

**FOR  
LEASE**

**AVAILABLE**

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## 467-469 PASSAIC ST., HACKENSACK

### PROPERTY

467 Passaic Street is part of a 6,862 square foot retail strip center located at the corner of Passaic Avenue and The Esplanade. The strip center is anchored by a 7-11 convenience store and a liquor store with a Chinese take out restaurant and nail salon as the other two occupying tenants.

### LOCATION

467 Passaic Street is located on one of the more heavily traveled streets in Hackensack, providing access to both Essex, Passaic and Rt. 17. Traffic counts average between 15,000 and 20,000 vehicles daily. Average household income within 5 miles is \$77,600 with an estimated population growth of about 2% through 2024.

**201-261-4300**  
**marketing@equity3re.com**

Lease Price ..... **\$28 PSF NNN**  
Unit Sizes.....**1,000SF Each**  
Available ..... **Immediately**

- B1 Zoning
- Ample On Site Parking
- Signage is available on storefront & pylon at corner
- High Visibility Area
- High Traffic Counts
- Bus Stop #162, 175, 770 stop out front
- Bus Stop #163, 753, 163S across street
- Drive Thru available for end unit

**Brian Roth**  
**SALES ASSOCIATE**

**broth@equity3re.com**  
**201-261-4300 x129**



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