

FOR LEASE

120-140 U.S. HIGHWAY 46 W
LITTLE FERRY, NJ 07643

PRIME AUTO DEALERSHIP / RETAIL PROPERTY



GROSS RENT:
\$30,000/MONTH

CAM CHARGE:
\$6,000/MONTH

CAM INCLUDES TAXES,
INSURANCE & FLOOD INSURANCE

BUILDING SIZE
6,000 SF

LOT SIZE
0.712 ACRES

PARKING
125+ SPACES

DRIVE-IN DOORS
4 (SERVICE AREA)

PROPERTY HIGHLIGHTS

- ✓ 6,000 SF building
- ✓ Renovated in 2021
- ✓ Zoned B-H Highway and Regional Business Zone
- ✓ Ideal for retail or vehicle-related businesses
- ✓ 4 drive in/out doors to/from service area
- ✓ Parking for 125+ cars
- ✓ High traffic count: ±40,000 vehicles per day
- ✓ Convenient highway access

PROPERTY DESCRIPTION

Former auto sales building located in a prime location on Route 46 W, Little Ferry. The property sits on .71 acres and offers excellent visibility, signage opportunity, and convenient access. Ideal for car dealers, retail, banks and loan institutions, post offices, cannabis retail establishments and more (see zoning information).

CAM CHARGE: \$6,000/MONTH
CAM INCLUDES:

- Taxes: \$54,000/year
- Insurance: \$12,500/year
- Flood Insurance: \$12,500/year

DEMOGRAPHICS

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

Source: 2023 American Community Survey (ACS)



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