

UPPER SADDLE RIVER, NJ

400 Rt. 17 North

Freestanding Building - Former Sleepy's

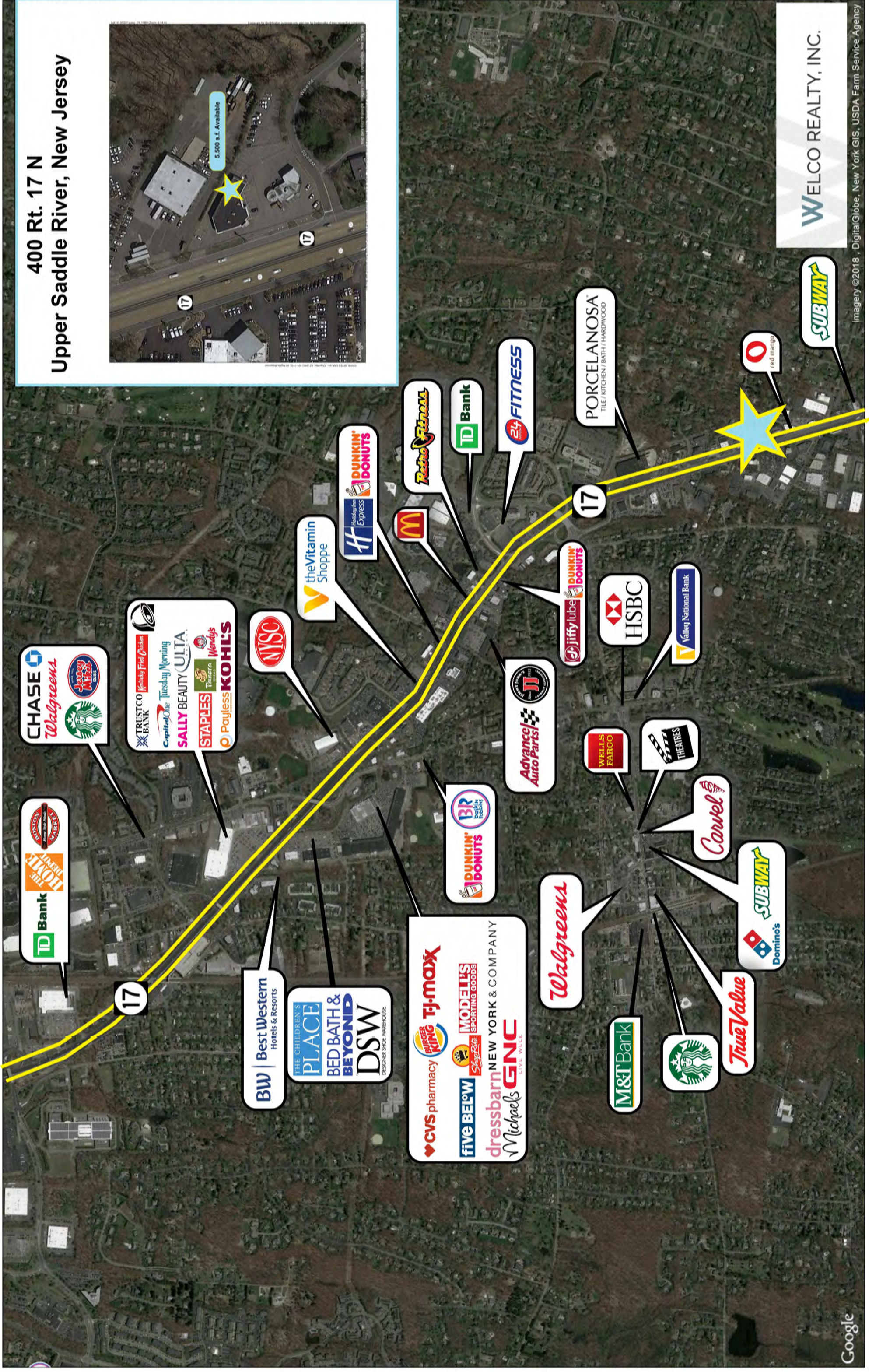


- Neighboring Tenants: 24 Hour Fitness, Retro Fitness & Porcelanosa Tiles, Kitchen and Bathroom.
- Great visibility on busy Rt. 17 North corridor.
- Beautiful building - move in condition.
- Parking for 50 cars
- Traffic count: 103,000 VPD

| DEMOGRAPHICS: | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|
| 2017 Total Population: | 56,574 | 182,386 |
| 2017 Total Households: | 20,630 | 61,486 |
| 2017 Median HH Income | \$146,513 | \$131,871 |
| Median Age | 42.9 | 40.4 |



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WELCO REALTY, INC.

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