



**563 PIERMONT ROAD
CLOSTER, NJ**

PRIME DEVELOPMENT SITE ± 55,057 SF

LOCATION:

Piermont Road and Homans Avenue
Closter, New Jersey 07624

PROPERTY SUMMARY:

- 1.3 Acre Site
- Frontage on two streets at signalized intersection
- Ground lease or build to suit
- Zoned Residential (requires a use variance change)
- Currently used as auto repair (existing/non-conforming use)

DEMOGRAPHIC PROFILE:

	1 mile	3 mile
Population (Est.)	7,818	65,378
Average HH Income	\$142,258	\$140,000
Traffic Count	15,000 cpd	

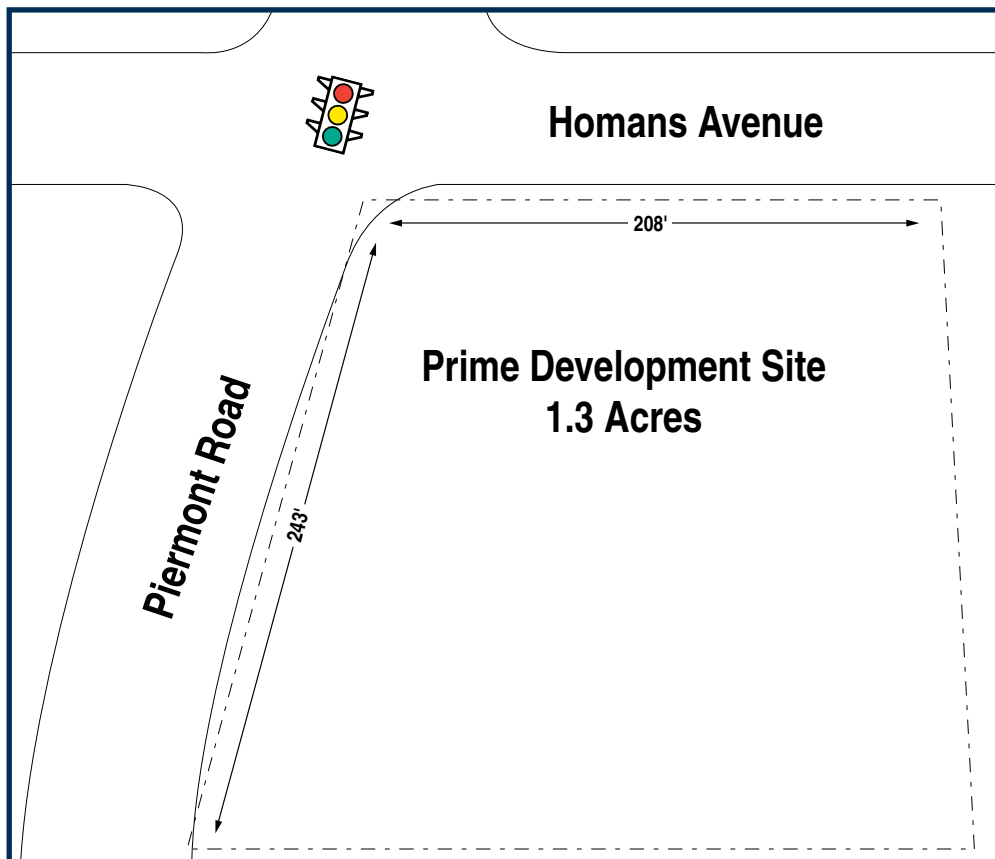
**For more information
or to arrange for an
inspection, please
contact Exclusive Broker:**

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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.

1.3 Acre Site
563 Piermont Road
Closter, New Jersey
Bergen County



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