

Carlstadt | New Jersey 269 Paterson Plank Rd

Ideal QSR Location | 10,000 SF Pad | Major Highway Access

*Mock-Up Photo
QSR Pad Site*



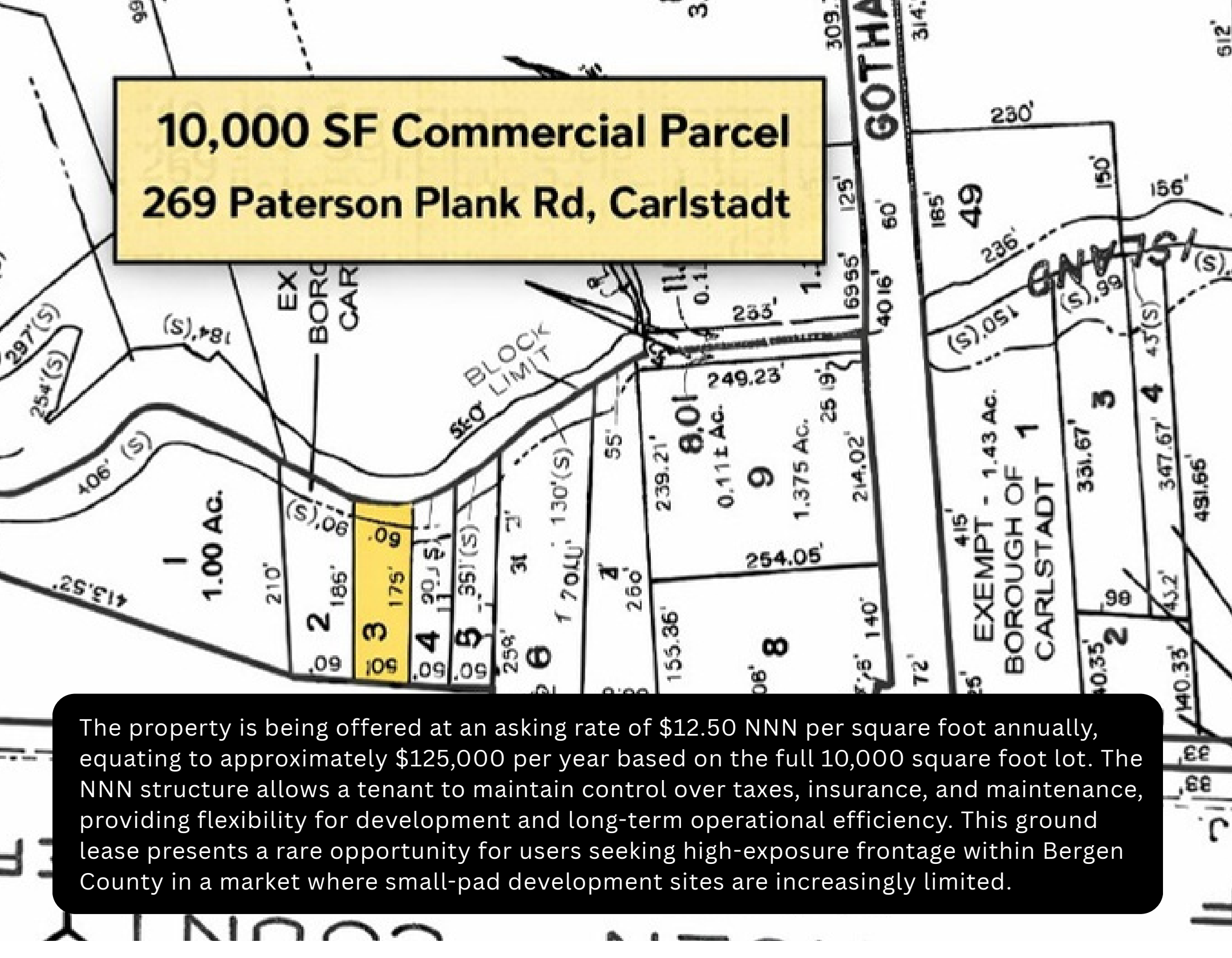
FOR LEASE: \$12.50 PSF/NNN

269 Paterson Plank Road in Carlstadt, New Jersey, is a prime $\pm 10,000$ square foot (0.23 acre) commercially zoned parcel available for ground lease. Strategically positioned along the heavily traveled Paterson Plank Road corridor, the property offers exceptional visibility, accessibility, and proximity to some of Northern New Jersey's most significant transportation routes, including Route 120, Route 17, Route 3, Route 46, and Interstate 95. The site is located just minutes from the Meadowlands Sports Complex, MetLife Stadium, Teterboro Airport, and the greater New York City metropolitan area, making it an ideal infill development opportunity within a dense and highly active commercial corridor.

10,000 SF

Commercially-Zoned
Parcel





10,000 SF Commercial Parcel

269 Paterson Plank Rd, Carlstadt

The property is being offered at an asking rate of \$12.50 NNN per square foot annually, equating to approximately \$125,000 per year based on the full 10,000 square foot lot. The NNN structure allows a tenant to maintain control over taxes, insurance, and maintenance, providing flexibility for development and long-term operational efficiency. This ground lease presents a rare opportunity for users seeking high-exposure frontage within Bergen County in a market where small-pad development sites are increasingly limited.

New Jersey



The site is located within the Commercial Zone (Section 21-8), which permits a variety of uses including hotel, retail store, restaurant or tavern, professional office, discount or variety store, supermarket, automobile showroom, and service-oriented retail operations. Residential-zone permitted uses are also allowed within the commercial zone. Industrial manufacturing, outdoor bulk material storage, contractor storage yards, heavy industrial operations, and any noxious or offensive uses are prohibited. The zoning framework makes the property particularly well suited for a quick-service restaurant (QSR), fast-casual dining concept, coffee operator, boutique retail user, automotive showroom (non-repair), or other service-oriented commercial tenant.

Lease Offering

- Lease Type:NNN Ground Lease
- Asking Price : \$12.50 PSF/YR NNN
- Lot Size:±10,000 SF
- Annual Base Rent:
- 10,000 SF × \$12.50 = \$125,000 NNN

NNN structure allows tenant to control operating expenses, taxes, and maintenance, providing maximum flexibility for development.

Site Highlights

- ±0.23 Acre (10,000 SF) Commercial Zoned Parcel
- Direct frontage on Paterson Plank Road
- Strong daily traffic counts
- Immediate access to Route 120, Route 17, Route 3 & I-95
- Minutes from Meadowlands Sports Complex & MetLife Stadium
- Proximity to Teterboro Airport
- Strategic location between NYC and major Northern NJ industrial corridors
- Ideal for retail, food service, professional office, or service-oriented uses

Zoning Summary

(Per Commercial Zone – Section 21-8)

Permitted Uses Include:

- | | |
|----------------------------|--|
| • Hotel | • Supermarket |
| • Retail store | • Automobile showroom |
| • Restaurant / Tavern | • Tradesperson shop (plumber, electrician, etc.) |
| • Professional office | • Any permitted residential-zone |
| • Discount / Variety store | |

Why This Site Works

- ✓ Highly visible frontage
- ✓ Prime infill location
- ✓ Flexible commercial zoning
- ✓ Dense surrounding population
- ✓ Strong regional traffic patterns
- ✓ Rare small-pad development opportunity in Bergen County

Restrictions include:

- No industrial manufacturing
- No outdoor bulk material storage
- No contractor storage yards
- No heavy industrial operations
- No noxious or offensive uses

Full zoning language available upon request.

LOCATION





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