

# Redevelopment Opportunity - Corner Location!

FAIR LAWN, NJ



**ATTENTION: BUILDERS. DEVELOPERS. INVESTORS**

**KW COMMERCIAL**  
123 Tice Blvd.  
Woodcliff Lake, NJ 07677

**PRESENTED BY:**

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FAIR LAWN, NJ

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REDEVELOPMENT OPPORTUNITY - CORNER LOCATION!

# PROPERTY INFORMATION

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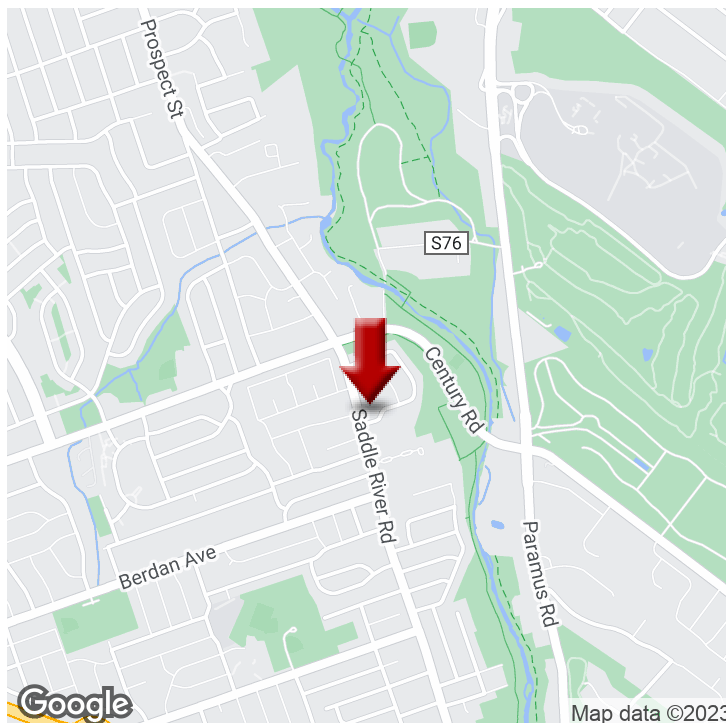
EXECUTIVE SUMMARY

PROPERTY DETAILS

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,150,000
<b>CURRENT USE:</b>	Commercial (NEC)
<b>LOT SIZE:</b>	0.44 Acres
<b>ZONING:</b>	R-1-2
<b>TRAFFIC COUNT:</b>	11,150
<b>PROPERTY TAXES:</b>	\$18,882 (2021)

## PROPERTY OVERVIEW

Attention Builders and Developers: Land parcel with utilities, presently non-conforming commercial use, R-1-2 zone. Surrounded by neighborhood businesses and residential homes, Saddle River Road is a prime street for easy access to major roads, including Rt 17 and Rt 4. This property is located 1.3 miles to the Radburn Train Station for quick and convenient NYC commute, and just minutes to shopping, restaurants, recreation, Hackensack Meridian Medical Center, Valley Hospital in Ridgewood, Bergen Community College, Fairleigh Dickinson University ... all that Bergen County has to offer.

Please do NOT visit property, tenant is on premises and should not be disturbed.

## PROPERTY HIGHLIGHTS

- Fair Lawn, Bergen County
- Saddle River Road
- Easy Access to Rt 17, Rt 4 and GSP
- Corner Lot
- Non-Conforming Commercial
- Residential Zone
- Best Use: Redevelopment

# Property Details

## SALE PRICE

**\$1,150,000**

## LOCATION INFORMATION

Building Name	Redevelopment Opportunity - Corner Location!
Street Address	13-09 Saddle River Road
City, State, Zip	Fair Lawn, NJ 07410
County/Township	Bergen
Cross Streets	Rys Terrace

## LAND

Number Of Lots	1
Best Use	Redevelopment
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

## PROPERTY DETAILS

Property Type	Non-Conforming Commercial Use
Property Subtype	Other
Zoning	R -1-2
Lot Size	0.44 Acres
Lot Frontage	149
Lot Depth	128
Corner Property	Yes
Traffic Count	11,150
Traffic Count Street	Saddle River Road
Traffic Count Frontage	149
Waterfront	Yes

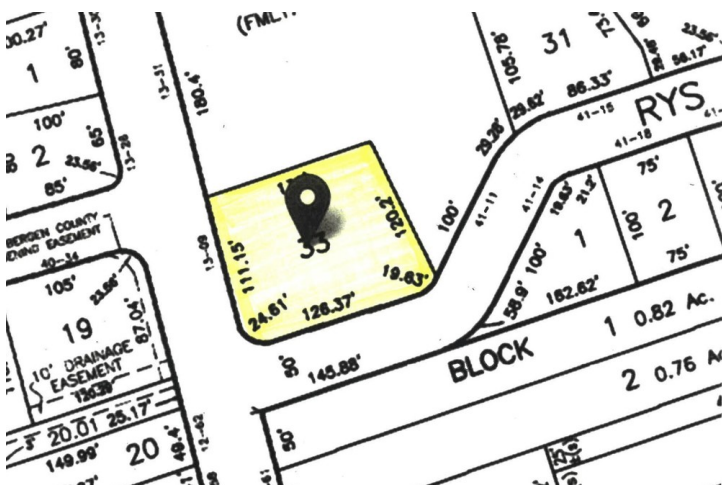
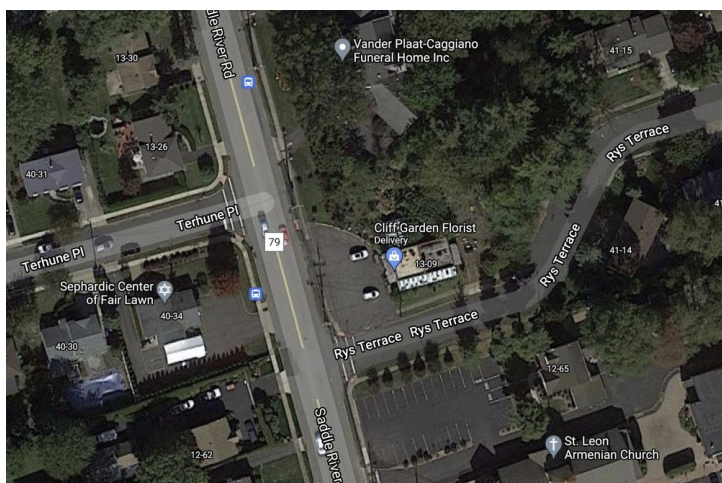
## PARKING & TRANSPORTATION

Street Parking	Yes
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## UTILITIES & AMENITIES

Power	Yes
Amenities	All utilities on site.

# Property Description



## PROPERTY OVERVIEW

Presently a non-conforming commercial use in Fair Lawn's R-1-2 zone. Prime for commercial or residential development, the property is surrounded by neighborhood businesses and residential homes. Saddle River Road is a well trafficked multi-town road with easy access to major roadways, including Rt 17, Rt 4, the Garden State Parkway, Rt 80 and Rt 46. Located 1.3 miles to the Radburn Train Station for quick and convenient NYC commute, and just minutes to shopping, restaurants, recreation, and more.

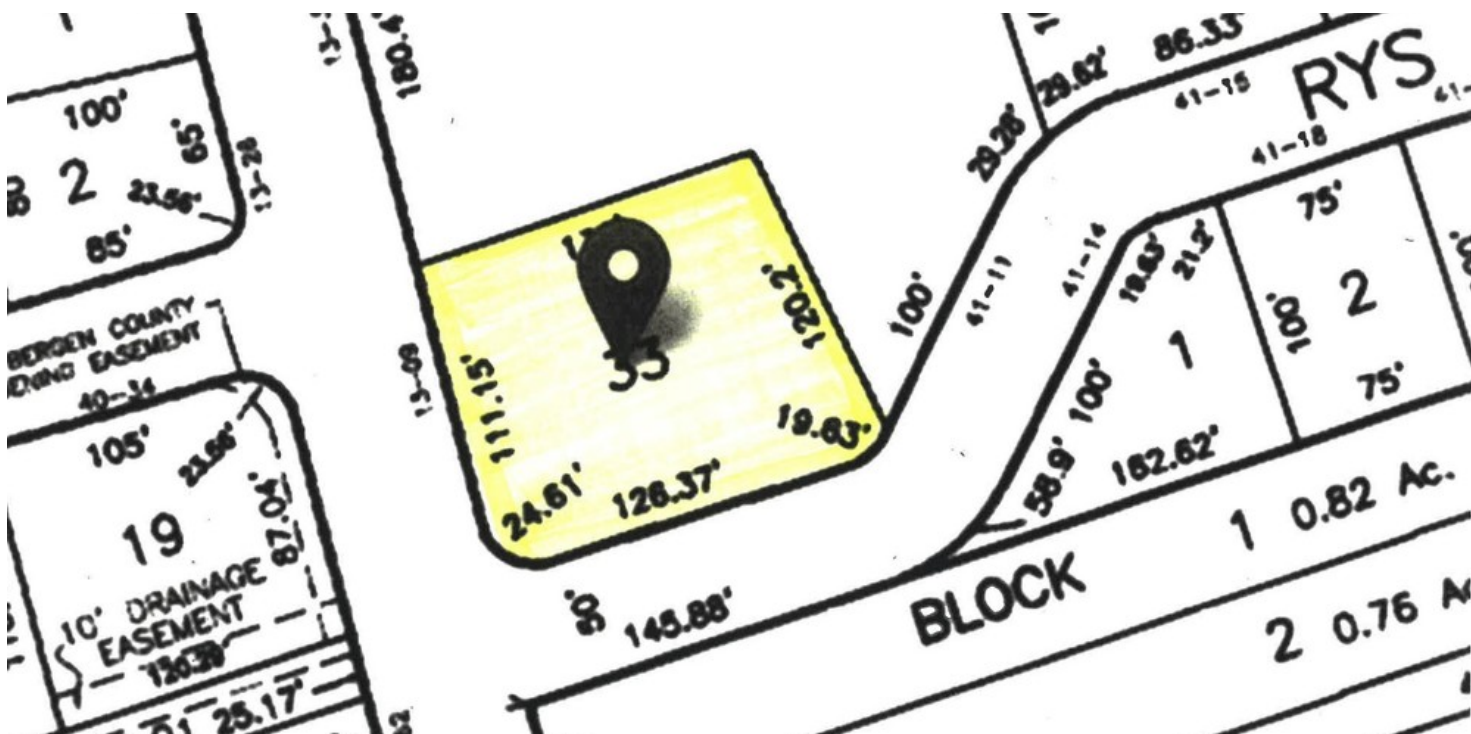
## LOCATION OVERVIEW

Corner lot, .44 acres with excellent exposure on Saddle River Road in Fair Lawn, Bergen County. Saddle River is a high trafficked street, with vehicle count of more than 11,000 cars per weekday. Often this street is used as a secondary road that connects Rt 17 and Rt 4, and is used for local traffic from town to town. Close proximity to two major hospitals, Hackensack Meridian Medical Center and Valley Hospital in Ridgewood, and two popular colleges, Bergen Community College and Fairleigh Dickinson University.

## ZONING OVERVIEW

Fair Lawn R-1-2 provides for Residential Development, presently non-conforming commercial use, neighbored by a funeral parlor and religious facility. Additional permitted uses in all zones include: Child Care Centers and Houses of Worship, subject to bulk area yard and building requirements. Zoning permitted and restricted uses, and bulk area and building requirements will be furnished upon request.

## Additional Photos



REDEVELOPMENT OPPORTUNITY - CORNER LOCATION!

# LOCATION INFORMATION

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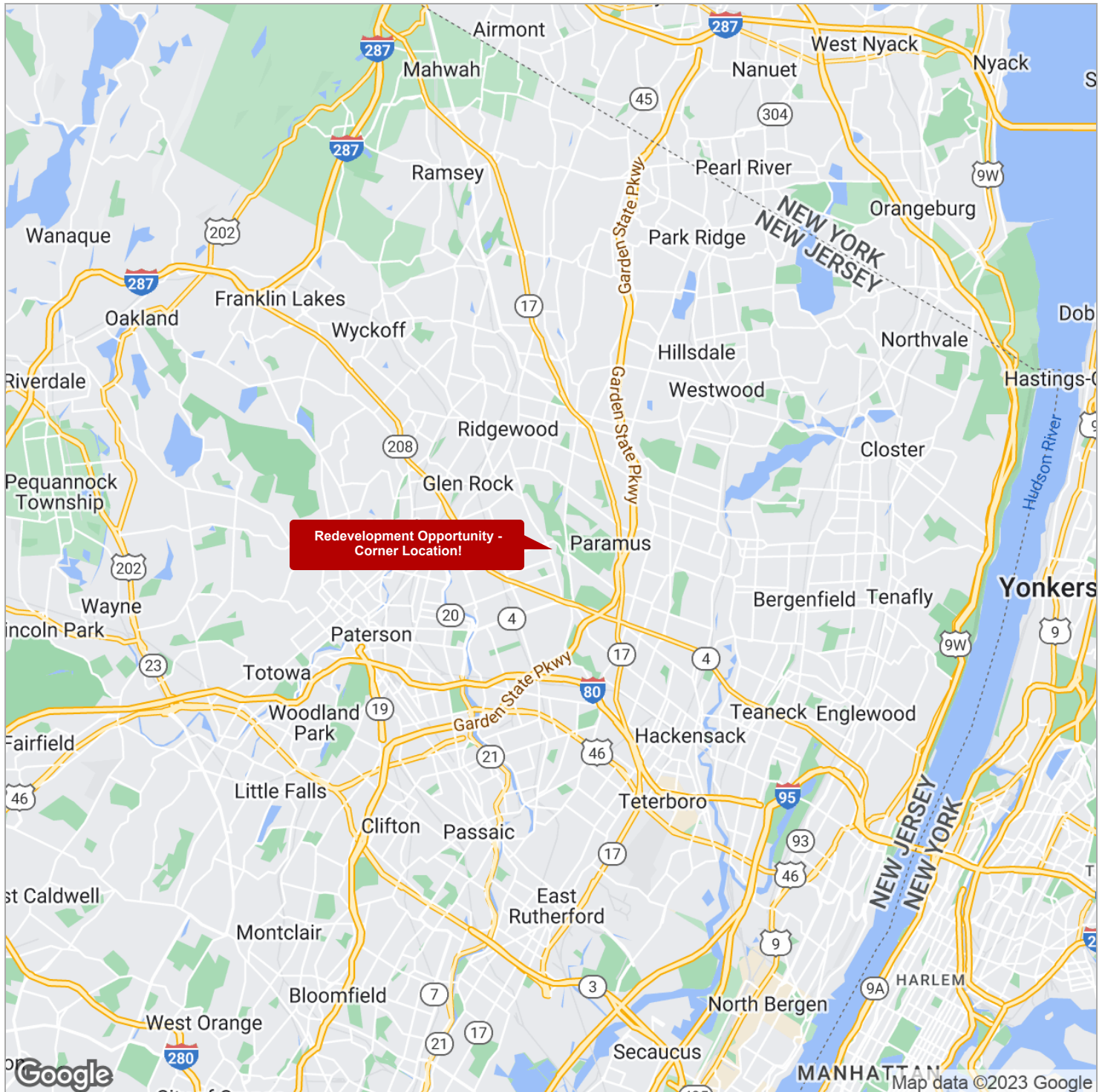
REGIONAL MAP

LOCATION MAPS

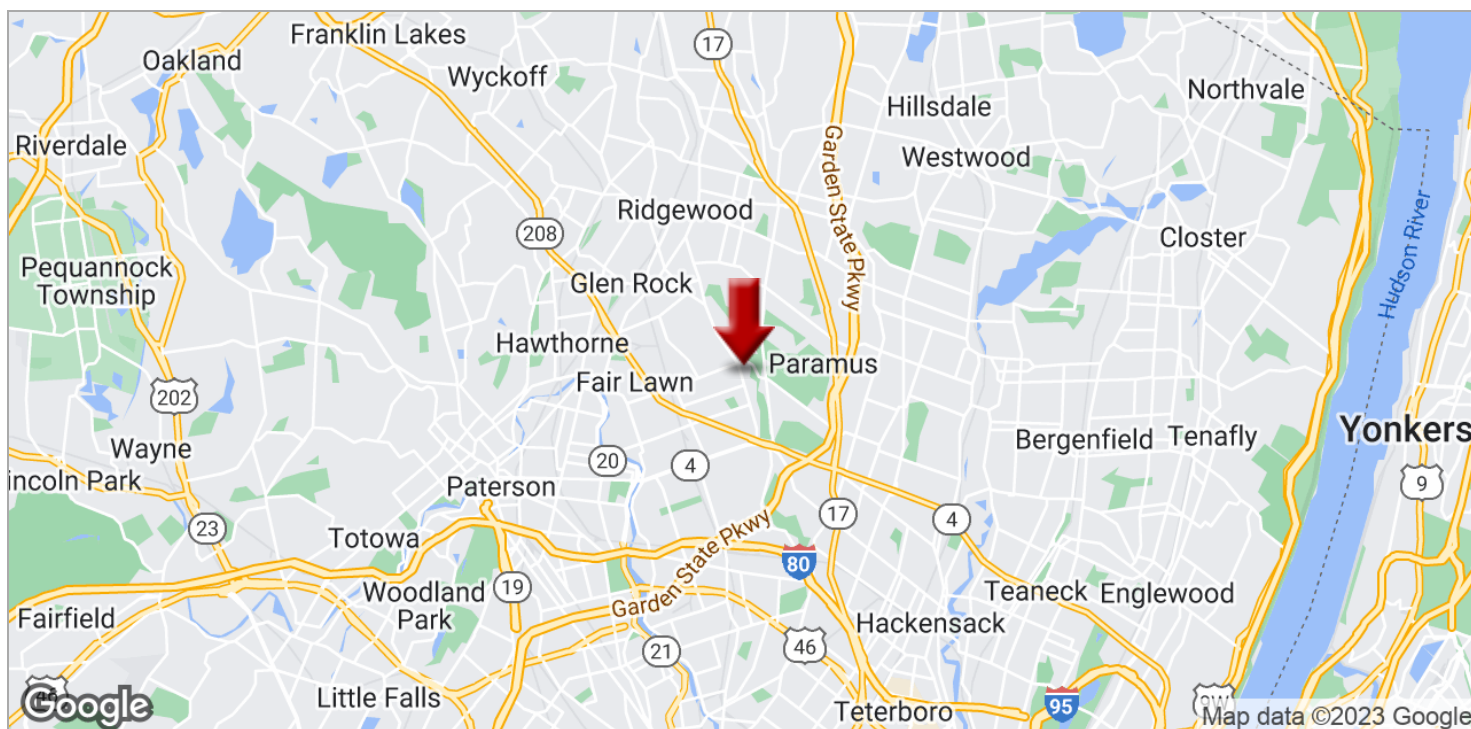
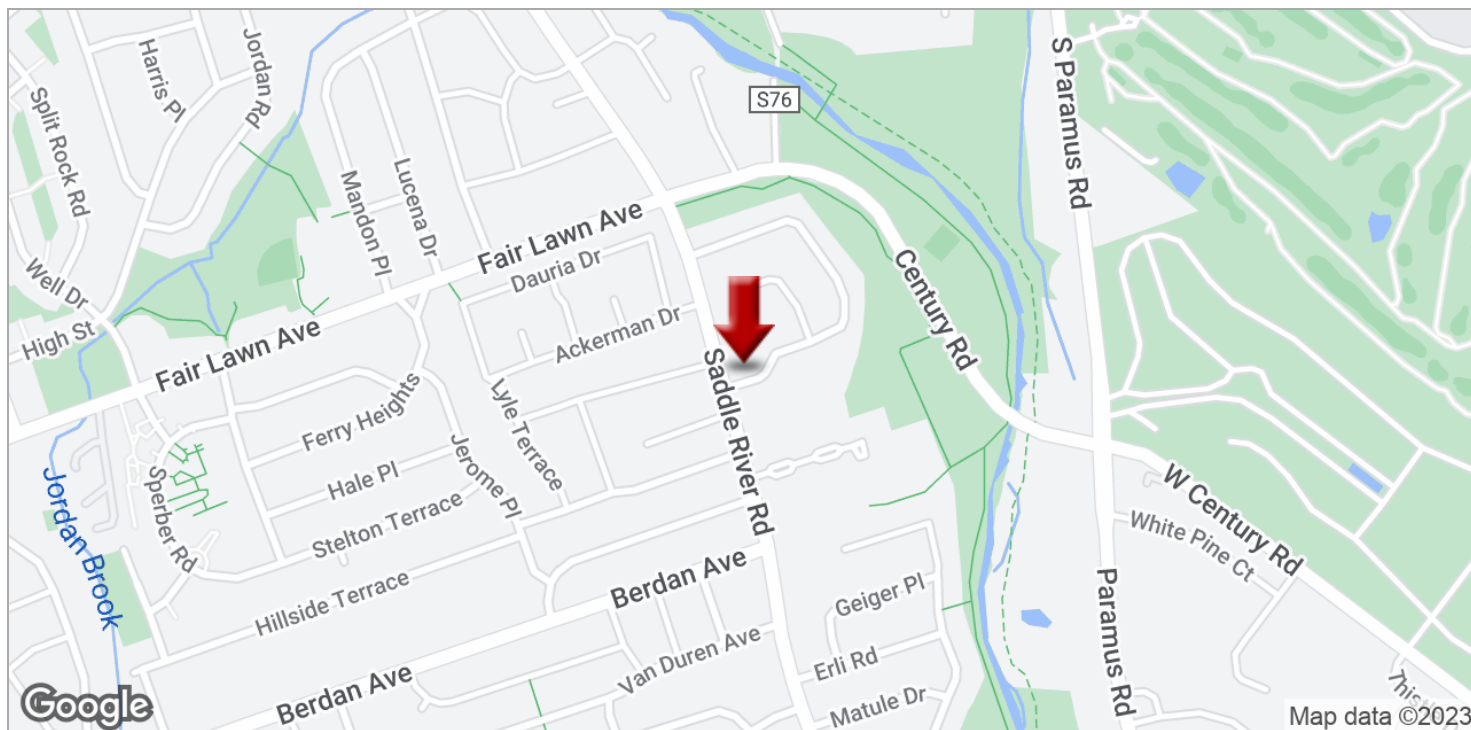
AERIAL MAP

ADDITIONAL PHOTOS

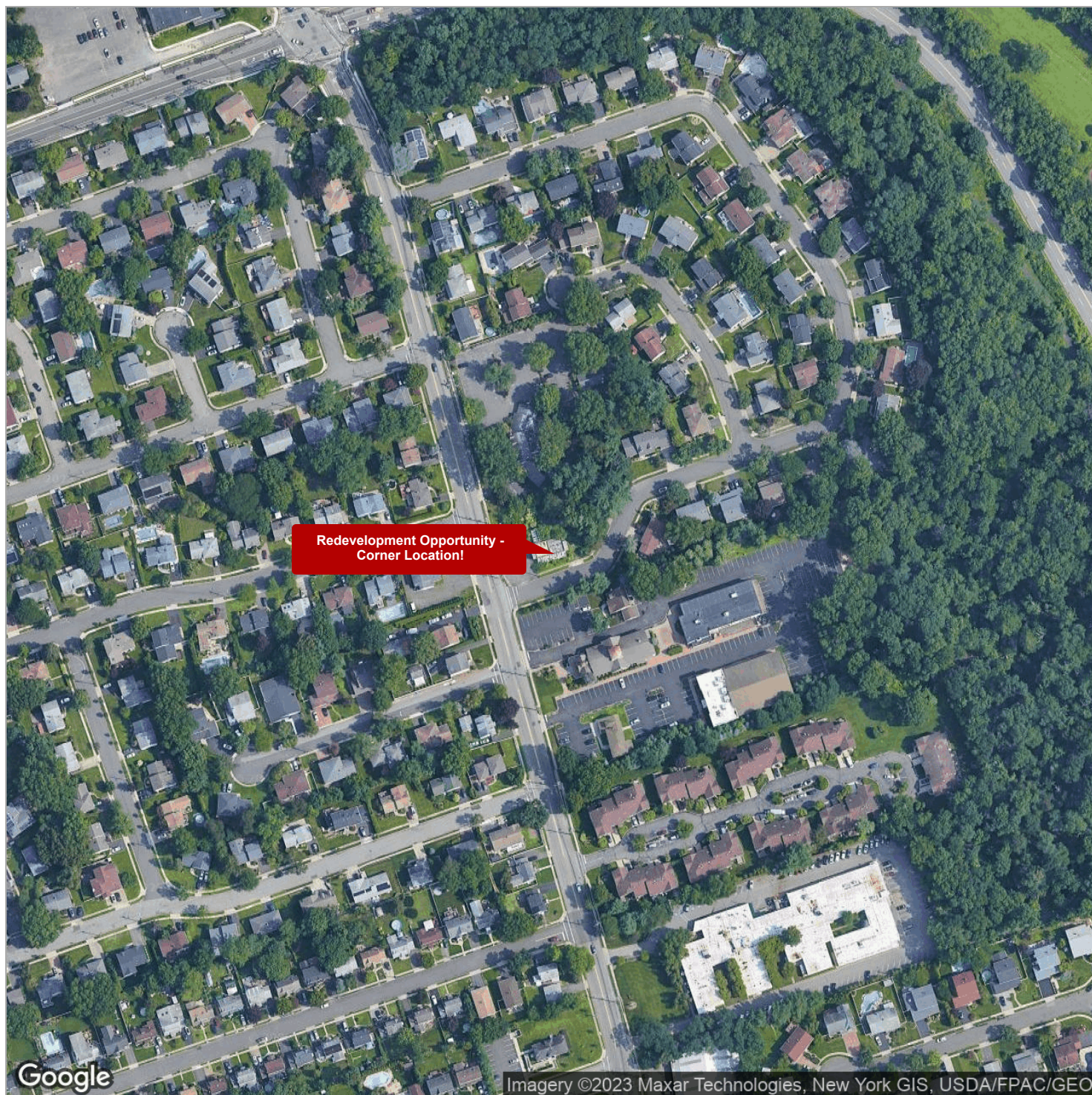
## Regional Map



## Location Maps



## Aerial Map



## Overhead View



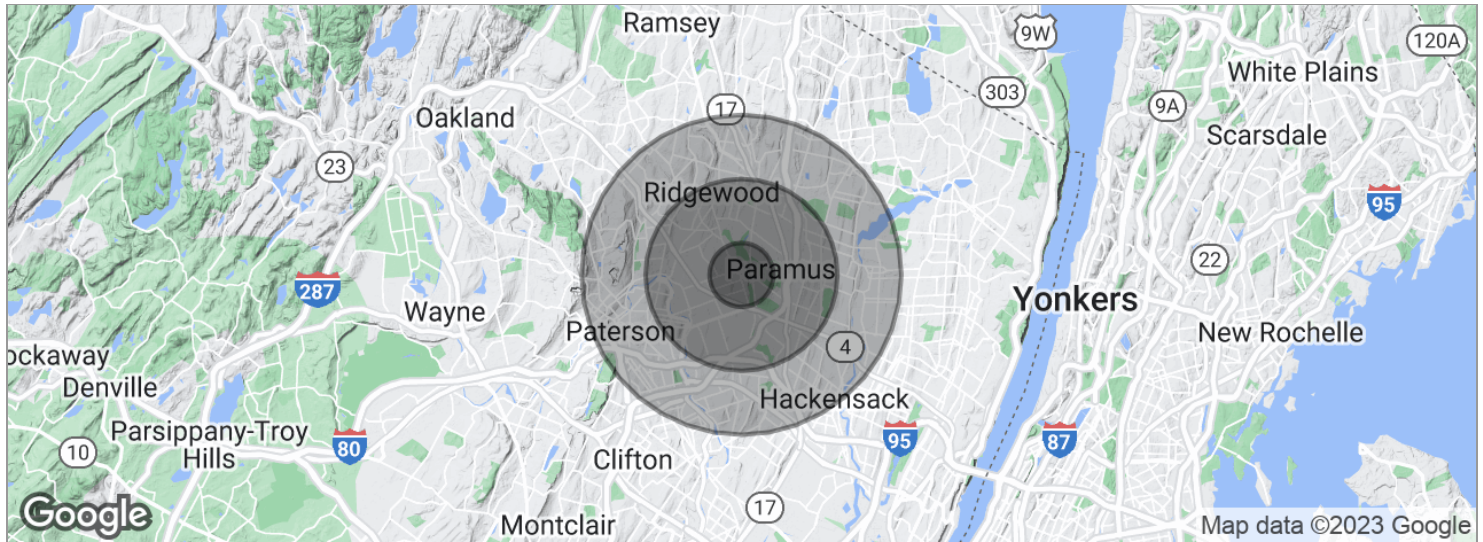
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DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,422	125,022	489,109
Median age	44.2	42.2	38.6
Median age (male)	42.8	41.1	37.6
Median age (Female)	45.4	42.9	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,775	43,585	170,980
# of persons per HH	2.8	2.9	2.9
Average HH income	\$125,463	\$117,998	\$94,433
Average house value	\$530,984	\$525,841	\$504,400

\* Demographic data derived from 2020 ACS - US Census