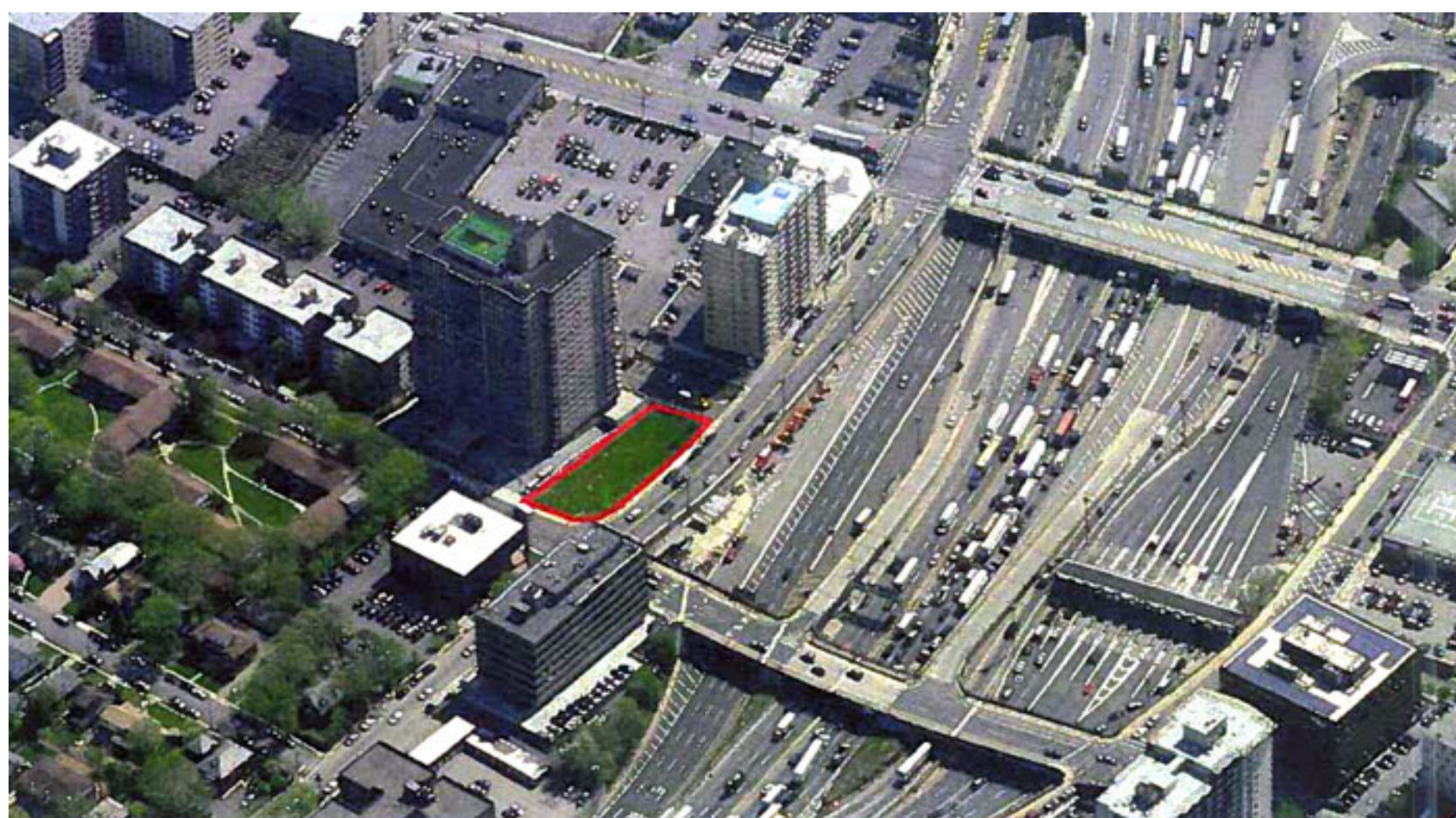
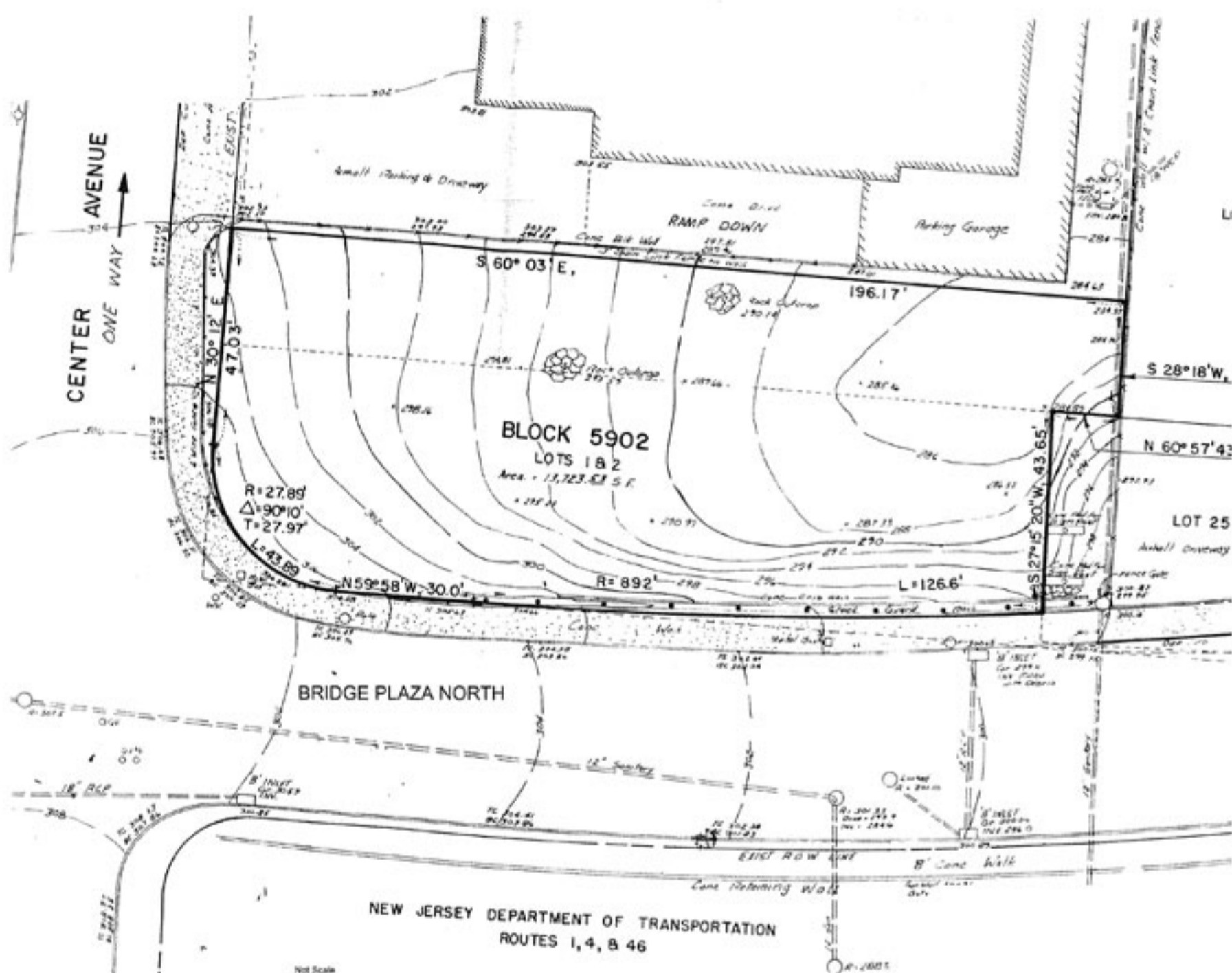


# Prime Development Site For Sale



## All Roads Lead to Fort Lee

- 2130 Center Avenue  
Fort Lee, NJ 07024
- At signalize intersection of Center Avenue and Bridge Plaza North
- 13,723 SF Lot Size
- 75ft frontage on Center Avenue with 181 Ft frontage on Bridge Plaza North
- Zoned R-7 8 story residential building or office/medical building (subject to approvals)
- Dynamic location at the first exit in Fort Lee, NJ (Westbound traffic) off the George Washington Bridge
- Easy access to Manhattan, Westchester County, Long Island and Connecticut via the George Washington Bridge
- Fort Lee, NJ is the gateway to the NJ suburbs via Route 4, Route 46, I-80, New Jersey Turnpike and Palisades Parkway
- Direct access to GWB, Rt 4, Rt 80, NJTPKE, PIP, RT 46
- Suitable for medical, office, retail, and residential development (subject to approvals)
- Sales price upon application
- **Traffic Counts**  
I-95 - 276,150 CPD  
Route 4 - 122,265 CPD



### Contact Exclusive Broker:

Jaime M. Weiss  
(201) 814-1840

One half of a commission computed in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee. (A copy of the rates and additional conditions are available upon request) No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any specific listing conditions imposed by our principals.



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