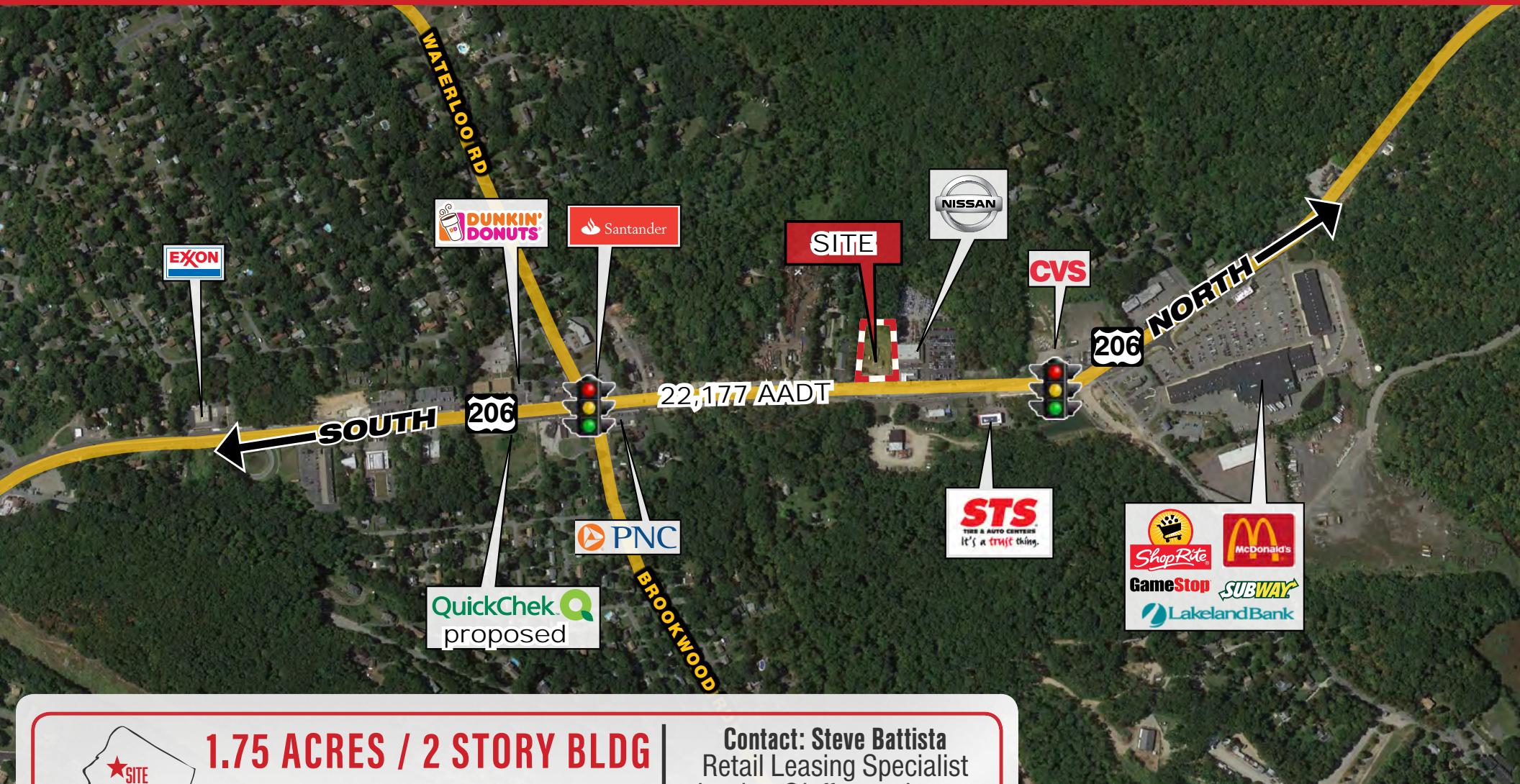
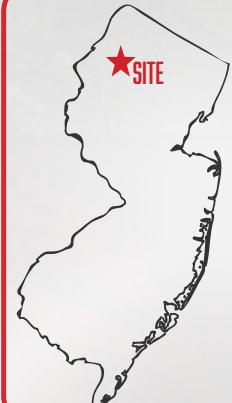


55 Route 206 - Byram, NJ

Investment or Redevelopment Opportunity - **FOR SALE**



**1.75 ACRES / 2 STORY BLDG
AVAILABLE FOR SALE**



DEMOGRAPHICS

	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
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
m: 908.963.4539

JEFFERY REALTY 
Retail Specialist 
Member of International Council of Shopping Centers

Land:
1.75 Acres

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

Building:
2-story 3,280sf per floor

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

Additional Garage:
1,000+- SF

Taxes:
2015 - \$19,693.42

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

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