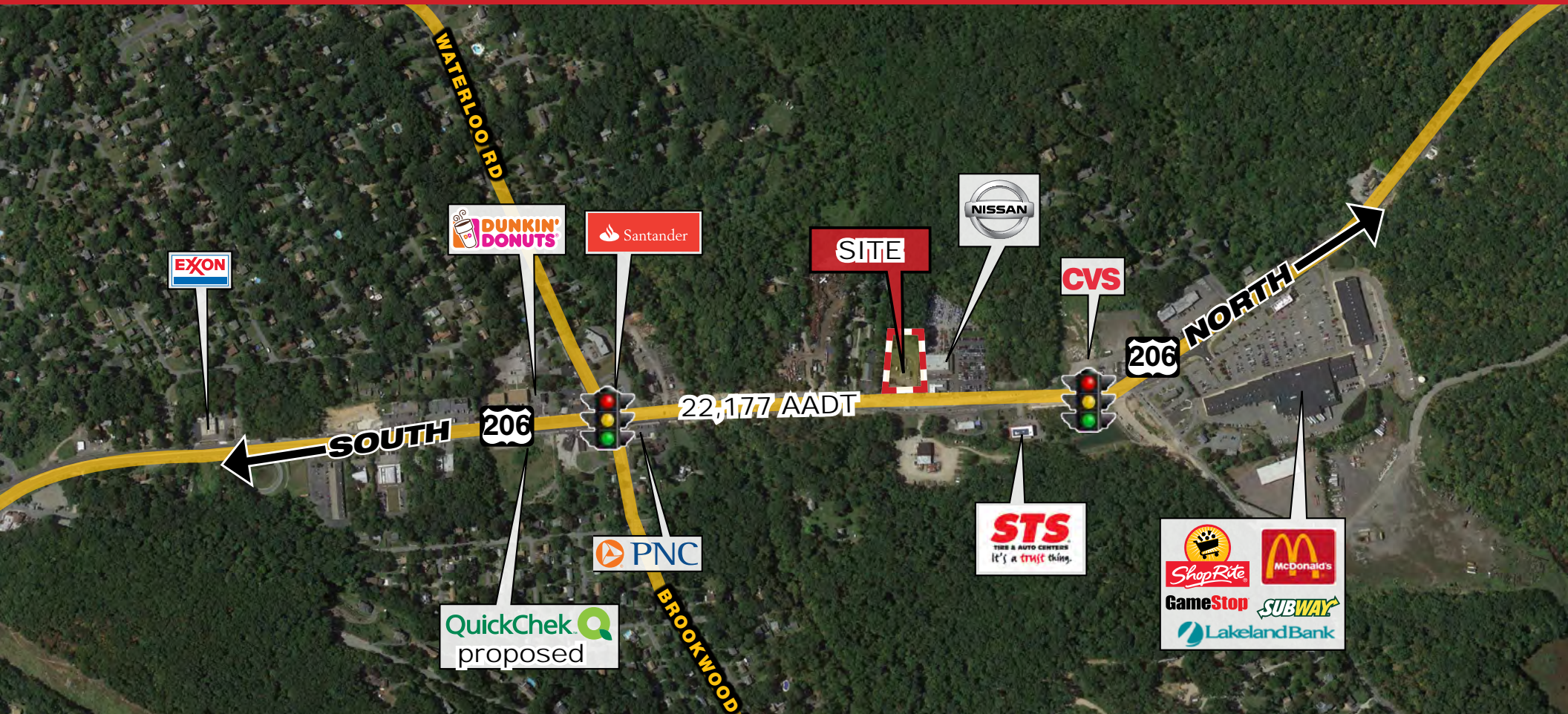



# 55 Route 206 - Byram, NJ

Investment or Redevelopment Opportunity - FOR SALE



## 1.75 ACRES / 2 STORY BLDG AVAILABLE FOR SALE

 <b>DEMOGRAPHICS</b>	5 mile	7 mile	10 mile
Population:	26,181	49,101	93,717
Households (est):	10,007	18,837	36,078
Household Income:	\$97,111	\$109,753	\$107,005

116 Rt 22 N. Plainfield, NJ 07060 T: 908-668-9600 F: 908-668-5225 [www.JefferyRealty.com](http://www.JefferyRealty.com)  
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.

**Contact: Steve Battista**  
Retail Leasing Specialist  
[sbattista@jefferyrealty.com](mailto:sbattista@jefferyrealty.com)  
m: 908.963.4539

**JEFFERY REALTY**  
Retail Specialist



Member of  
International Council  
of Shopping Centers

**SITE SOURCE**  
RETAIL BROKER NETWORK



**Land:**  
1.75 Acres

**Building:**  
2-story 3,280sf per floor

**Additional Garage:**  
1,000+/- SF

**Taxes:**  
2015 - \$19,693.42

**Zoning:**  
(VB) Village Business  
District – Retail/Office/  
Medical/Apartment

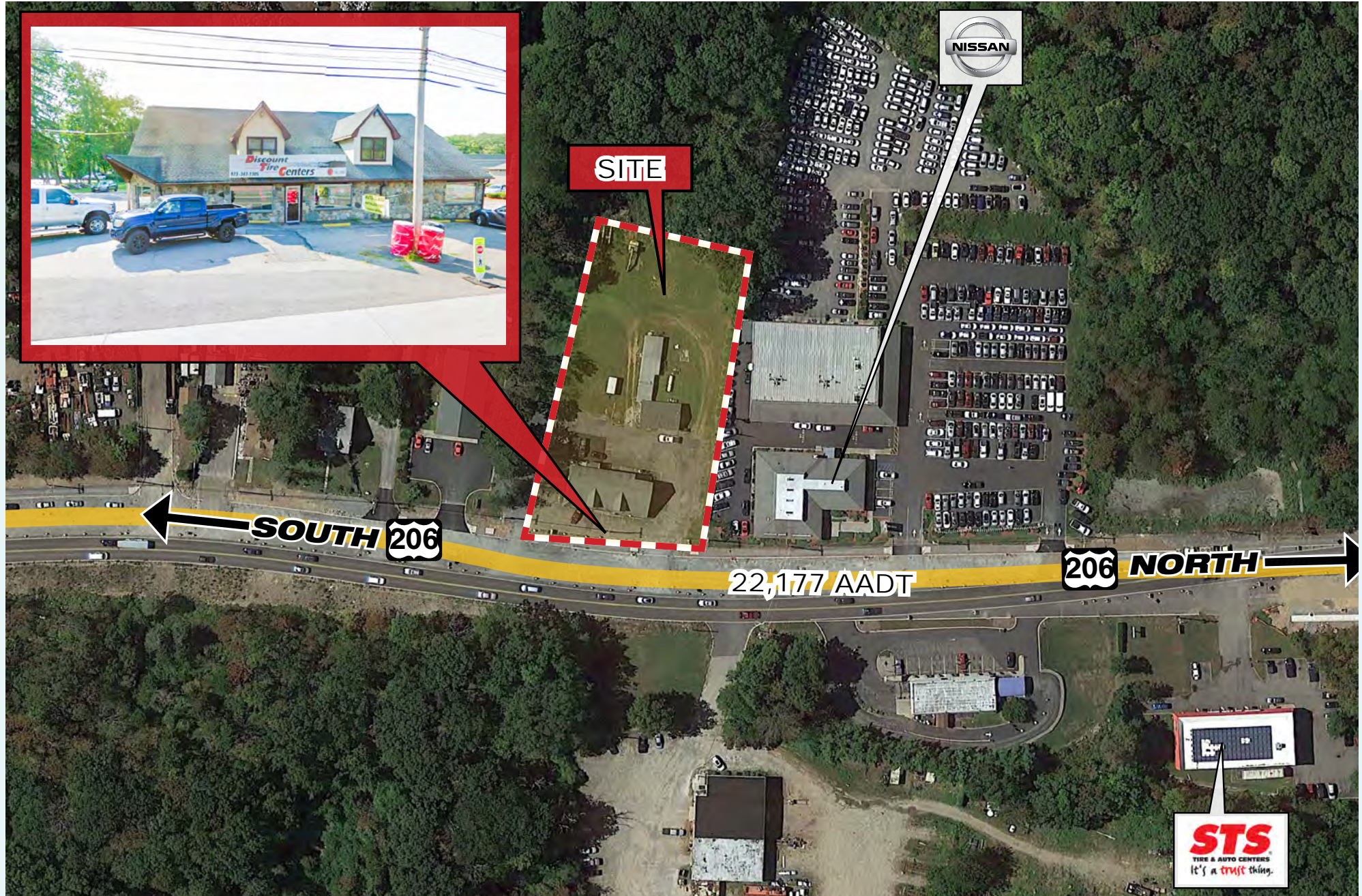
**Traffic Counts:**  
22,177 Cars pass the site  
daily on Route 206

**Notes:**  
Current Tenant (Discount  
Tire) is Month to Month



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