

 **311 Vincent Avenue**
HACKENSACK, NEW JERSEY

RETAIL/MEDICAL
14,000 SF BUILDING
FOR LEASE



Property Features

- 14,000 SF available for lease
- .52 Acres of land
- Formerly home to the renowned Crow's Nest
- Located off of Route 17
- Direct entry/exit available via Route 17, W. Pleasant Ave., and Summit Ave.
- High visibility and foot traffic
- Vehicles Per Day (VPD): 78,884 VPD at Rt. 17 & Pleasantview Ave and 148,151 VPD at I-80 & Polifly Rd








FOR MORE INFORMATION

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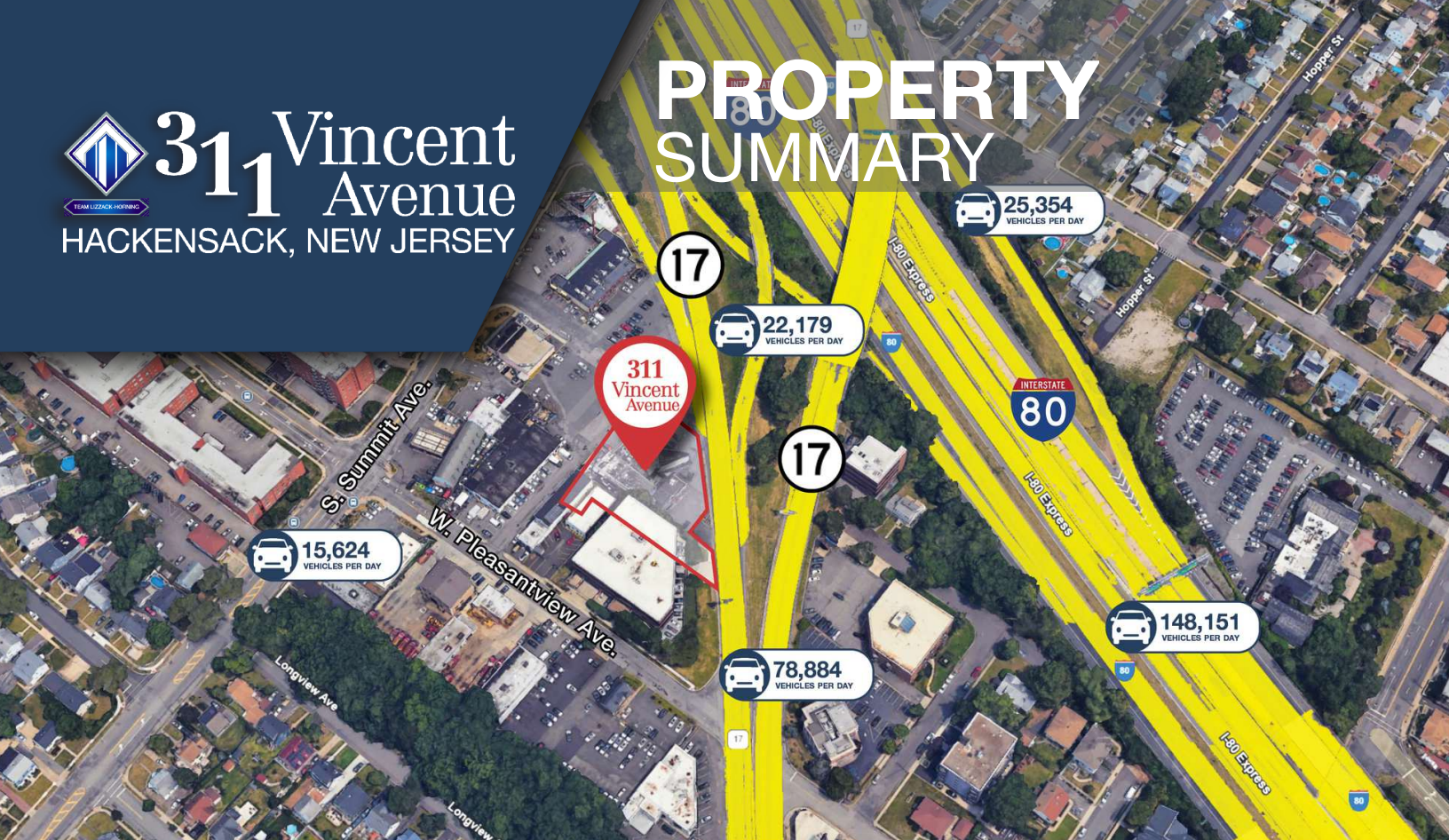
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HACKENSACK, NEW JERSEY

PROPERTY SUMMARY



Location Description

Unparalleled location in the heart of Hackensack. Situated along a bustling corridor, the property benefits from exceptional exposure to both vehicle and foot traffic.

Convenient access to major highways (including Routes 4, 17, and I-80) positions this space as an ideal choice for businesses looking to attract local customers and regional visitors alike.

With its prominent location and rich history, this property is ready to host your next retail/medical venture.

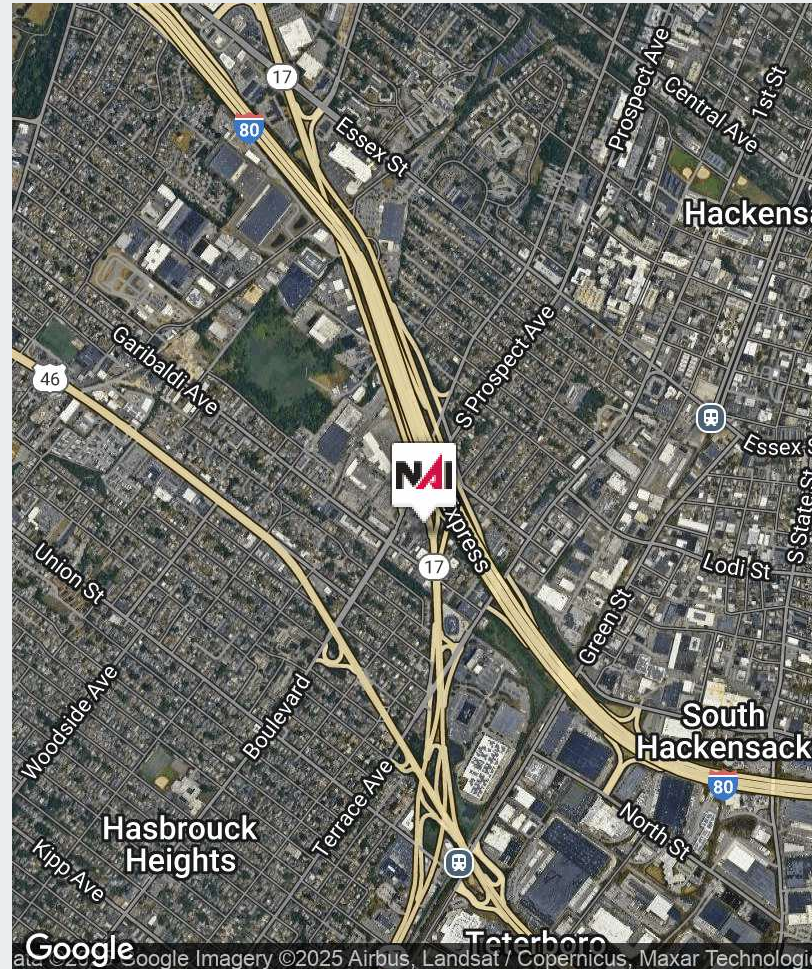
Traffic Count

Avg. Daily Volume

CROSS STREETS

VEHICLES PER DAY (VPD)

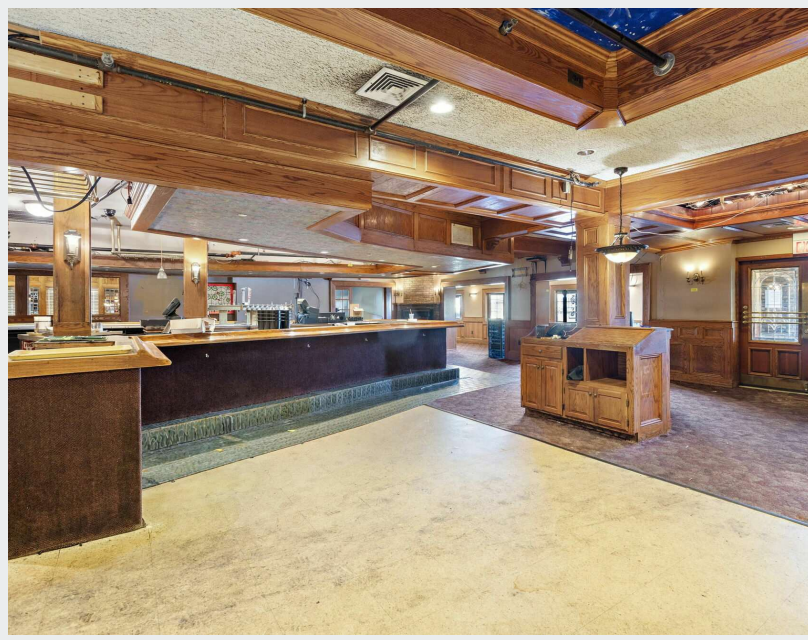
State Route 17	78,884
Cross St: W Pleasantview Ave	(2022 MPSI Estimate)
I-80	148,151
Cross St: Polifly Rd	(2022 MPSI Estimate)
State Route 17	22,179
Cross St: I-80	(2022 MPSI Estimate)





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ADDITIONAL PHOTOS

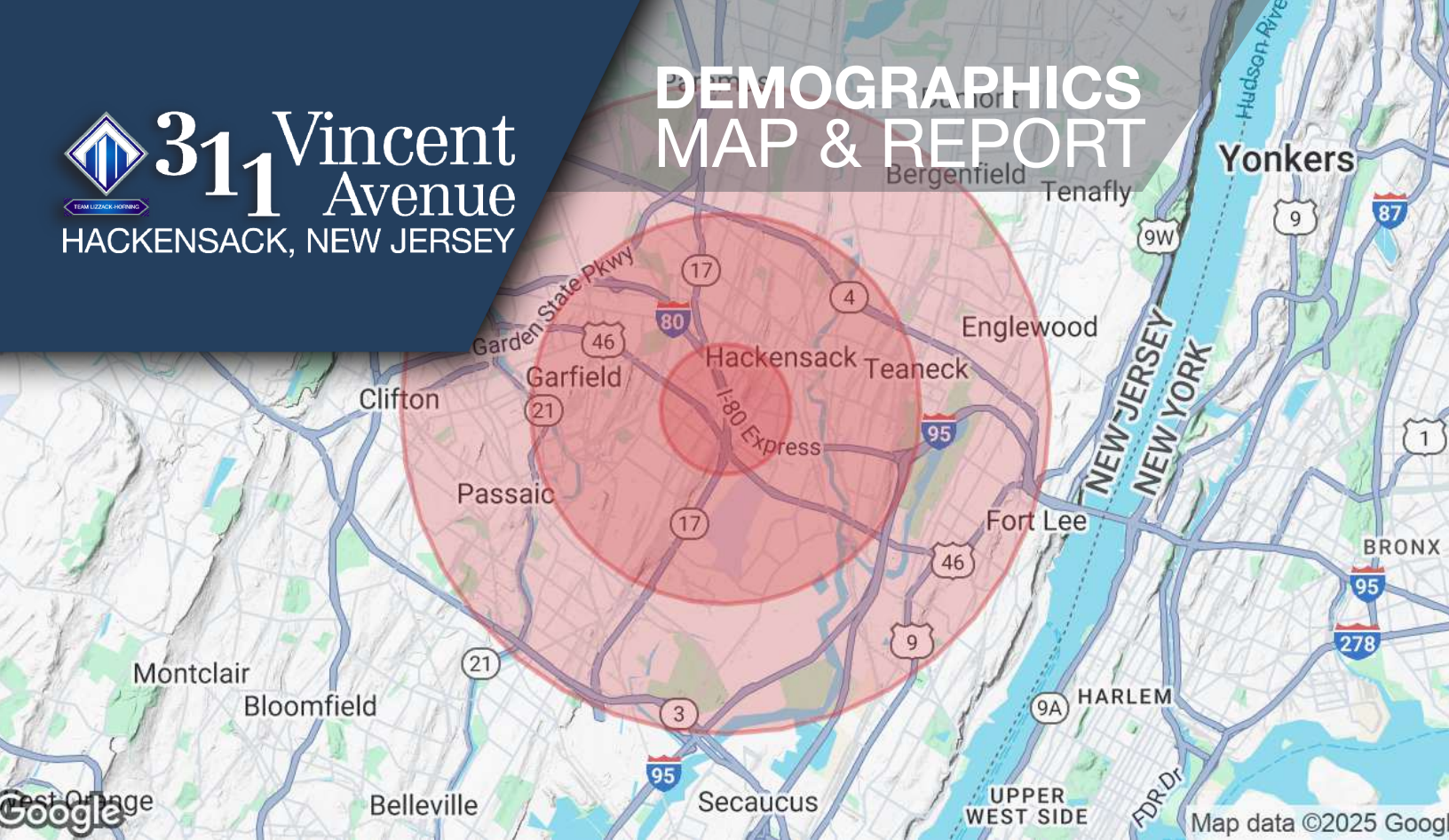




311 Vincent Avenue

HACKENSACK, NEW JERSEY

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	30,043	238,803	587,868
Average Age	42	41	41
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	11,533	89,083	210,027
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$107,481	\$120,456	\$127,403
Average House Value	\$537,323	\$509,629	\$551,184

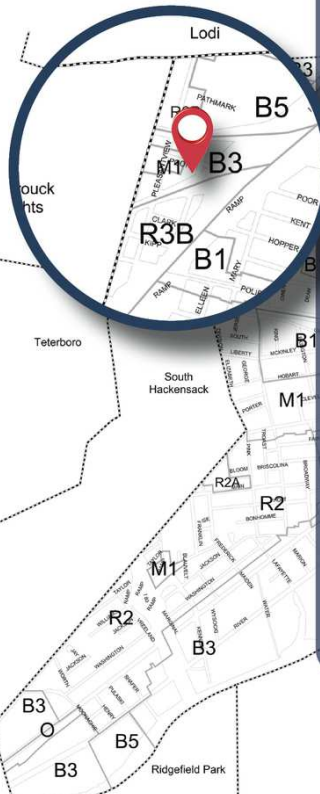
Demographics data derived from AlphaMap



311 Vincent Avenue

HACKENSACK, NEW JERSEY

TAX & ZONING



ZONING
175 Attachment 2
City of Hackensack

Insert 2
Nonresidential Zone Districts - B (Business) Zones, M (Industrial) Zones, and Others
Uses Permitted in Each Zoning District

LEGEND
P = Permitted principal use
S = Permitted, supplemental standards § 175-8.1
C = Conditionally permitted use
A = Permitted accessory use
Blank = Prohibited

Uses	Zones						
	B-1	B-2	B-3	B-4	UN	O	M-1
RESIDENTIAL USES							
Single-family attached dwellings (including townhouses and duplexes)	P						
Live/work space	C						
Multifamily dwellings	P	P					
Multifamily dwellings w/professional offices	S	S					
Mixed Use - multifamily and commercial (excluding hotel)	S	S					
NONRESIDENTIAL USES							
Commercial and Industrial Businesses							
Appliance and furniture repair services, except garages							P
Animal boarding, and animal hospitals	C	C	C				C
Artist studio	C	C	C				C
Car rental services	C	C	C	C	C		C
Construction equipment sales establishment							C
Construction material sales and services							C
Contracting business							S
Light manufacturing							P
Storage tanks containing petroleum products or volatile liquids							C
Engraving services							P
Professional, medical, and business offices	P	P	P	P	P	P	P
Research lab							P
Recycling centers, plants, and recycling/recovery facilities			C				C
Truck and bus terminals and yards							P
Urban/vertical/hydroponic farming, except cannabis							P

Zoning MAP/INFO

Uses	Zones							
	B-1	B-2	B-3	B-4	UN	O	HRO	M-1
Warehouse								P
Wholesale business								P
Consumer Services and Lodging								
Automatic coin-operated laundries	C	C	C	C				C
Auto laundries (aka car wash)	C	C	C	C				C
Bank or trust company or savings and loan institutions, except drive-in facilities	P	P	P	P		P	P	P
Bank with drive-in	C	C	C	C				P
Gasoline or automobile service station	C	C	C	C				C
Beauty services	P	P	P	P				C
Hotels	S	S	S	S				
Mixed Use - hotel and multifamily	S	S	S	S				
Massage establishment or health club	C	C	C	C				
Personal service establishments	P	P	P	P				
Publishing and printing services								P
Studios for instruction and practice of dancing, fine and performance arts, physical self defense, and physical exercise	P	P	P	P				
Education								
Business or vocational schools		P	P	P				P
College or university campus						S		
Child day care, nursery schools	C	C	A	A		A	A	
Public schools, parochial schools, and vocational schools (Pre-K to 12)	P					P	P	
Entertainment, Recreation, and Assembly								
Amusement machine complex, arcade				P				
Art gallery	P	P	P	P				
Assembly venues	C	C	C	C	C	C		
Indoor amusement/recreation	C	C	C	C	C	C		C
Pool and billiard hall				C				
Psychic readings								
Night club (including with on-site alcohol consumption)	C	C	C	C				
Theaters, concert halls, auditoriums	P	P	P	P				
Food and Drink								
Alcohol manufacturing with or without on-site consumption (e.g. brewpub, winery, distillery)					P	P	P	P
Eating and drinking establishments, excluding drive-through	P	P	P	P	P	P	P	
Healthcare and Social Services								
Assisted living								P
Nursing and convalescent home	C							

R50	One Family	B4	Regional
R2	One & Two Family	B5	Community
R2A	One & Two Family, Garden Apartments	UN	University
R2B	Single, Two Family, Townhouse	HRO	High Rise Office
R3A	Medium Density Multi Family	O	Office
R3B	Medium Density Multi Family and Offices	M1	Manufacturing
R3	High Density Multi Family	M2	Manufacturing
HCS	Health Care Services		