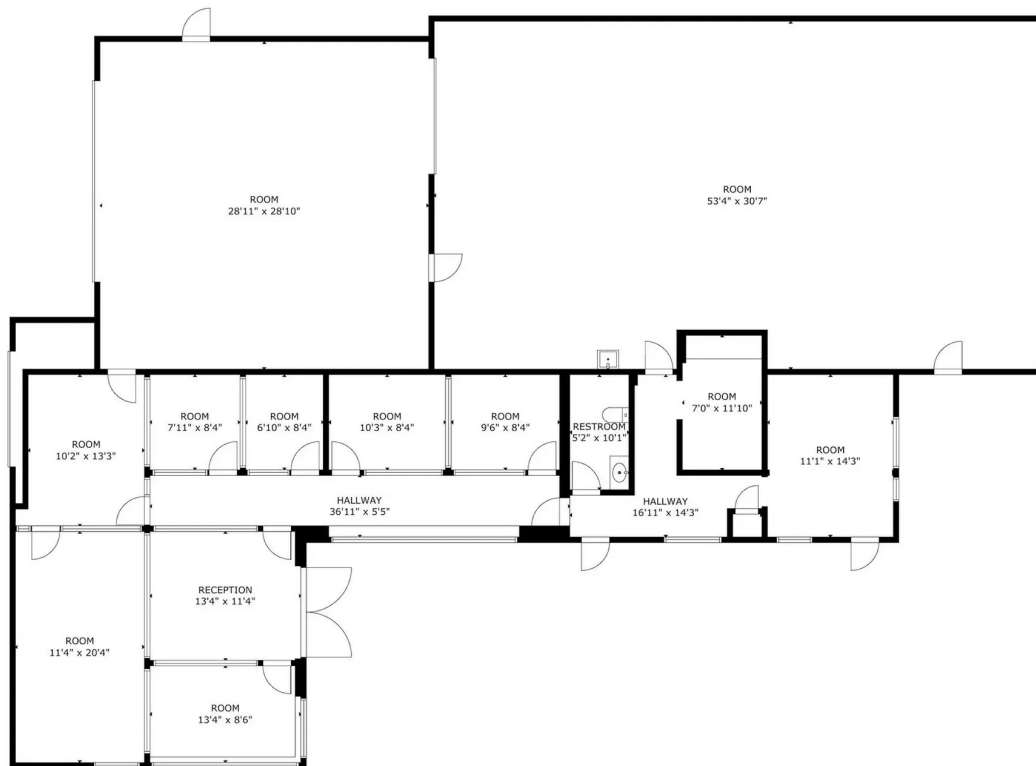
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140 ROUTE 46 LITTLE FERRY, NJ

RETAILER MAP

