

# Prime Retail/Bank Space

165 Passaic Avenue

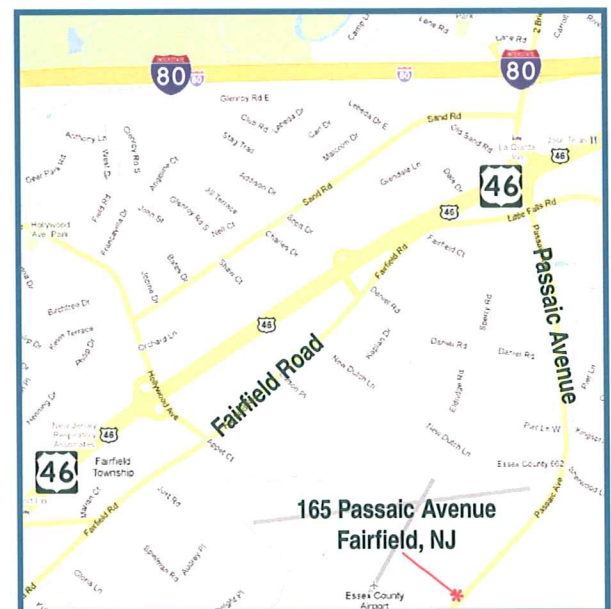
Fairfield, NJ 07004

## 5,303 SQ. FT. AVAILABLE FOR LEASE



### Weiss Realty Co. is pleased to announce its appointment as exclusive Leasing Agent for the Former Sovereign Bank, Fairfield, NJ

- Located at the signalized intersection of Passaic Avenue and Greenbrook Road; Passaic Avenue has direct access to Interstate 80 and Route 46
- The property is adjacent to the Essex County Airport and located near affluent residential neighborhoods, commercial offices, shopping centers and restaurants
- Built in 1988, the 100,000 sq. ft. attractive, modern building features a café on the ground floor and available full-service retail bank branch with drive-thru lanes with prominent signage
- Building has three entrances and a rear loading dock
- Lobby and common areas have been renovated within the last four years
- Prominent building tenants include: Smolin Lupin (accounting) and the IRS
- The site is located on 9+ acres which allows for a generous amount of parking
- Population: 1-mile 9,652 – 3-mile 54,230  
Avg HH Income: 1-mile \$110,176 – 3-mile \$120,129  
Traffic Count: approx. 15,000 cpd
- Broker cooperation invited



250 Moonachie Road  
Moonachie, NJ 07074

tel 201-814-1800  
www.jweisrealty.com

**Contact Exclusive Broker:**  
**Jaime M. Weiss 201-615-0474 or**  
**Matthew B. Weiss 917-309-7861**

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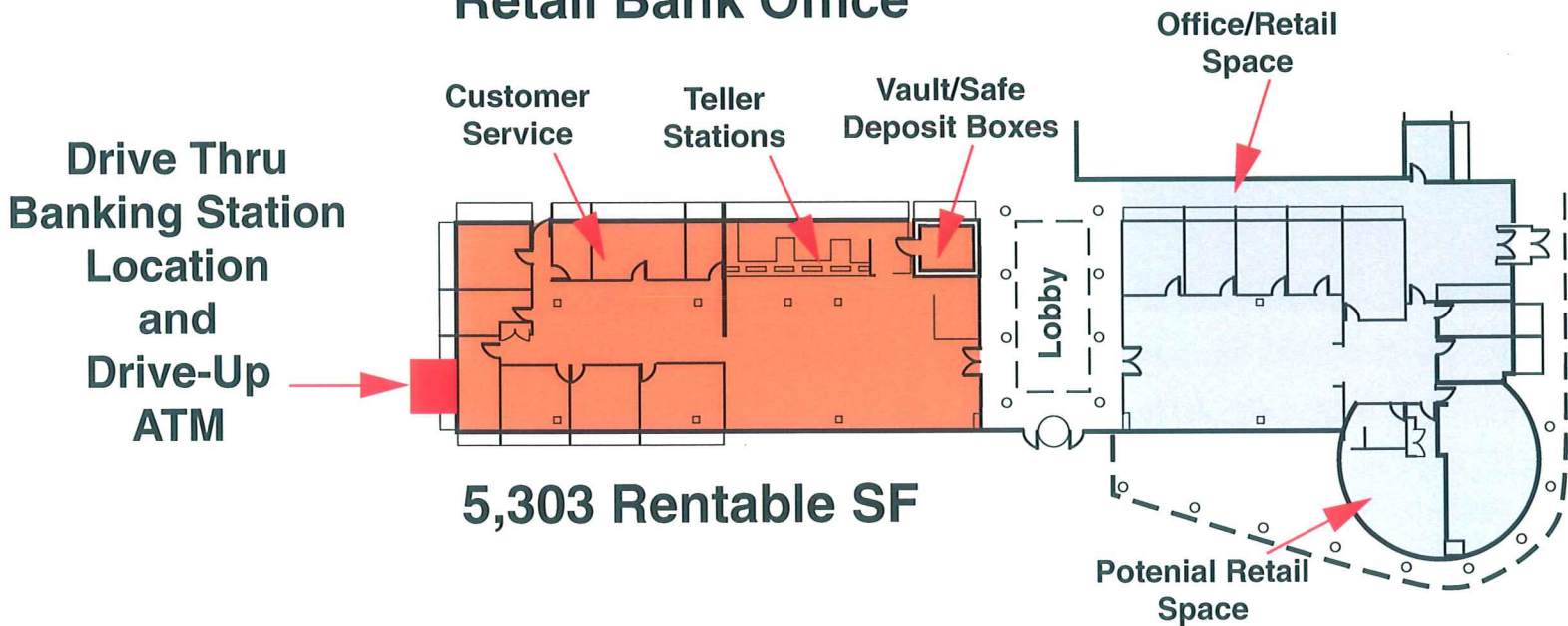
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## First Time Offered!

**Fully Furnished Retail Bank, Ready To Move-In Condition**

*\$150,000 Annual Rental Includes New Prominent Signage,  
Exclusive Parking and Private and Secure Access*

### Ground Floor Plan Retail Bank Office



**An Ideal Location for Bank Branch or Office/Showroom,  
Retail and Professional/Medical Offices**

One-half of a full commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee. (A copy of the rates and additional conditions are available upon request) No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any specific listing conditions imposed by our principals.



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