

**10,000 SF - FOR LEASE**

**FAIR LAWN, NJ**  
**MONTAAGE HOME & RUGS**  
40-26 BROADWAY



**MONTAAGE HOME & RUGS**

- Available Immediately
- 10,000 SF Free Standing Building with 2 Separate Entrances
- Prime Retail Site on Busy Highway
- Great for Furniture Store, General Merchandise, Restaurant, Liquor Store, Car Dealership, Gym & More
- Great Highway Visibility & Frontage
- Abundant Parking
- Convenient Access to Route 4, Route 17 and the Garden State Parkway
- 93,000+ Daily Car Count

**NEIGHBORING TENANTS**

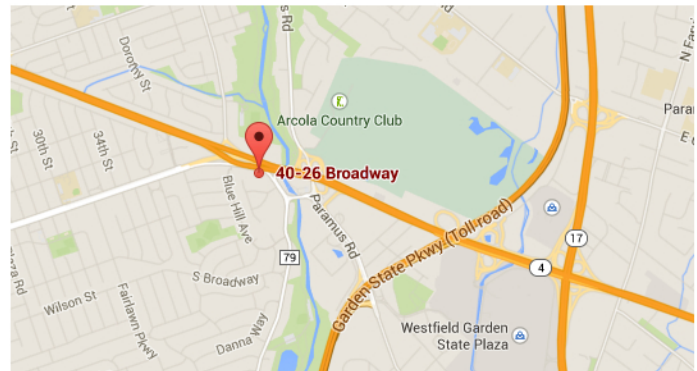
- Garden State Plaza
- IHOP
- McDonald's
- Dress Barn
- Guitar Center
- Wendy's

**DEMOGRAPHICS**

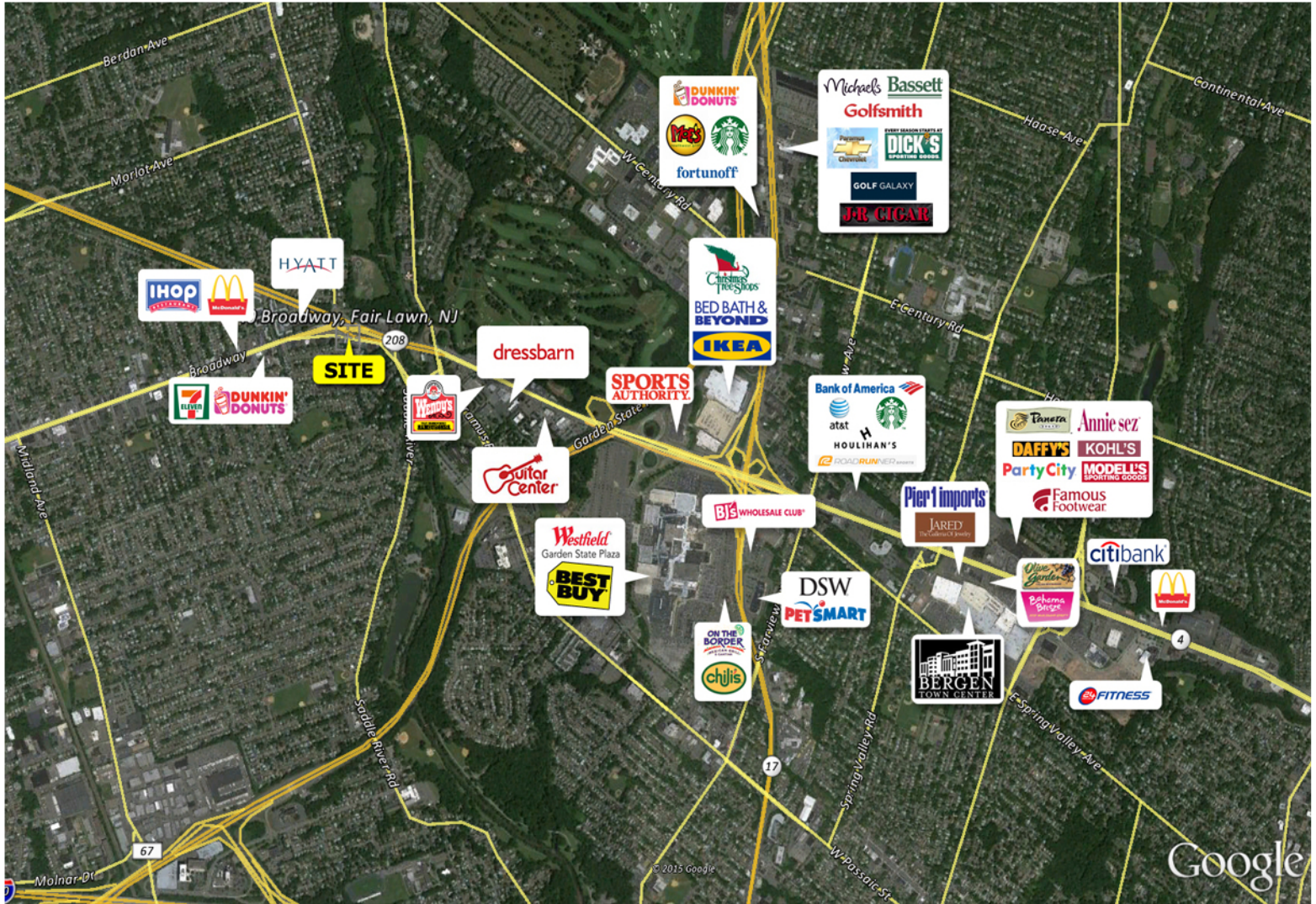
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,852	160,873	602,116
Daytime Population	11,964	90,961	285,674
Households	5,285	56,834	204,771
Avg. HH Income	\$114,199	\$97,726	\$86,619

**EXCLUSIVE BROKERS**

**EMIL KATRI**  
201.703.9700 ext. 141  
ekatri@thegoldsteingroup.com



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