

**Prime Retail Development Site
For Long Term Ground Lease or
Build-to-Suit
62-64 Main Street
Southeast Corner of Main & Bridge Street to Church Street
Hackensack, New Jersey**

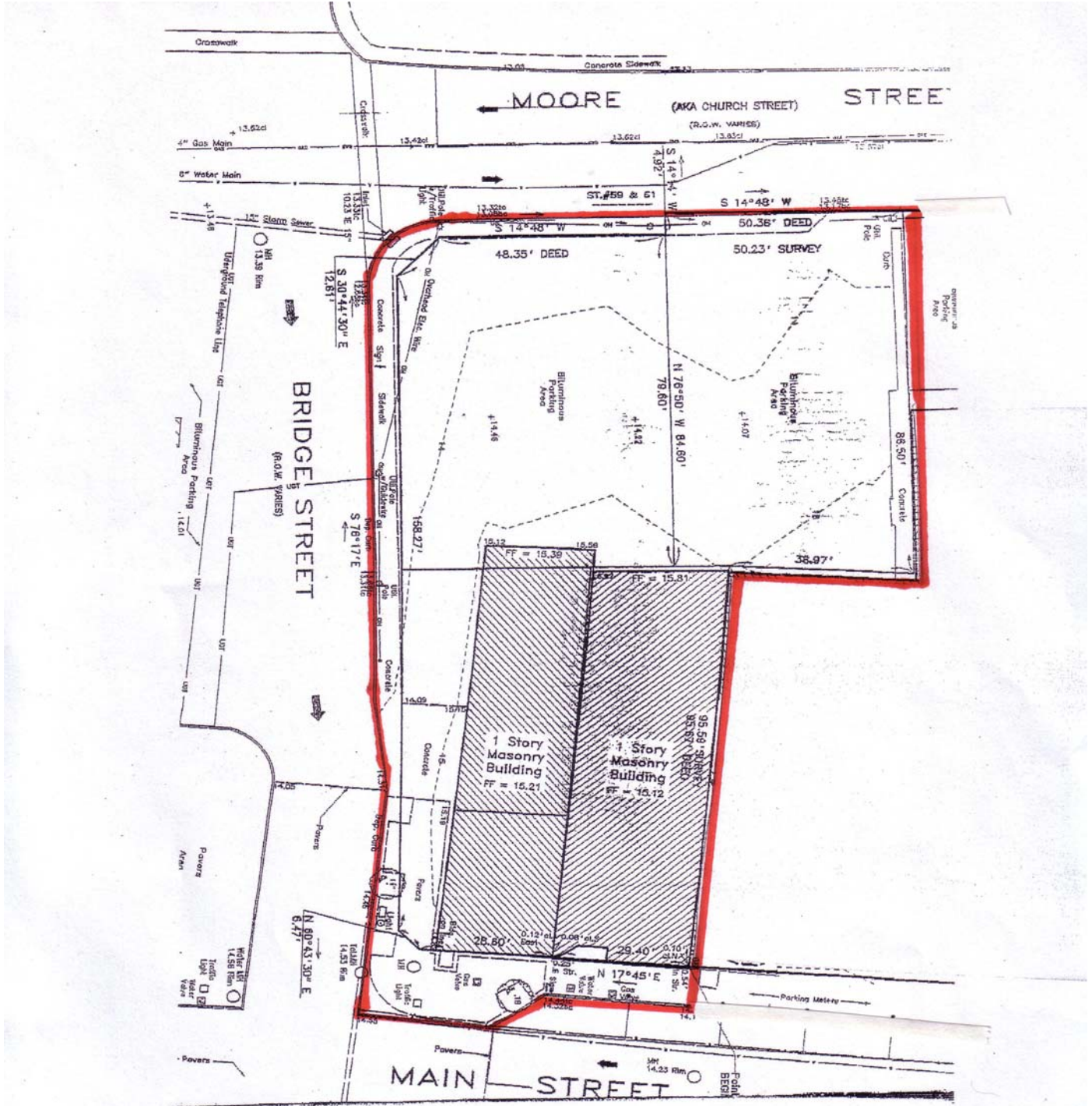
- Location:** 62-64 Main Street Southeast Corner of Main & Bridge Streets to Church Street, Hackensack, New Jersey
- Size:** 15,031 Square feet of Land Area
60' x 150' x 100' "L" shaped Lot
Existing Building: 50' x 100' (to be demolished)
- Frontage:** 58' on Main Street
158' on Bridge Street
99' on Moore Street
- Zoning:** B-2 CBD Business
- Ground Lease Only:** \$110,000 per annum
- Current Real Estate Taxes:** Approximately \$17,419
- Comments:**
- Highly visible corner nearby commercial offices and 1 block from Bergen County Court House and County Office Building
 - Accessible to Route 80 via Hudson Street to Route 17 via Essex Street to Route 4 via River Street
 - Suitable for Bank Branch, Fast Food, Specialty Retail or Office Development
 - Drive Thru Capabilities
 - Will Build-to-Suit for credit worthy Tenant

**For Further Information or to Arrange an Inspection Contact:
Matthew B. Weiss or Jaime M. Weiss • 201-814-1800**



www.jweissrealty.com

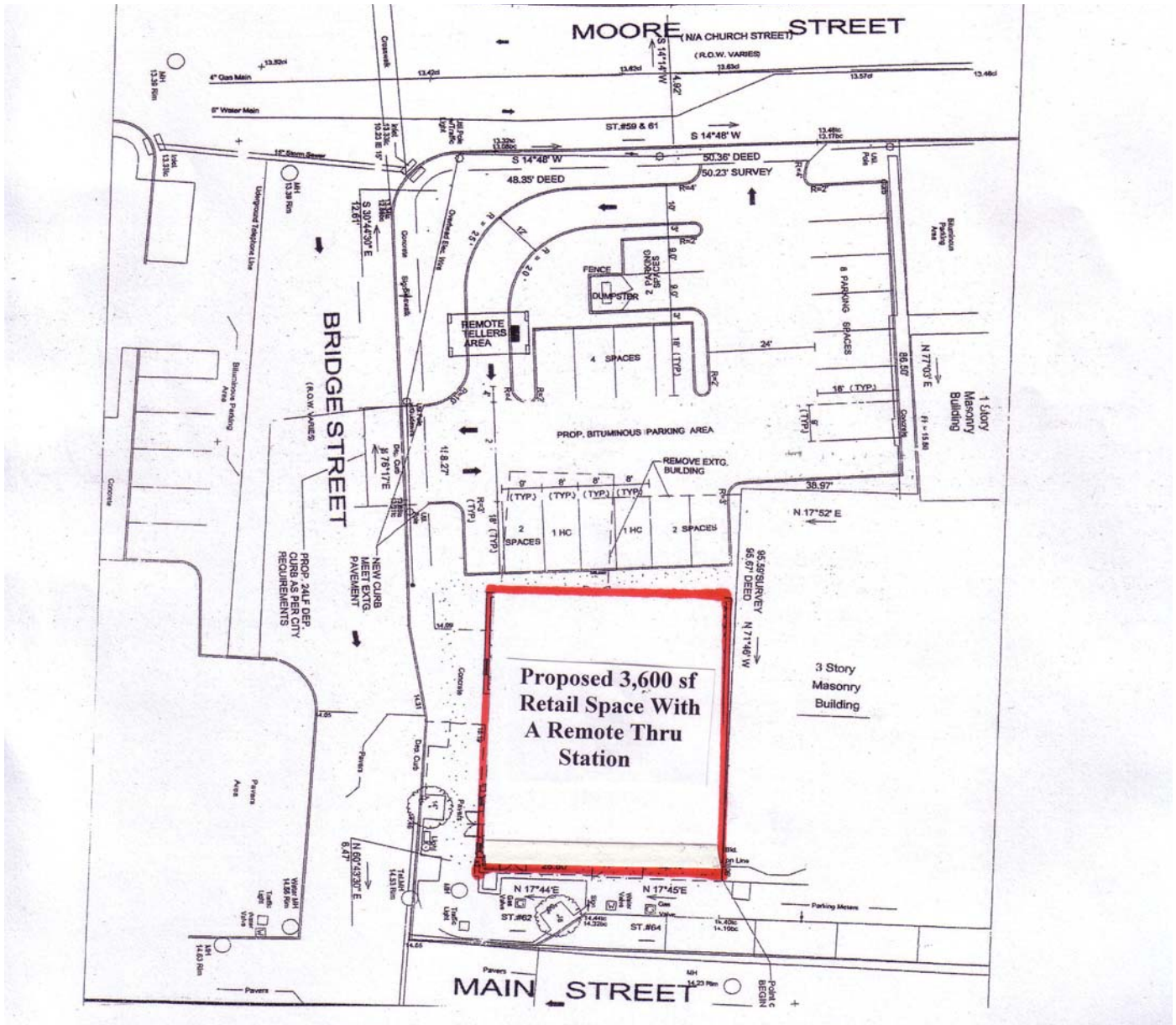
Site Plan
62-64 Main Street
Hackensack, New Jersey
15,031 Sq. Ft. Parcel
For Long Term Ground Lease or Build-to-Suit



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Preliminary Development Plan
3,600 \pm sf Retail Space on a 15,031 sf Parcel
For Long Term Ground Lease or Build-to-Suit
62-64 Main Street
Hackensack, New Jersey



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15,031 Sq. Ft.
Prime Retail / Commercial Development Site
62-64 Main Street
Hackensack, New Jersey
Southeast Corner of Main & Bridge Streets to Church Street
One Block From Court Plaza
Bergen County Court and Municipal Building
For Long Term Ground Lease or
Build-to-Suit



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|----------------------------------|------------------------------------|
| 1. Court Plaza I & II | 5. Commerce Bank |
| 2. General Poor's Tavern | 6. Bergen County Courthouse |
| 3. Chase Bank | 7. CVS |
| 4. Auto Zone | |

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