755 NJ-17 South

RAMSEY, NJ

RIPCO

REAL ESTATE

.60 Acre Pad Site Available

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Property Description

755 NJ-17 South
RAMSEY, NEW JERSEY

ADDRESS	755 NJ-17 South Ramsey, NJ 07446 Bergen County
Size	.60 Acres
Taxes	$32,624.59 (2017)
Zoning	B-3: Highway Business District
COMMENTS	• Prime retail pad site • Ground lease or build to suit • Over 200’ of frontage on Route 17 • 214,000 vehicles on Route 17 with easy turn-arounds
AREA TENANTS	Ramsey Outdoor, Kia Motors, Verizon, Dunkin Donuts, Club Pilates, 24 Hour Fitness, Retro Fitness, Uncle Giuseppe’s, Exxon, Mavis discount Tire, McDonald’s, Houlihan’s

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Market Level Aerial

755 NJ-17 South
RAMSEY, NEW JERSEY

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Low Level Aerial

755 NJ-17 South
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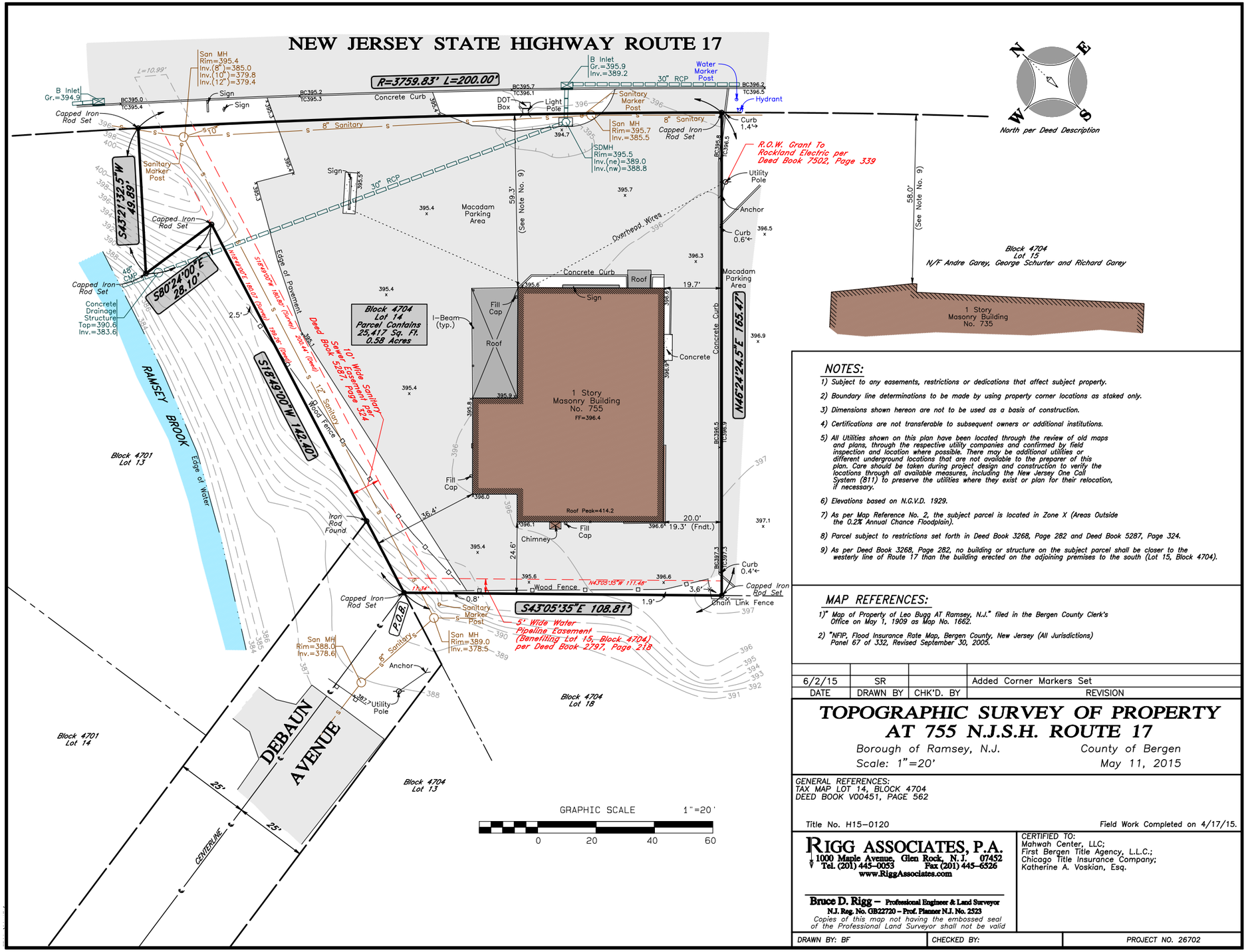
Site Survey

755 NJ-17 South
RAMSEY, NEW JERSEY



NOTES:

1) Subject to any easements, restrictions or dedications that affect subject property.
2) Boundary line determinations to be made by using property corner locations as staked only.
3) Dimensions shown hereon are not to be used as a basis of construction.
4) Certifications are not transferable to subsequent owners or additional institutions.
5) All Utilities shown on this plan have been located through the review of old maps and plans, through the respective utility companies and confirmed by field inspection and location where possible. There may be additional utilities or different underground locations that are not available to the preparer of this plan. Care should be taken during project design and construction to verify the locations through all available measures, including the New Jersey One Call System (811) to preserve the utilities where they exist or plan for their relocation, if necessary.
6) Elevations based on N.G.V.D. 1929.
7) As per Map Reference No. 2, the subject parcel is located in Zone X (Areas Outside the 0.2% Annual Chance Floodplain).
8) Parcel subject to restrictions set forth in Deed Book 3268, Page 282 and Deed Book 5287, Page 324.
9) As per Deed Book 3268, Page 282, no building or structure on the subject parcel shall be closer to the westerly line of Route 17 than the building erected on the adjoining premises to the south (Lot 15, Block 4704).

MAP REFERENCES:

1) "Map of Property of Leo Bugg AT Ramsey, N.J." filed in the Bergen County Clerk's Office on May 1, 1909 as Map No. 1662.
2) "NFIP, Flood Insurance Rate Map, Bergen County, New Jersey (All Jurisdictions) Panel 67 of 332, Revised September 30, 2005.

DATE	DRAWN BY	CHK'D. BY	REVISION
6/2/15	SR		Added Corner Markers Set

TOPOGRAPHIC SURVEY OF PROPERTY AT 755 N.J.S.H. ROUTE 17

Borough of Ramsey, N.J. County of Bergen
Scale: 1"=20' May 11, 2015

GENERAL REFERENCES:
TAX MAP LOT 14, BLOCK 4704
DEED BOOK V00451, PAGE 562

Title No. H15-0120 Field Work Completed on 4/17/15.

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Bruce D. Rigg – Professional Engineer & Land Surveyor
N.J. Reg. No. GB22720 – Prof. Planner N.J. No. 2523

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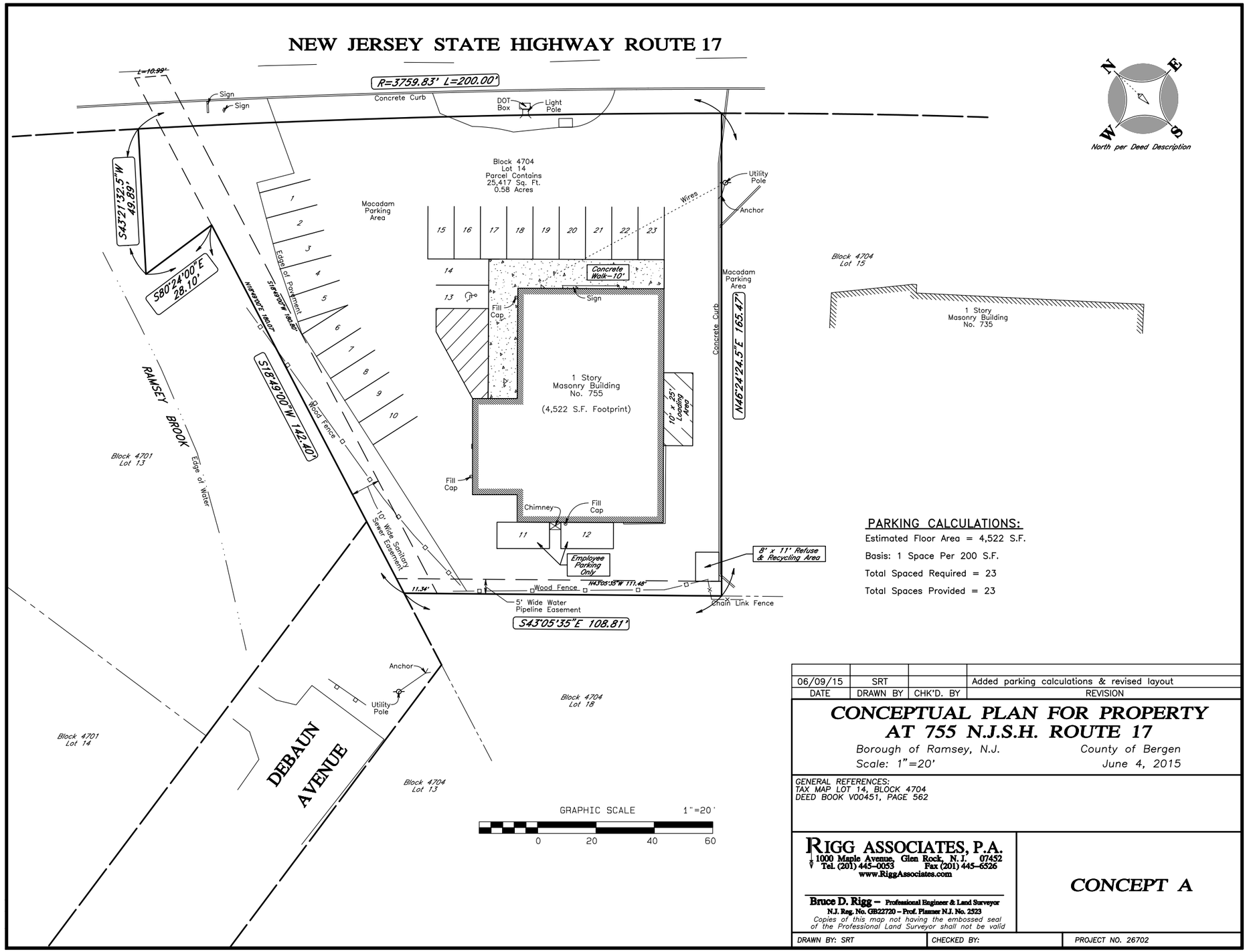
CERTIFIED TO:
Mahwah Center, LLC;
First Bergen Title Agency, L.L.C.;
Chicago Title Insurance Company;
Katherine A. Voskian, Esq.

DRAWN BY: BF | CHECKED BY: | PROJECT NO. 26702

RIPCO REAL ESTATE

Concept A

755 NJ-17 South
RAMSEY, NEW JERSEY



PARKING CALCULATIONS:

Estimated Floor Area = 4,522 S.F.

Basis: 1 Space Per 200 S.F.

Total Spaced Required = 23

Total Spaces Provided = 23

DATE	DRAWN BY	CHK'D. BY	REVISION
06/09/15	SRT		Added parking calculations & revised layout

CONCEPTUAL PLAN FOR PROPERTY AT 755 N.J.S.H. ROUTE 17

Borough of Ramsey, N.J. County of Bergen

Scale: 1"=20' June 4, 2015

GENERAL REFERENCES:
TAX MAP LOT 14, BLOCK 4704
DEED BOOK V00451, PAGE 562

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CONCEPT A

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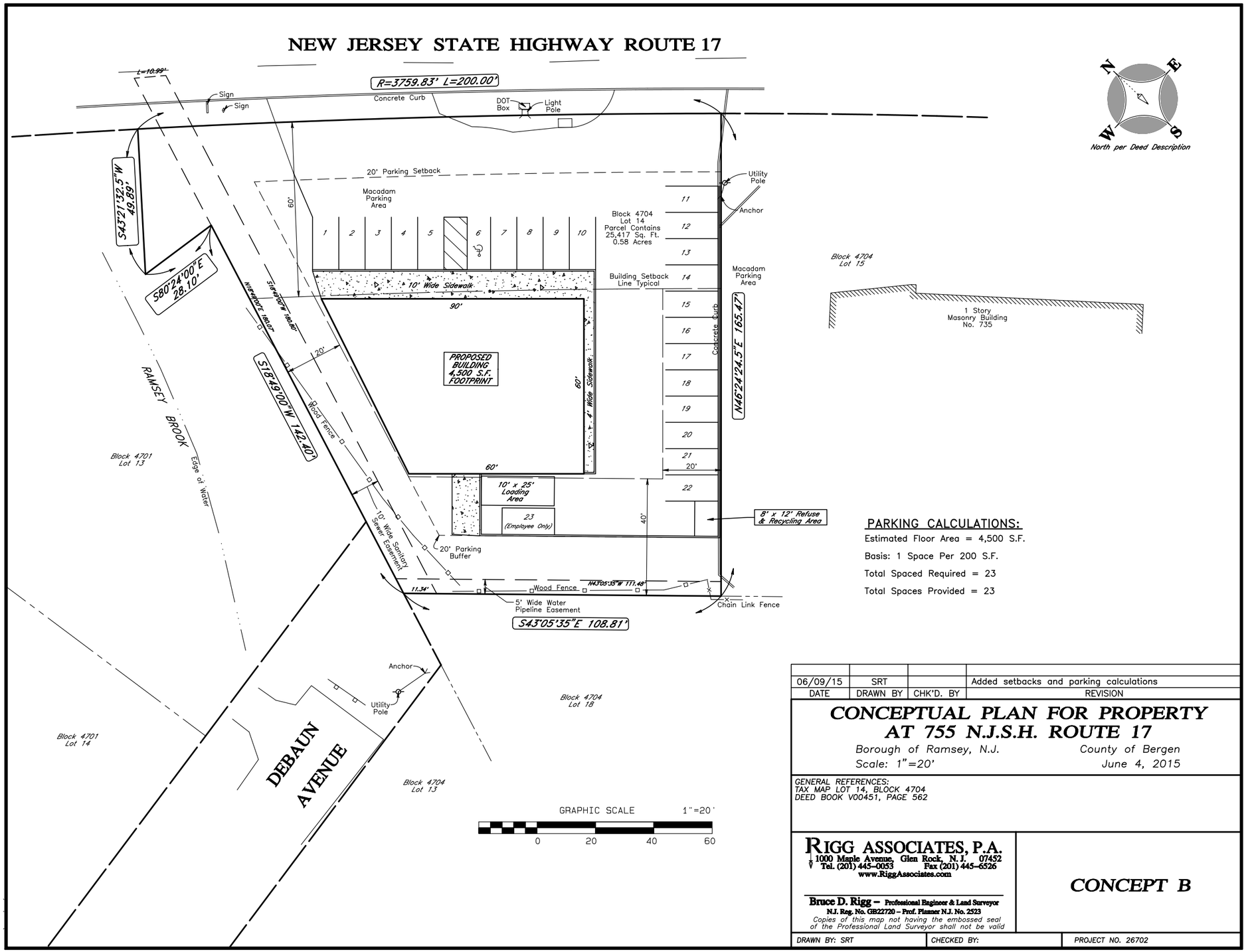
RIPCO REAL ESTATE

Concept B

755 NJ-17 South
RAMSEY, NEW JERSEY



PARKING CALCULATIONS:

Estimated Floor Area = 4,500 S.F.

Basis: 1 Space Per 200 S.F.

Total Spaced Required = 23

Total Spaces Provided = 23

DATE	DRAWN BY	CHK'D. BY	REVISION
06/09/15	SRT		Added setbacks and parking calculations

CONCEPTUAL PLAN FOR PROPERTY AT 755 N.J.S.H. ROUTE 17

Borough of Ramsey, N.J. — County of Bergen

Scale: 1"=20' — June 4, 2015

GENERAL REFERENCES:
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DEED BOOK V00451, PAGE 562

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CONCEPT B

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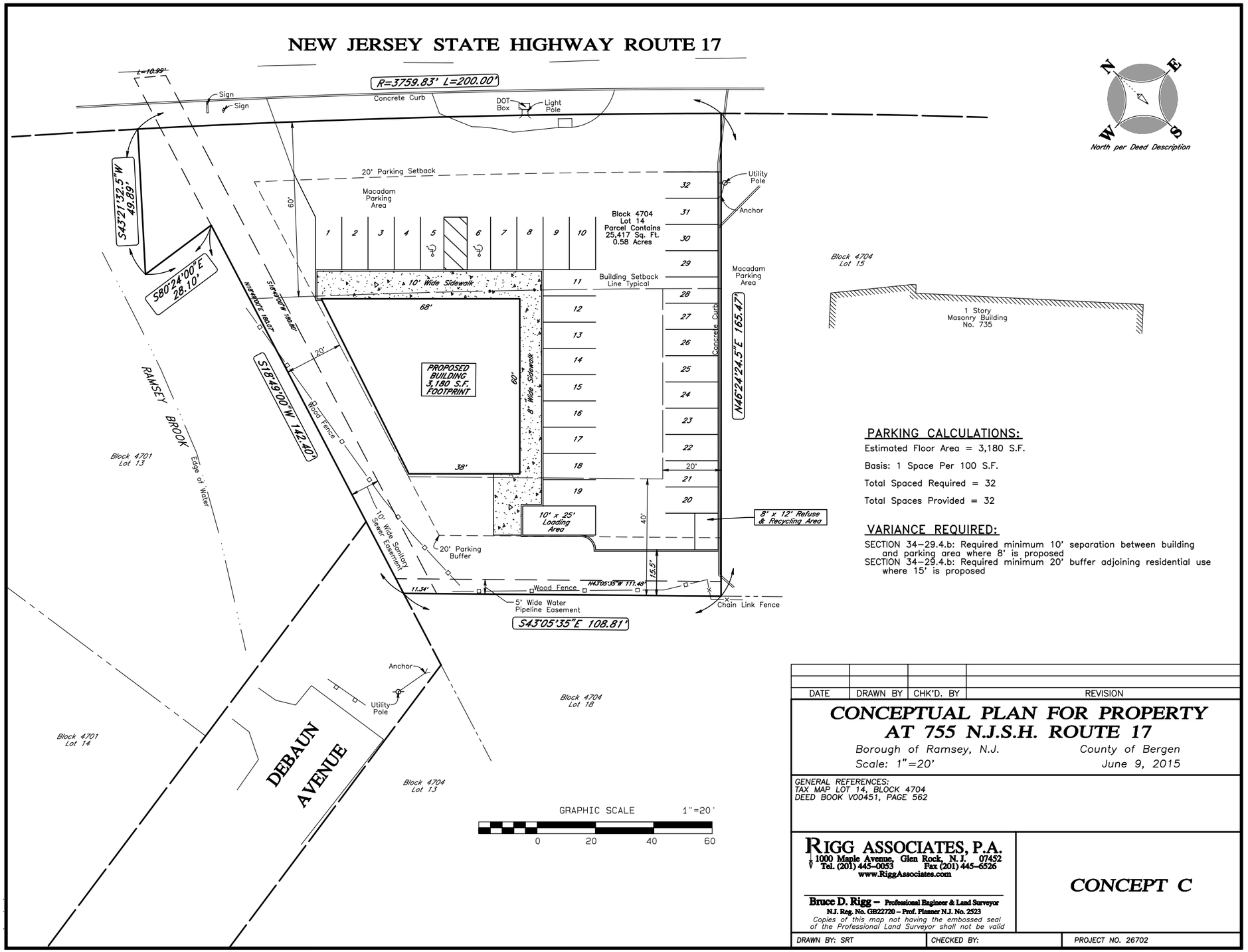
RIPCO REAL ESTATE

Concept C

755 NJ-17 South
RAMSEY, NEW JERSEY



PARKING CALCULATIONS:

Estimated Floor Area = 3,180 S.F.

Basis: 1 Space Per 100 S.F.

Total Spaced Required = 32

Total Spaces Provided = 32

VARIANCE REQUIRED:

SECTION 34–29.4.b: Required minimum 10' separation between building and parking area where 8' is proposed

SECTION 34–29.4.b: Required minimum 20' buffer adjoining residential use where 15' is proposed

DATE	DRAWN BY	CHK'D. BY	REVISION

CONCEPTUAL PLAN FOR PROPERTY AT 755 N.J.S.H. ROUTE 17

Borough of Ramsey, N.J. — County of Bergen

Scale: 1"=20' — June 9, 2015

GENERAL REFERENCES:
TAX MAP LOT 14, BLOCK 4704
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CONCEPT C

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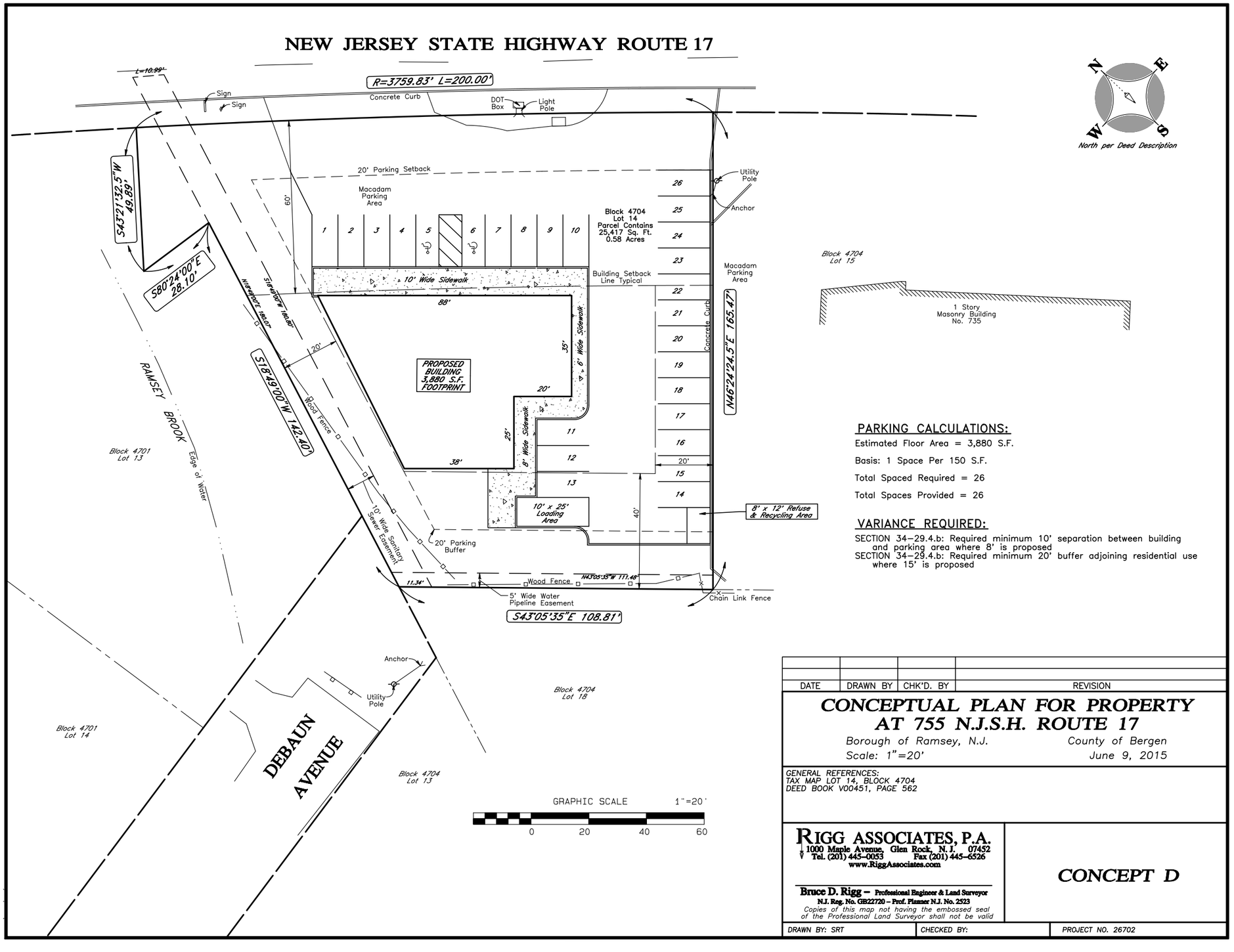
RIPCO
REAL ESTATE

Concept D

755 NJ-17 South
RAMSEY, NEW JERSEY



PARKING CALCULATIONS:

Estimated Floor Area = 3,880 S.F.

Basis: 1 Space Per 150 S.F.

Total Spaced Required = 26

Total Spaces Provided = 26

VARIANCE REQUIRED:

SECTION 34–29.4.b: Required minimum 10' separation between building and parking area where 8' is proposed

SECTION 34–29.4.b: Required minimum 20' buffer adjoining residential use where 15' is proposed

DATE	DRAWN BY	CHK'D. BY	REVISION

CONCEPTUAL PLAN FOR PROPERTY AT 755 N.J.S.H. ROUTE 17

Borough of Ramsey, N.J. — County of Bergen

Scale: 1"=20' — June 9, 2015

GENERAL REFERENCES:
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CONCEPT D

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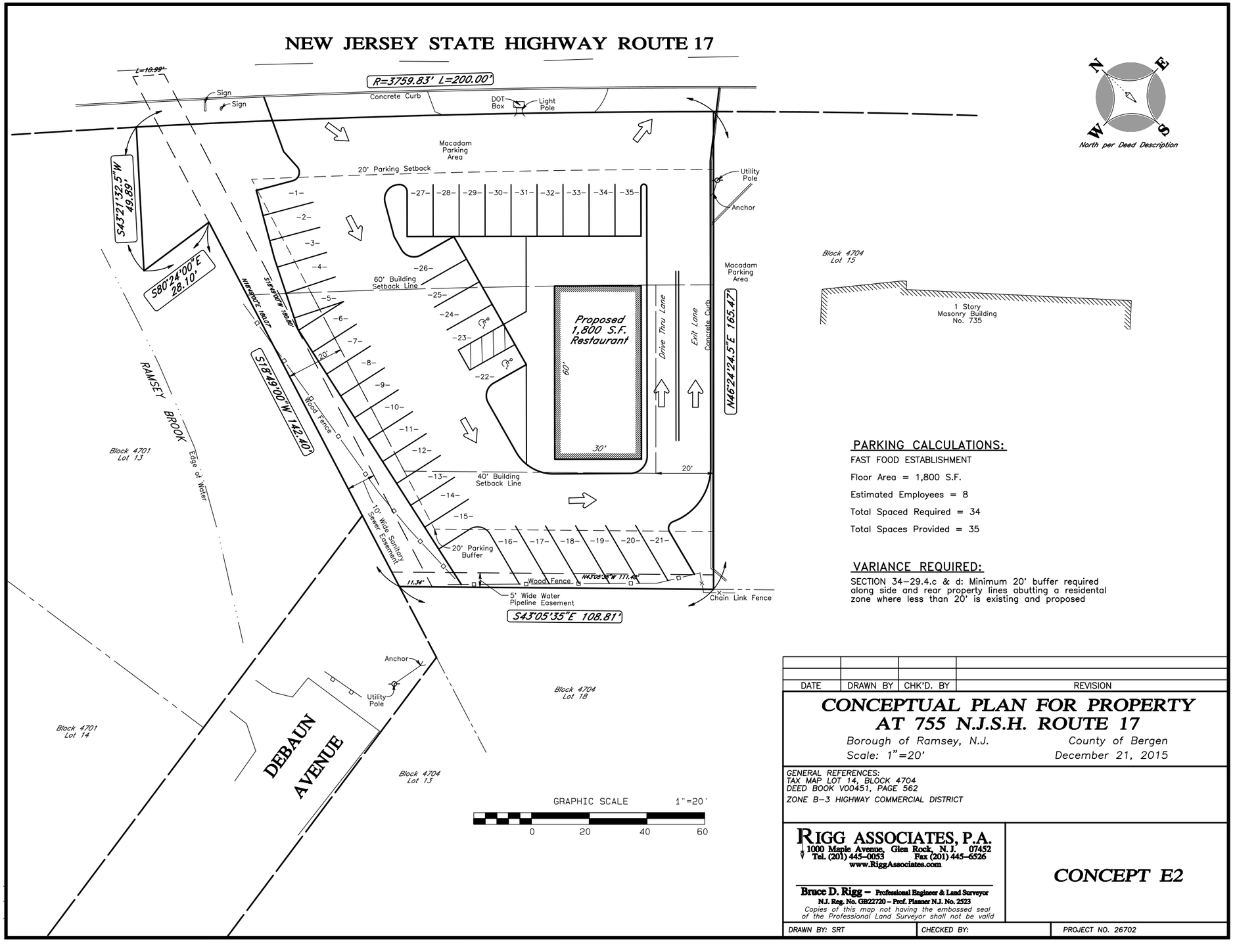
RIPCO REAL ESTATE

Concept E2

755 NJ-17 South
RAMSEY, NEW JERSEY



PARKING CALCULATIONS:

FAST FOOD ESTABLISHMENT

Floor Area = 1,800 S.F.

Estimated Employees = 8

Total Spaced Required = 34

Total Spaces Provided = 35

VARIANCE REQUIRED:

SECTION 34-29.4.c & d: Minimum 20' buffer required along side and rear property lines abutting a residental zone where less than 20' is existing and proposed

DATE	DRAWN BY	CHK'D. BY	REVISION

CONCEPTUAL PLAN FOR PROPERTY AT 755 N.J.S.H. ROUTE 17

Borough of Ramsey, N.J. County of Bergen

Scale: 1"=20' December 21, 2015

GENERAL REFERENCES:
TAX MAP LOT 14, BLOCK 4704
DEED BOOK V00451, PAGE 562

ZONE B-3 HIGHWAY COMMERCIAL DISTRICT

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CONCEPT E2

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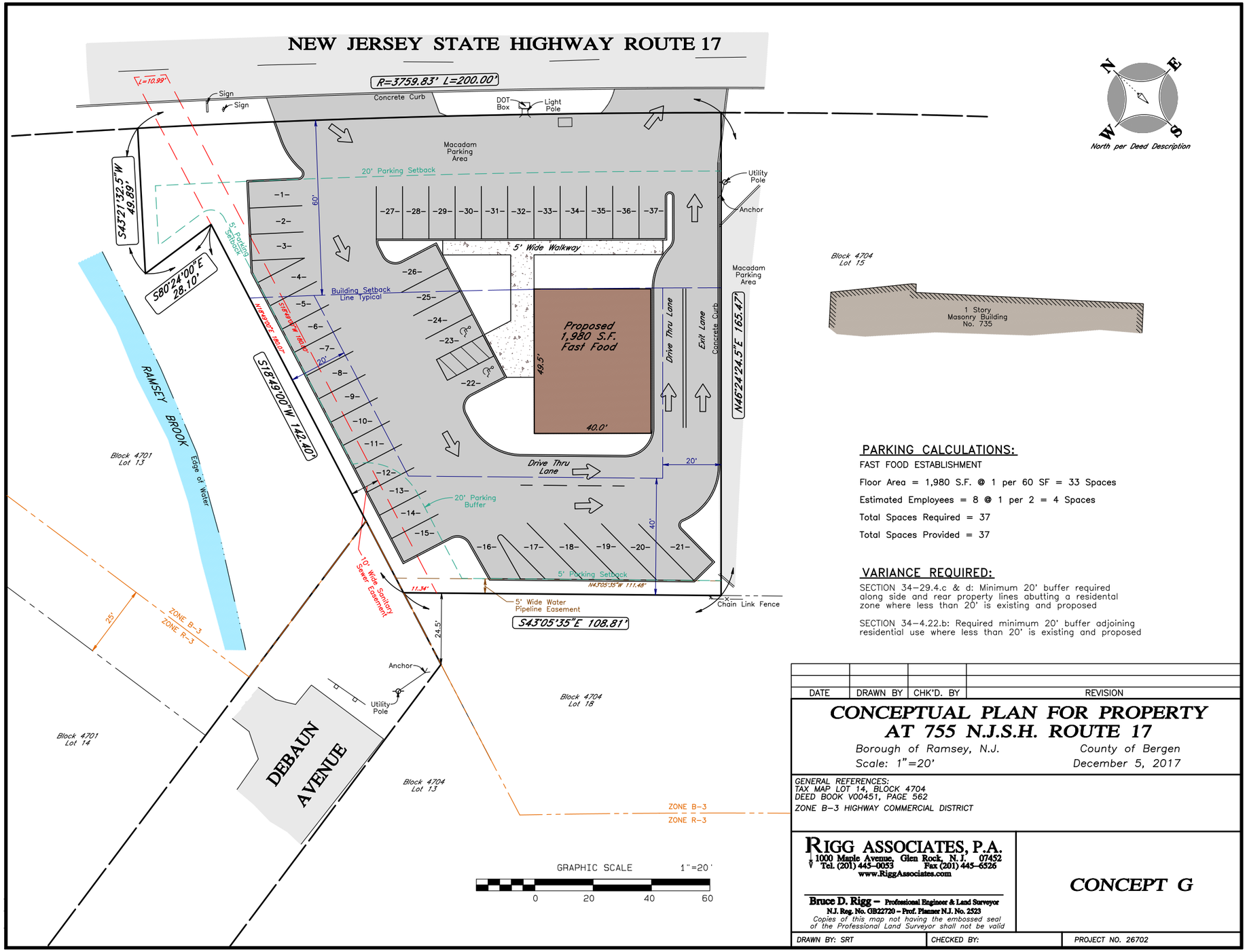
Concept G

755 NJ-17 South
RAMSEY, NEW JERSEY



PARKING CALCULATIONS:

FAST FOOD ESTABLISHMENT

Floor Area = 1,980 S.F. @ 1 per 60 SF = 33 Spaces

Estimated Employees = 8 @ 1 per 2 = 4 Spaces

Total Spaces Required = 37

Total Spaces Provided = 37

VARIANCE REQUIRED:

SECTION 34-29.4.c & d: Minimum 20' buffer required along side and rear property lines abutting a residental zone where less than 20' is existing and proposed

SECTION 34-4.22.b: Required minimum 20' buffer adjoining residential use where less than 20' is existing and proposed

DATE	DRAWN BY	CHK'D. BY	REVISION

CONCEPTUAL PLAN FOR PROPERTY AT 755 N.J.S.H. ROUTE 17

Borough of Ramsey, N.J. *County of Bergen*

Scale: 1"=20' *December 5, 2017*

GENERAL REFERENCES:
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ZONE B-3 HIGHWAY COMMERCIAL DISTRICT

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CONCEPT G

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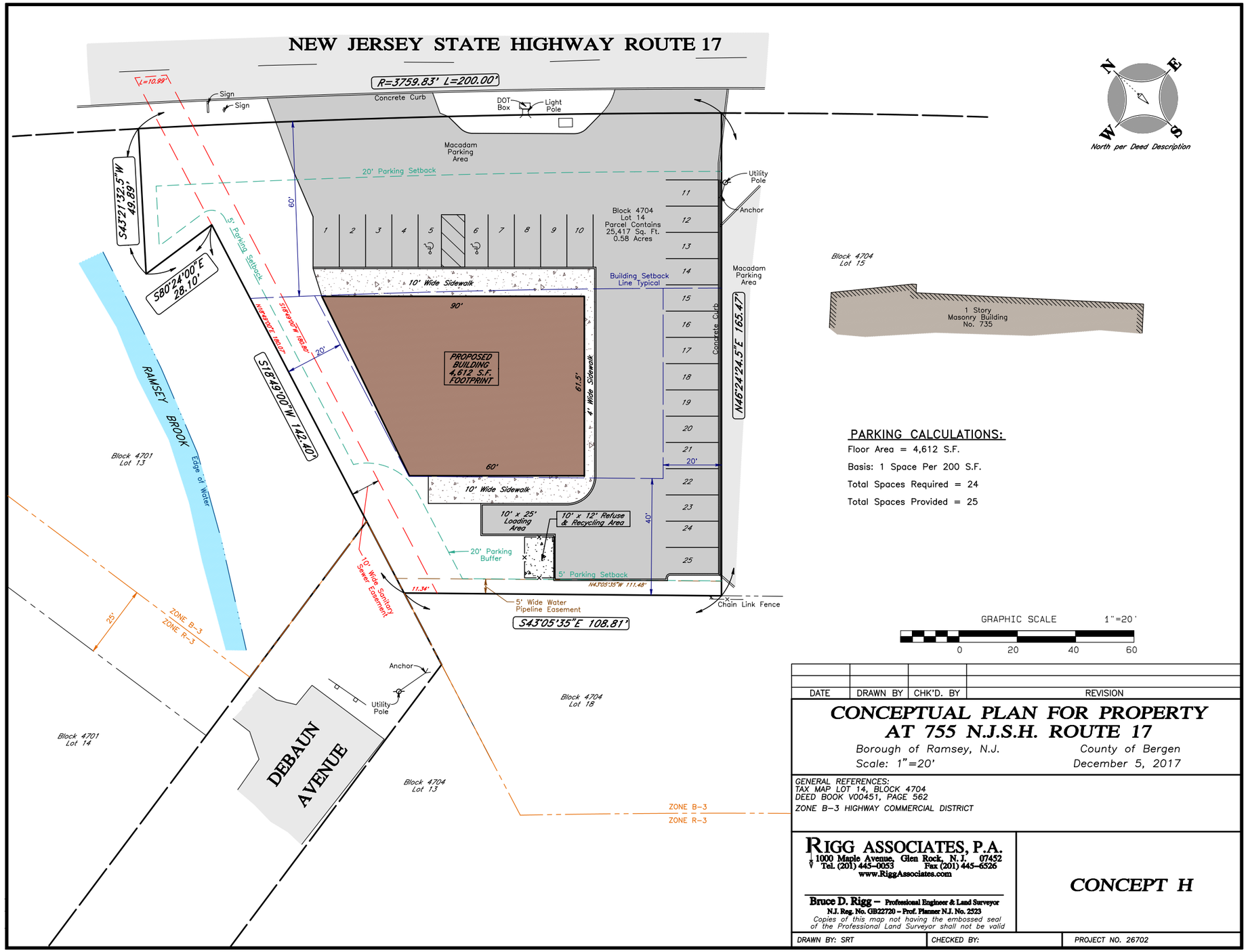
RIPCO
REAL ESTATE

Concept H

755 NJ-17 South
RAMSEY, NEW JERSEY



PARKING CALCULATIONS:

Floor Area = 4,612 S.F.

Basis: 1 Space Per 200 S.F.

Total Spaces Required = 24

Total Spaces Provided = 25

GRAPHIC SCALE 1"=20'

0 20 40 60

DATE	DRAWN BY	CHK'D. BY	REVISION

CONCEPTUAL PLAN FOR PROPERTY AT 755 N.J.S.H. ROUTE 17

Borough of Ramsey, N.J. *County of Bergen*

Scale: 1"=20' *December 5, 2017*

GENERAL REFERENCES:
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ZONE B-3 HIGHWAY COMMERCIAL DISTRICT

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CONCEPT H

DRAWN BY: SRT | CHECKED BY: | PROJECT NO. 26702

Pleasantville

- 64% are college educated
- Not cost-conscious, these consumers willing to spend more for quality and brands they like
- Prefer fashion that is classic and timeless as opposed to trendy
- Families own older, single-family homes and maintain their standard of living with dual incomes
- Older homes require upkeep; home improvement and remodeling projects are a priority

Wegmans

Home Depot

Banana Republic

Lexus

pensions & social security

education

housing

top 3 budget allocations

$85,000
median household income

Office & Administrative Support
top occupation

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Demographic Profiles

755 NJ-17 South
RAMSEY, NEW JERSEY

Top Tier

- They prefer upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects
- Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping
- These are the nation's wealthiest consumers

Bloomingdales

Mercedes Benz

Luxury Vacation

pensions & social security

education

entertainment & recreation

top 3 budget allocations

$157,000
median household income

Management
top occupation

Savvy Suburbanites

- Savvy Suburbanites residents are well educated, well read, and well capitalized
- Gardening and home remodeling are priorities, usually DIY. Riding mowers and power tools are popular, although they also hire contractors for the heavy lifting
- Physically fit, residents actively pursue a number of sports, from skiing to golf, and invest heavily in sports gear and exercise equipment

Home Depot

Dick's Sporting Goods

Barnes & Noble

Kings Supermarket

pensions & social security

education

entertainment & recreation

top 3 budget allocations

$104,000
median household income

Management
top occupation

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Demographic Report

755 NJ-17 South
RAMSEY, NEW JERSEY

	1 mile radius	3 mile radius	5 mile radius
Population			
2017 Estimated Population	8,333	57,814	172,038
2022 Projected Population	8,687	60,182	179,065
2010 Census Population	7,952	55,211	163,832
2000 Census Population	7,665	54,681	154,840
2017 Median Age	41.5	43.4	39.9
Households			
2017 Estimated Households	3,202	21,540	57,583
2022 Projected Households	3,314	22,264	59,730
2010 Census Households	3,098	20,926	56,195
2000 Census Households	2,964	20,422	53,608
Projected Annual Growth 2017 to 2022	0.7%	0.7%	0.6%
Historical Annual Growth 2000 to 2017	0.5%	0.3%	0.5%
Race			
2017 Estimated White	81.6%	83.0%	82.0%
2017 Estimated Black or African American	2.2%	2.4%	5.5%
2017 Estimated Asian & Pacific Islander	12.6%	11.3%	8.3%
2017 Estimated American Indian & Native Alaskan	0.1%	0.1%	0.2%
2017 Estimated Other Races	3.5%	3.2%	4.0%
2017 Estimated Hispanic	8.4%	8.0%	9.5%
Income			
2017 Estimated Average Household Income	$181,769	$181,410	$161,523
2017 Estimated Median Household Income	$148,913	$140,518	$125,602
2017 Estimated Per Capita Income	$69,864	$67,617	$54,422
Education (Age 25+)			
2017 High School Graduate	15.8%	16.2%	19.4%
2017 Some College	12.4%	13.1%	13.9%
2017 Associates Degree Only	5.2%	6.0%	6.4%
2017 Bachelors Degree Only	40.3%	34.8%	31.2%
2017 Graduate Degree	24.6%	26.8%	23.2%
Business/Daytime			
2017 Estimated Number of Businesses	933	3,304	9,193
2017 Estimated Total Number of Employees	9,330	41,471	101,400

EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

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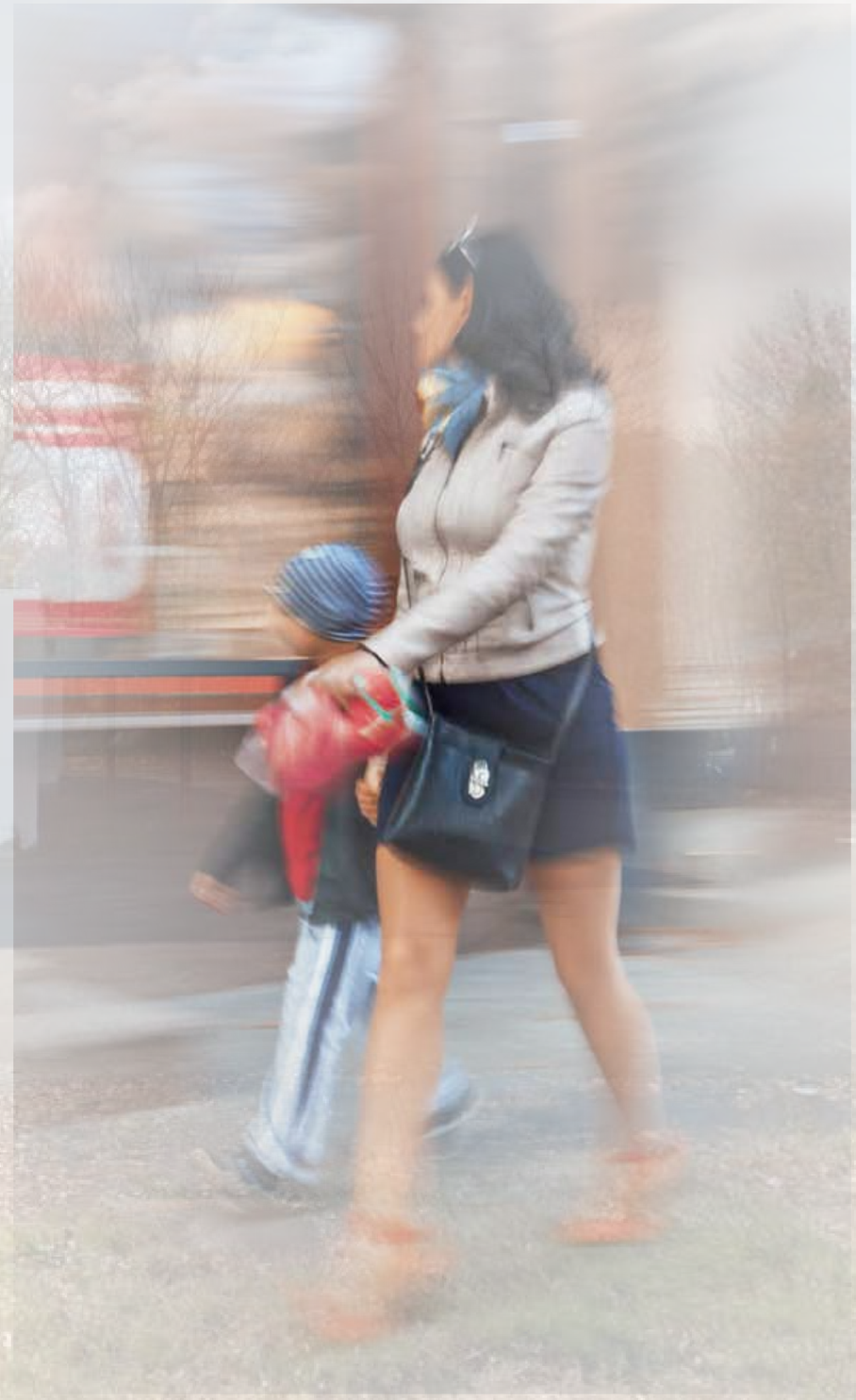
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