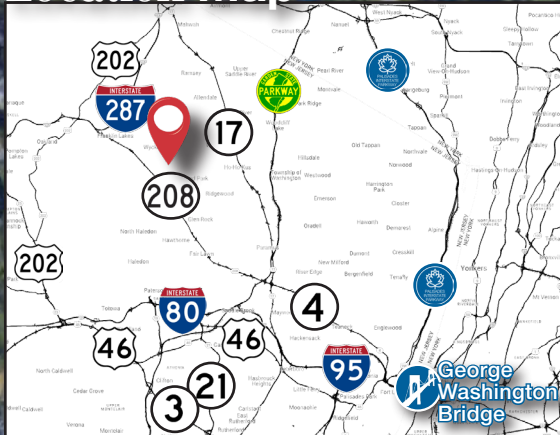


# 204 Maple Drive WYCKOFF, NJ 07481

# 5.6 Acres FOR SALE ZONED for 61 Multi-Family Units

## Location Map



**Adjusted  
New Market  
Pricing**

**5.6 Acres**

## Outstanding Developer Opportunity!

- 5.6 acres in highly desirable location in Wyckoff, Bergen County
- Opportunity to build 61 luxury residential condominiums; 51 are market rate
- Perfect for empty nesters wanting to remain in the area
- Zoning is in place

Price/Details Upon Request [NDA Required \(click here for NDA\)](#)

 For more information

**John J. Schilp**






973 463 1011 x174  
jschilp@naihanson.com

**NAI James E. Hanson**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

### SERVICES OFFERED

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

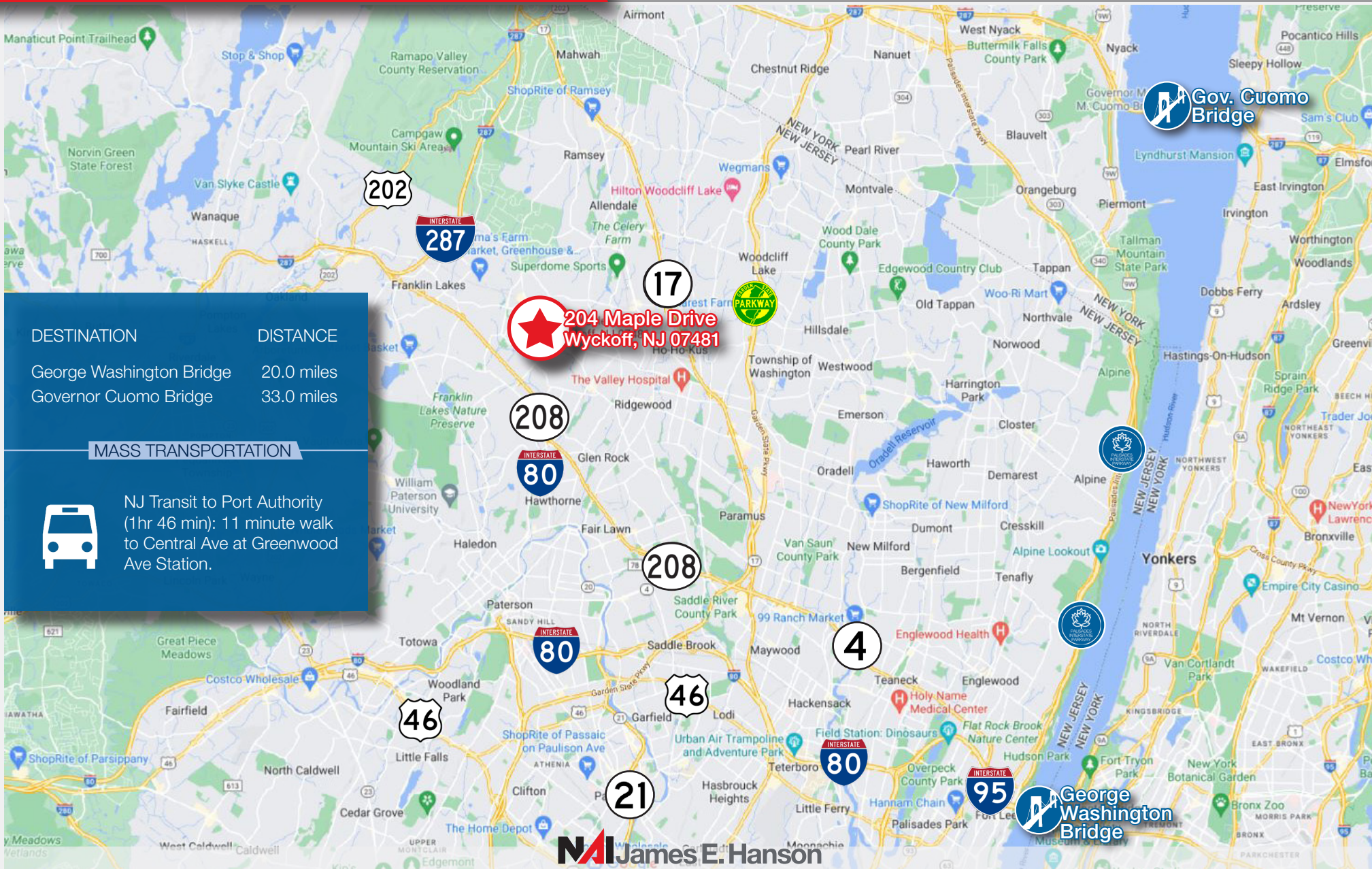
FOLLOW US!      | NJ Offices: Teterboro | Parsippany | [naihanson.com](http://naihanson.com) | Member of NAI Global with 300+ Offices Worldwide

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.



# 204 Maple Drive WYCKOFF, NJ 07481

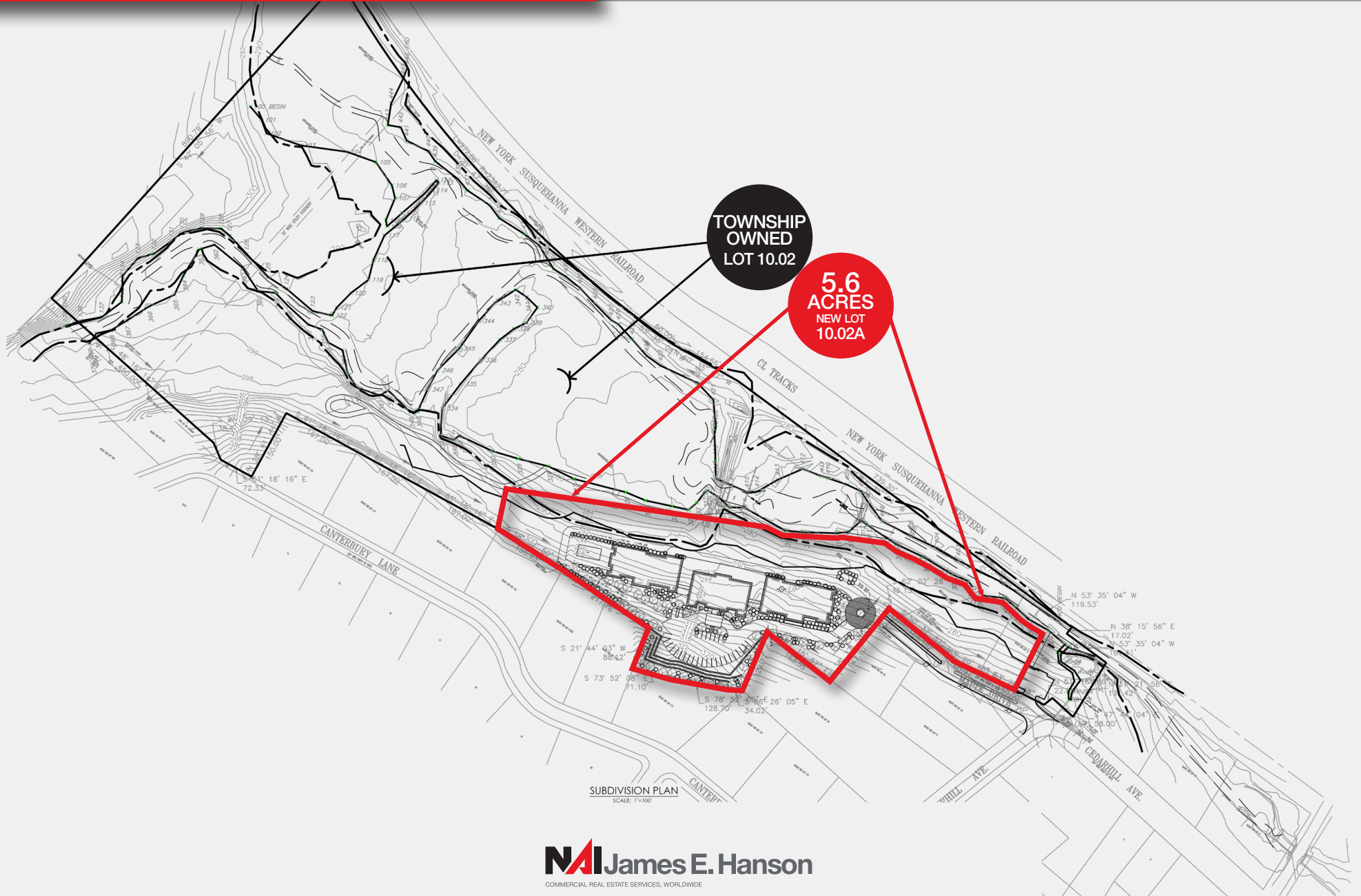
# Road Map





# 204 Maple Drive WYCKOFF, NJ 07481

# Site Plan

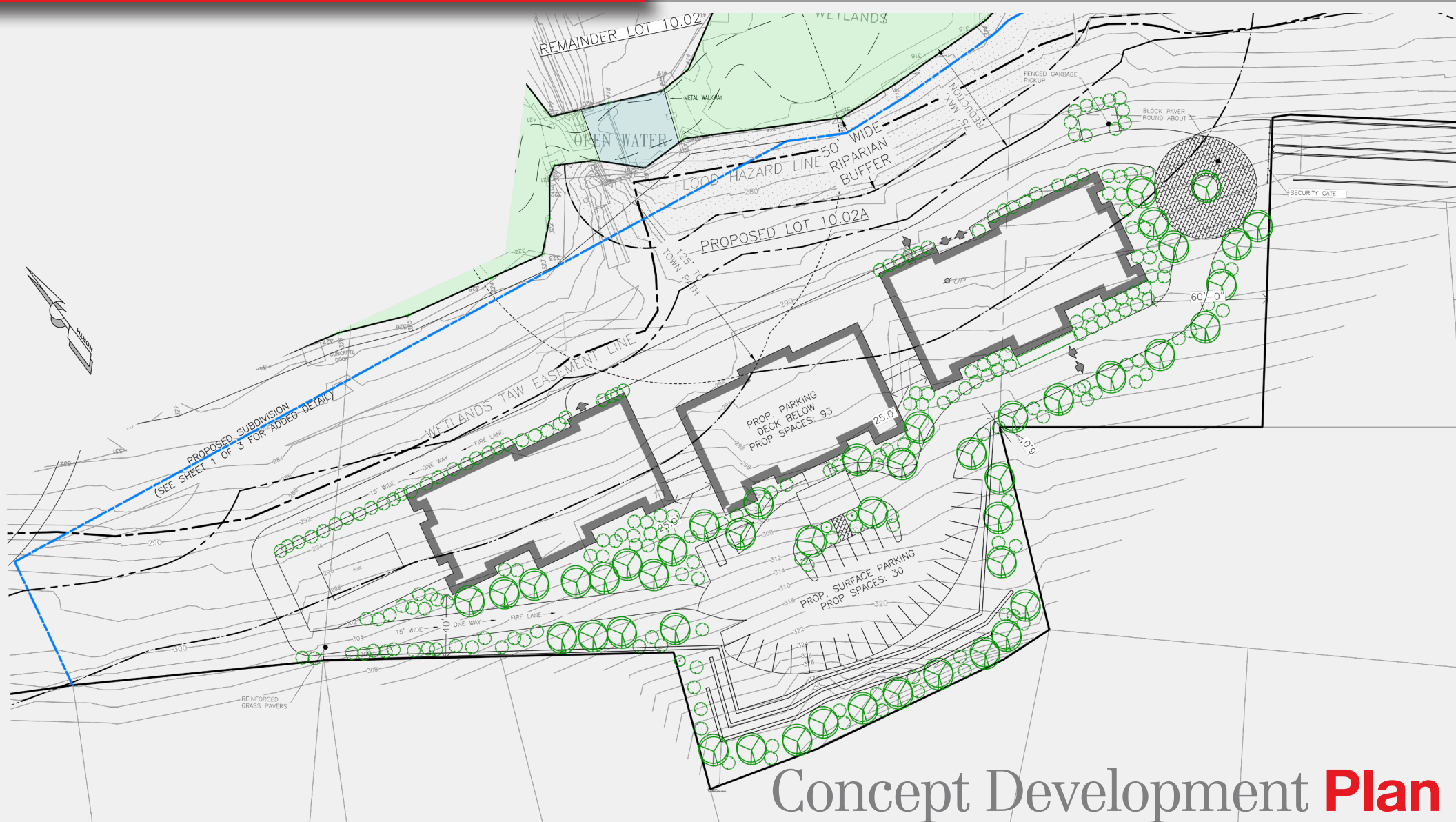


**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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.

204 Maple Drive  
WYCKOFF, NJ 07481

# Concept Development Plan



# Concept Development **Plan**



204 Maple Drive  
WYCKOFF, NJ 07481

# Concept Plans



## Front Elevation **Concept Plan**

3  
EI  
CONCEPT - ELEVATION FRONT  
SCALE: 1/16"=1'-0"  
61 TOTAL UNITS  
MIX OF 3 & 4 STORIES OVER PARKING



## Rear Elevation **Concept Plan**

2  
EI  
CONCEPT - ELEVATION REAR  
SCALE: NTS  
61 TOTAL UNITS  
MIX OF 3 & 4 STORIES OVER PARKING



# 204 Maple Drive WYCKOFF, NJ 07481

# Demographics 1-3-5 Miles

## Area and Density

	1 Mile	3 Miles	5 Miles
Area (Square Miles)	2.77	27.02	76.94
Density(Population Per Square Mile)	3,261	3,085	3,078

## General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	4,343	40,411	114,579
Female	4,680	42,941	122,282
Density	3,261	3,085	3,078
Urban	9,023	83,352	236,533
Rural	--	--	328

## Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	7,665	75,536	214,607
Population (2000)	8,616	78,864	229,770
Population (2010)	8,884	81,082	231,876
Population (Current)	9,023	83,352	236,861
Population (5 Yr. Forecast)	9,010	83,386	237,165
Percent Growth (Current Yr./Previous Yr.)	1.55%	2.71%	2.21%
Percent Forecast (5 Yr. Forecast/Current Yr.)	-.19%	.04%	.13%

## Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	45	45	43
Aged 0 to 5	546	5,163	14,912
Aged 6 to 11	826	7,091	19,346
Aged 12 to 17	866	7,704	20,752
Aged 18 to 24	487	4,310	16,167
Aged 25 to 34	654	6,705	23,439
Aged 35 to 44	1,131	10,627	30,178
Aged 45 to 54	1,292	11,654	31,327
Aged 55 to 64	1,300	12,247	33,253
Aged 65 to 74	980	9,842	26,570
Aged 75 to 84	614	5,473	14,228
Aged 85+	327	2,536	6,689
Total Population	9,023	83,352	236,861

## General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$151,048	\$170,402	\$147,134
Total Household Income	\$630,490,560	\$6,543,465,147	\$15,364,183,909
Average Household Income	\$192,811	\$217,593	\$183,780
Per Capita Income	\$69,876	\$78,504	\$64,866
Avg Family Income	\$226,636	\$244,974	\$204,043
Family Income, Per Capita	\$69,343	\$75,073	\$62,181

## Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	126	860	3,621
\$15,000 - \$24,999	90	716	3,032
\$25,000 - \$34,999	91	893	3,538
\$35,000 - \$49,999	171	1,485	5,260
\$50,000 - \$74,999	410	2,820	8,510
\$75,000 - \$99,999	341	2,582	7,782
\$100K - \$125K	194	2,523	7,546
\$125K - \$150K	265	2,358	7,084
\$150K - \$200K	454	3,943	9,963
Over \$200K	1,128	11,892	27,265
Total Households	3,270	30,072	83,601

