

# FOR SALE BANK BUILDING & LAND

16-0 RIVER ROAD  
AT BERGEN AVENUE  
Fair Lawn, NJ 07410



## FEATURES

- + Access - curb cuts on both River Road and Bergen Avenue
- + **Traffic Count: 19,900 VPD River Road**
- + Building Size: ± 3,669 SF
- + Property Size: ± 1.36 acres
- + Zoning: B-4, permitted uses include business services, retail sales, recreational uses, private schools, banks and sit down restaurants
- + ± 25 parking spaces
- + Taxes: \$60,181.09 (2015)

ASKING PRICE: \$1,500,000



2015 ESTIMATED DEMOGRAPHICS				
	1 mile	2 mile	3 mile	5 mile
POPULATION:	26,259	120,783	235,581	519,194
AVG. HOUSEHOLD INCOME:	\$88,052	\$85,963	\$85,769	\$91,844
MED. HOUSEHOLD INCOME:	\$67,826	\$59,170	\$56,454	\$62,814
DAYTIME POPULATION:	11,904	41,788	105,105	245,423



## CONTACT US

**MICHAEL HORNE**  
Executive Vice President  
+1 732 509 2866  
mike.horne@cbre.com  
Lic. Broker/Salesperson: NJ

CBRE, I nc.  
Two Tower Center Boulevard  
20th Floor  
East Brunswick, NJ 08816

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For additional information on TD Bank Surplus Properties, please visit [www.cbre.com/td](http://www.cbre.com/td)

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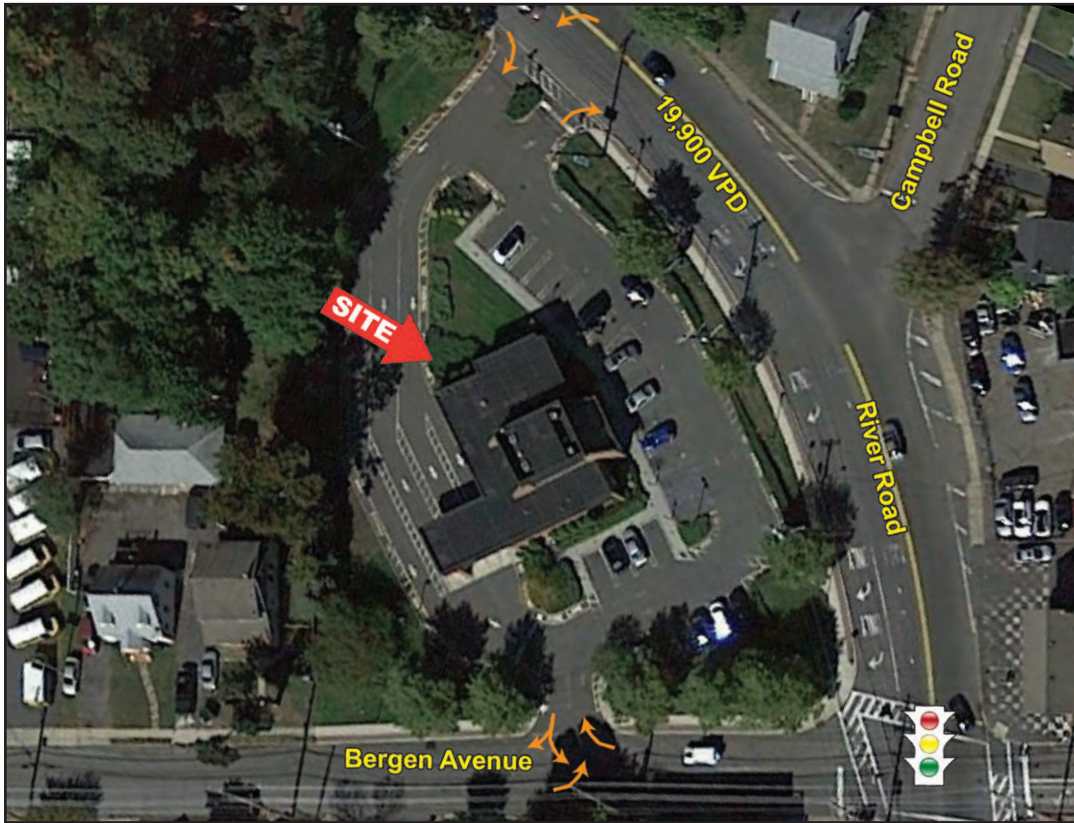
FOR SALE

# BANK BUILDING & LAND

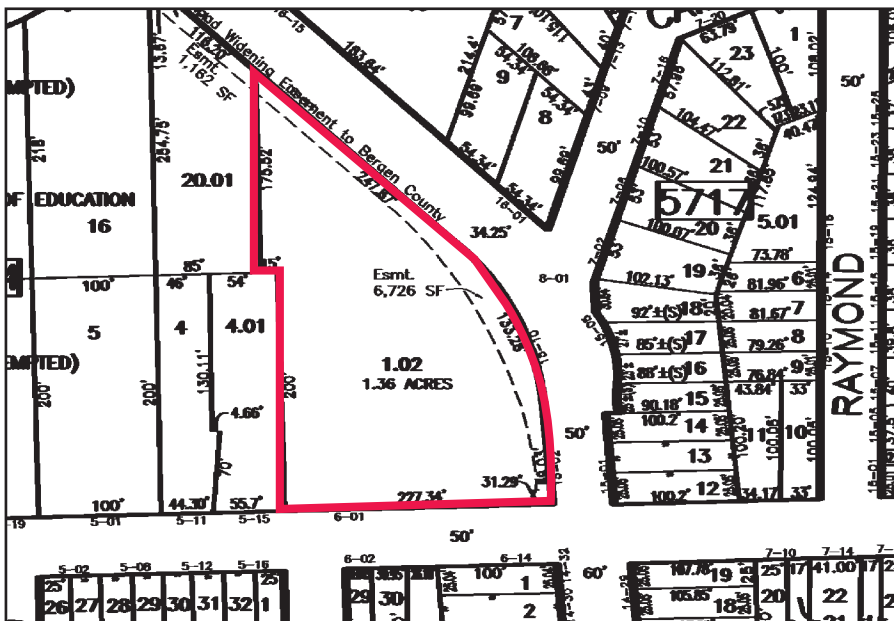
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## CLOSE IN AERIAL



## TAX MAP



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