



**520 CEDAR LANE
TEANECK, NJ 07666**

**AVAILABLE FOR
LONG-TERM
GROUND LEASE
OR SALE WITH
FAVORABLE TERMS**

**For more information
or to arrange for an
inspection, please
contact Exclusive Broker:**

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Moonachie, NJ 07074

201-814-1800

FOR SALE OR LEASE 15,000 SF SITE

**Join CVS, Chase Bank,
Provident Bank, Bischoff's and Noah's Ark**

LOCATION:

520 Cedar Lane, Corner of Elm Avenue
Teaneck, New Jersey

PROPERTY SUMMARY:

- Prime 100' x 150' corner parcel at signalized intersection with potential expansion
- Operating gas station in CBD
- Municipal Parking Lot across Cedar Lane
- Available for sale (\$1,600,000) or lease

DEMOGRAPHIC PROFILE:

Population (Est.) 1 mile radius 22,180
Average HH Income \$103,778

**Ideal for Bank, Restaurant, Convenience Store, Food or
Neighborhood Retail Center**



Broker Cooperation Invited (inquire for rates and additional conditions). We obtained the information above from sources we believe to be reliable, however, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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