

 **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
- **Liquor license available**
- 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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**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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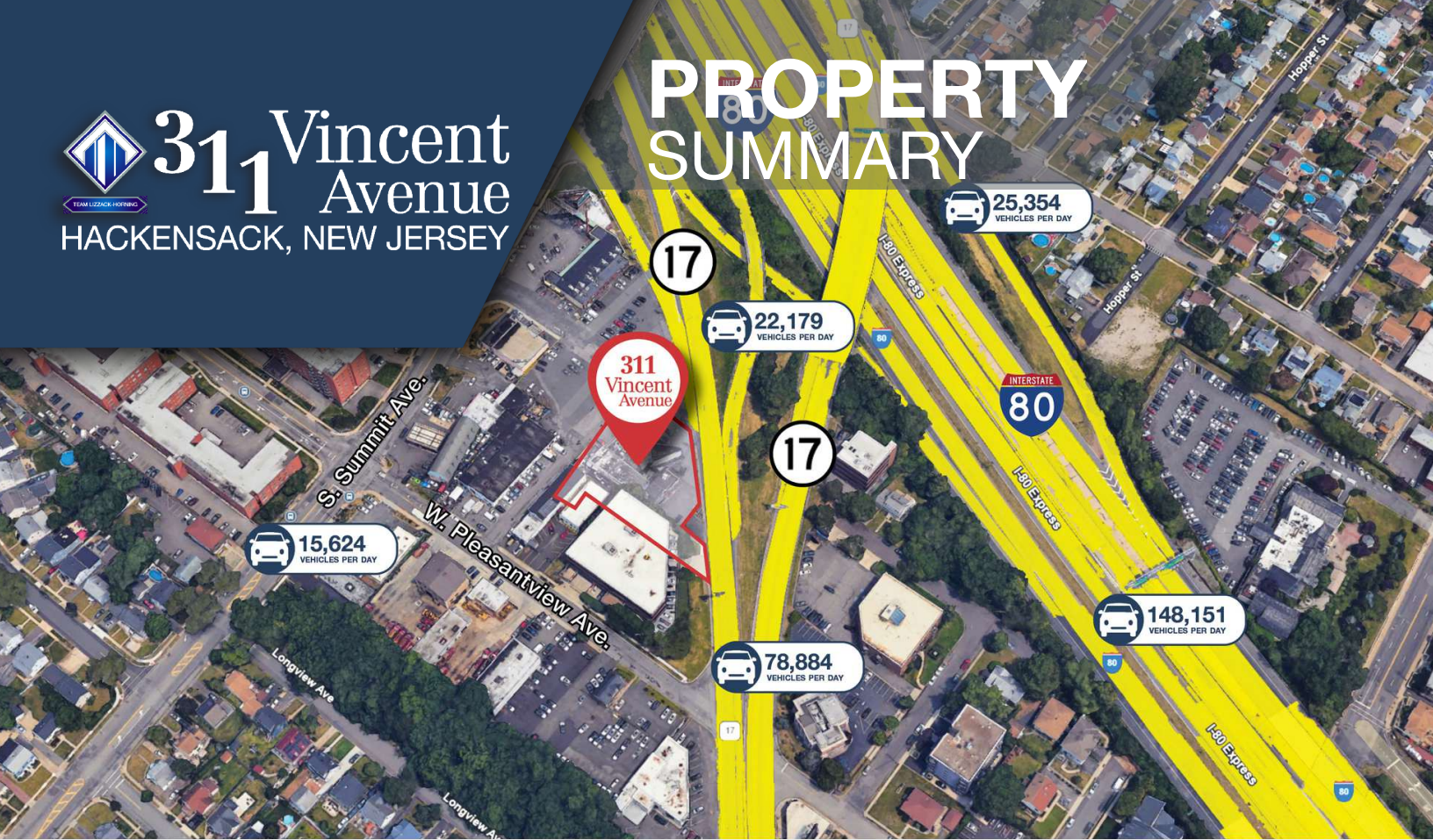




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# PROPERTY SUMMARY



## 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

### CROSS STREETS

State Route 17  
Cross St: W Pleasantview Ave

I-80  
Cross St: Polify Rd

State Route 17  
Cross St: I-80

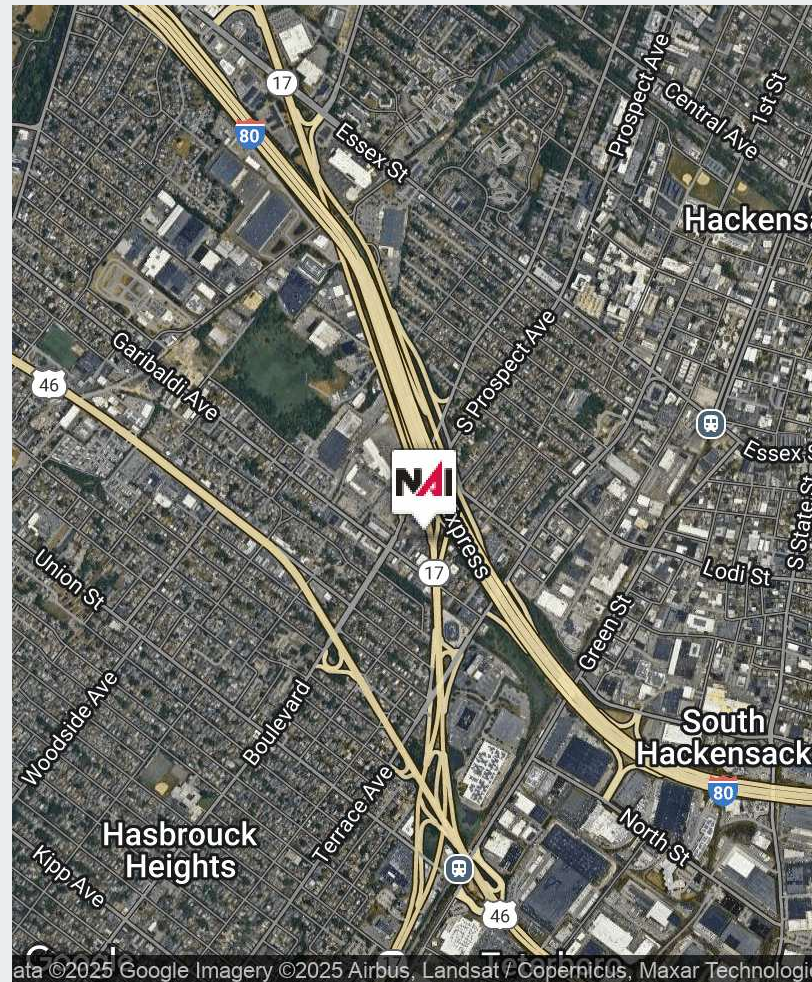
## Avg. Daily Volume

### VEHICLES PER DAY (VPD)

78,884  
(2022 MPSI Estimate)

148,151  
(2022 MPSI Estimate)

22,179  
(2022 MPSI Estimate)

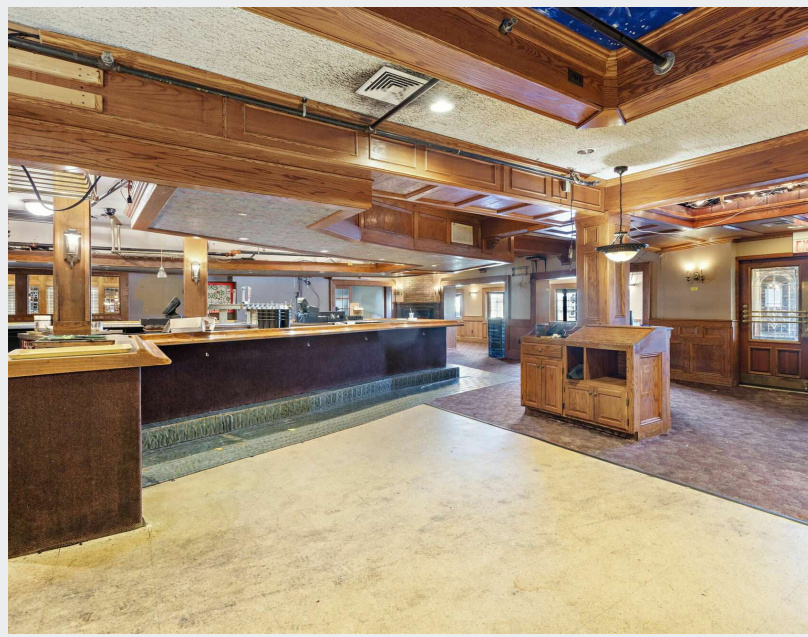
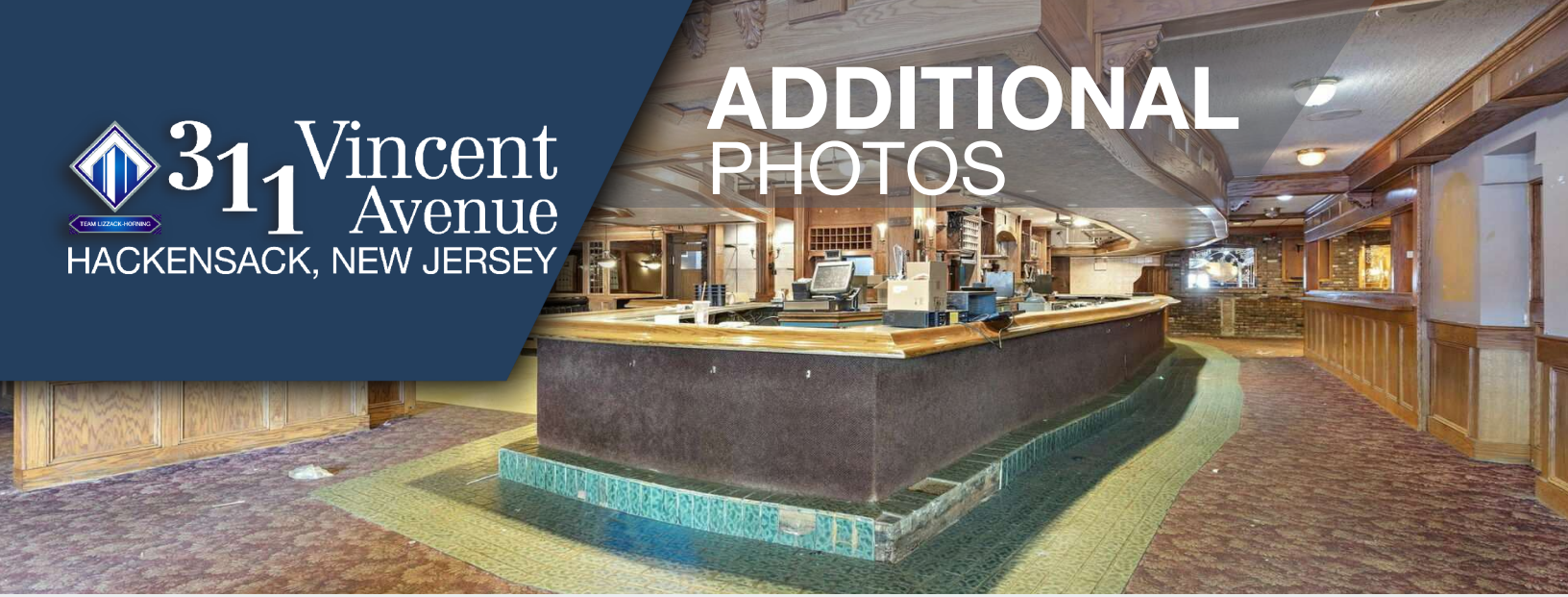






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# ADDITIONAL PHOTOS



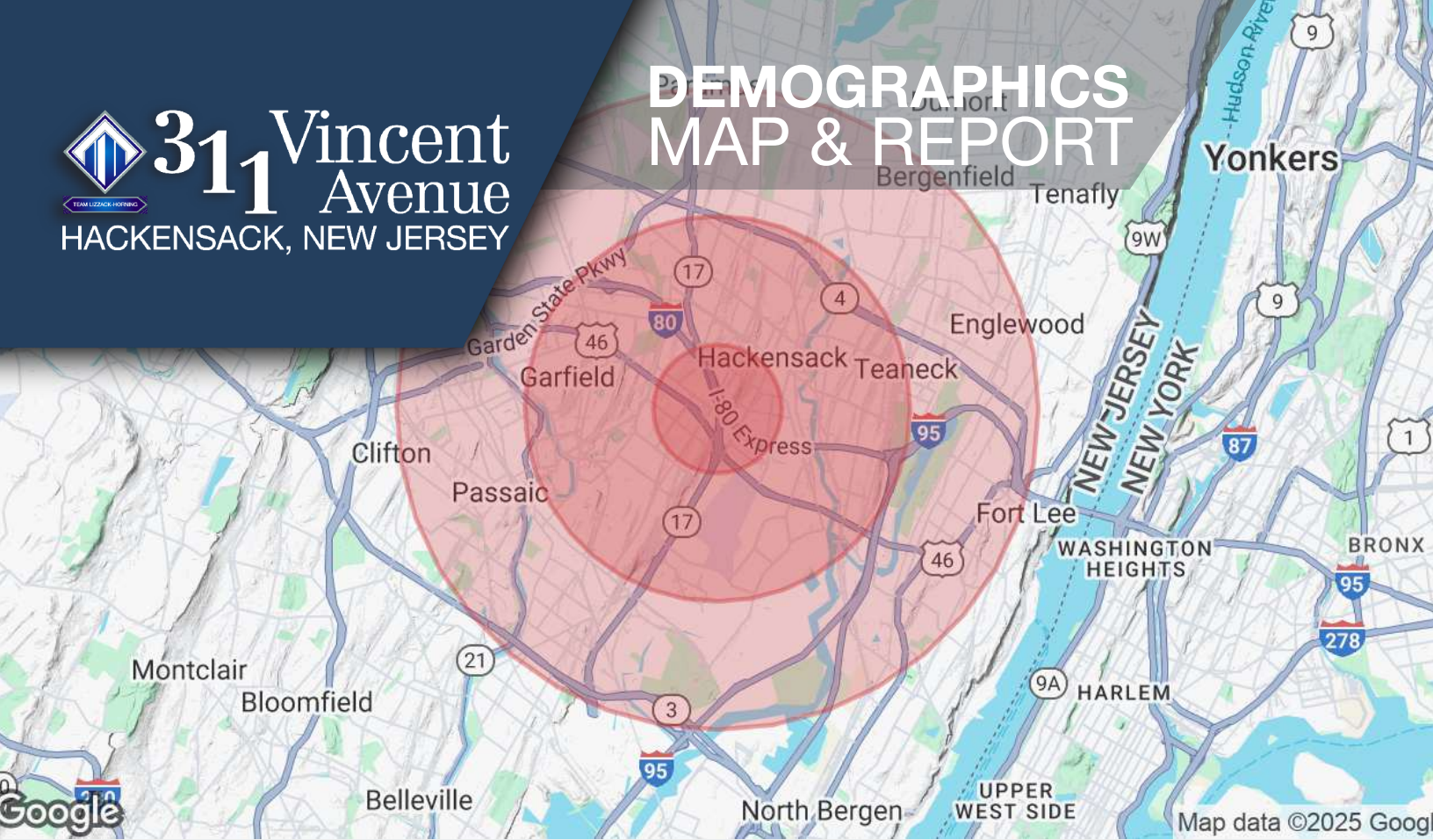




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## DEMOGRAPHICS MAP & REPORT



### 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

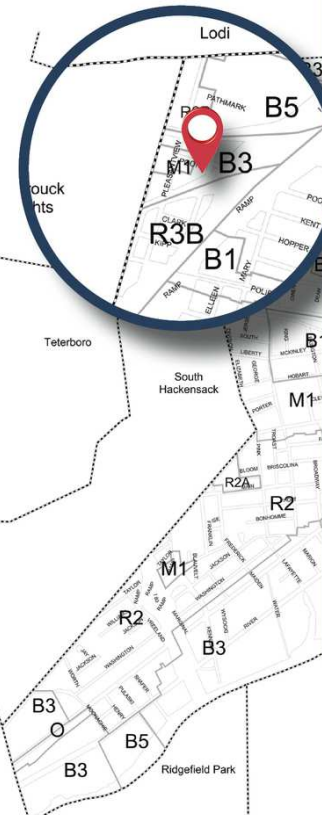




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# TAX & ZONING



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
<b>RESIDENTIAL USES</b>							
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					
<b>NONRESIDENTIAL USES</b>							
<b>Commercial and Industrial Businesses</b>							
Appliance and furniture repair services, except garages							P
Animal boarding, and animal hospitals	C	C	C				C
Artist studio	C	C	C	C	C	C	C
Car rental services	C	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
<b>Consumer Services and Lodging</b>								
Automatic coin-operated laundries	C	C	C	C				C
Auto laundries (aka car wash)		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				
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				
<b>Education</b>								
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	
<b>Entertainment, Recreation, and Assembly</b>								
Amusement machine complex, arcade				P				
Art gallery	P	P	P	P				
Assembly venues	C	C	C	C	C	C	C	
Indoor amusement/recreation	C	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				
<b>Food and Drink</b>								
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	P
<b>Healthcare and Social Services</b>								
Assisted living		P						
Nursing and convalescent home		C						

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

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson