

711 Route 17 • Clock Tower Plaza • Carlstadt, NJ

Available for Lease

JUST SIGNED:
UBREAKIFIX

Manufacturing

Sand
Factory

Site

IL Vallaggio
Banquet Hall

Pylon

North

17

South

86,580 VPD



810 SF - 1,662 SF
2,214 SF • 2,925 SF • End Cap
Available for Lease



DEMOGRAPHICS

	1 miles	3 miles	5 miles
Total Population	15,508	182,259	586,370
Average HHI	\$80,009	\$71,747	\$75,415
Households	6,162	66,119	213,787

Contact

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JEFFERY REALTY
Retail Specialist

Managed by



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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

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GLA

15,621 SF

Available Space

810 SF - 1,662 SF

2,214 SF

2,925 SF

End Caps

Rental Rate

Asking \$25.00/SF

NNN

\$8.15/SF

Parking

58 Spaces

Traffic Count

86,580+ cars pass the site daily

Frontage

230' on Route 17

Co-Tenant

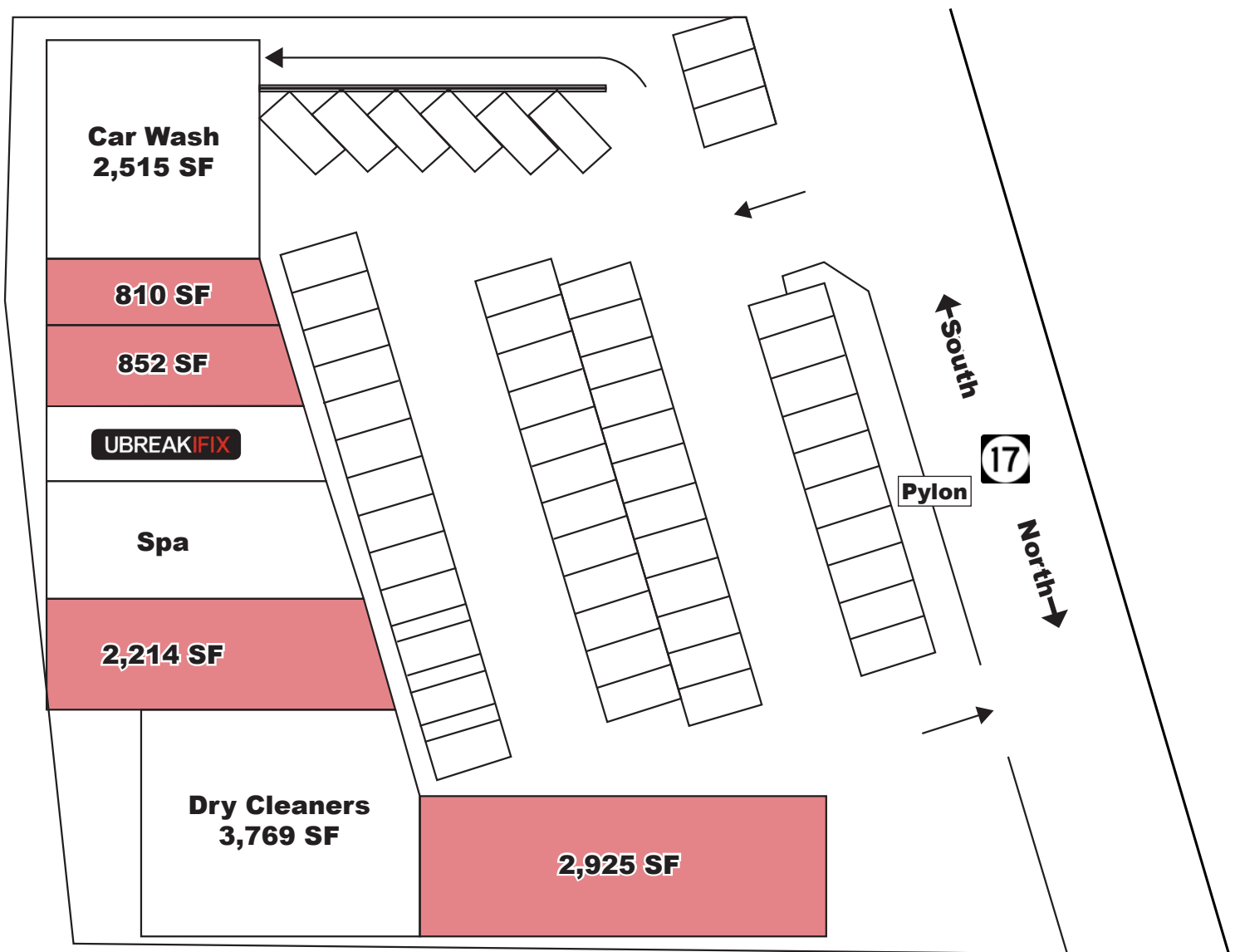
UBREAKIFIX

Neighboring Retailers

Starbucks, Chili's, Five Guys, Chipotle,
Lowe's, FedEx, Aldi, Panera Bread

Notes

- Under new management
- New pylon signage
- Located on a busy retail corridor



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