



560 Main Street | Fort Lee Commercial Building



\$3,999,999



Retail Property



8,280 SF Building



7,405 SF Lot Size



Delivered Vacant

Fort Lee, New Jersey

560 Main Street

Presented by

Bruce Elia Jr.

Managing Director | Fort Lee
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NJ #0893523



KW Commercial
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024



Property Description

Positioned in the heart of Fort Lee, this approximately 8,280 SF retail showroom presents an exceptional opportunity for luxury retailers, specialty businesses, high-end collectibles dealers, and established e-commerce brands seeking a premier physical location. On-site parking supports appointment-based retail operations, specialty showrooms, and businesses catering to a selective clientele.

Note: The space is delivered vacant; the antiques do not come with the space.

Property Highlights

- 8,280 SF reinforced concrete building
- C-2 zoning in Fort Lee, NJ
- Two bathrooms
- Office and dedicated conference room
- Roof replaced in 2010
- Installed audio/video security alarm system
- Reinforced concrete structural construction
- Approximately 0.17-acre parcel

Offering Summary

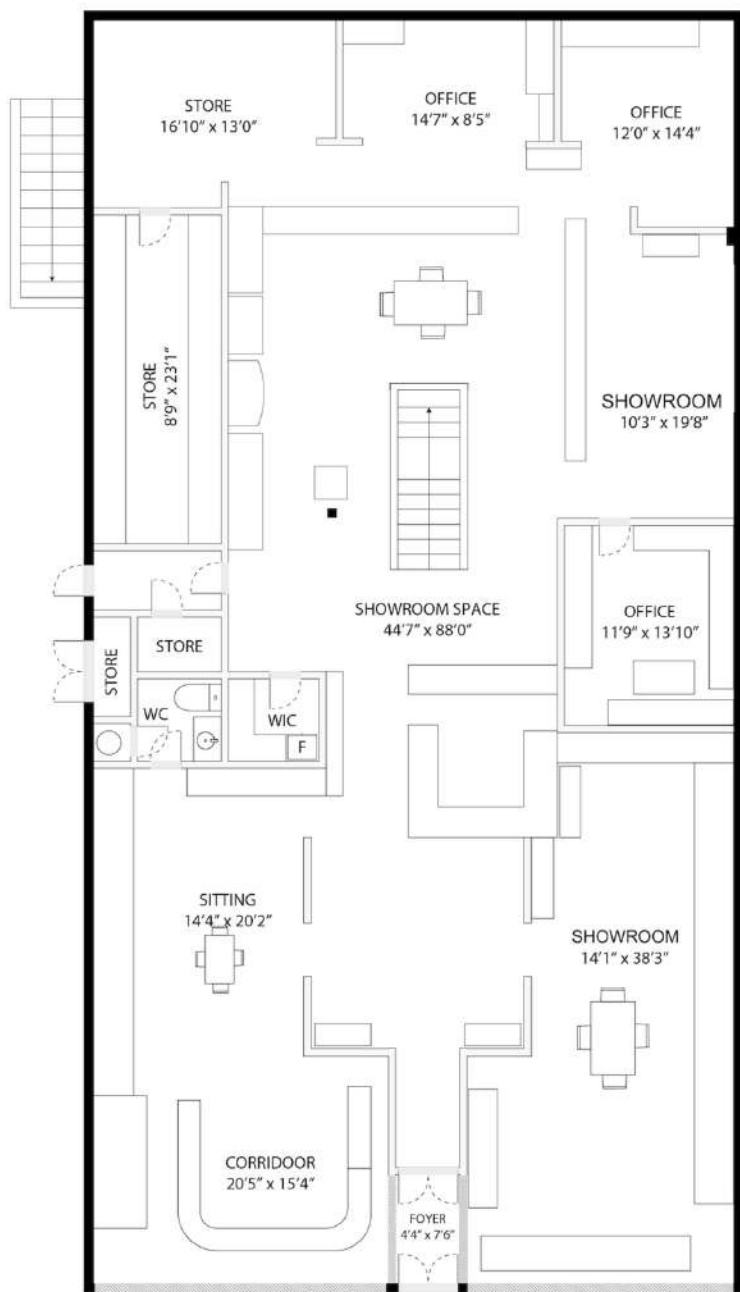
Sale Price:	\$3,999,999
Lot Size:	7,405 SF
Building Size:	8,280 SF
Annual Taxes:	\$33,129
Parking Spots:	14
Zoning:	C-2

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,469	5,077	17,496
Total Population	2,884	10,610	40,124
Average HH Income	\$117,434	\$130,986	\$138,552

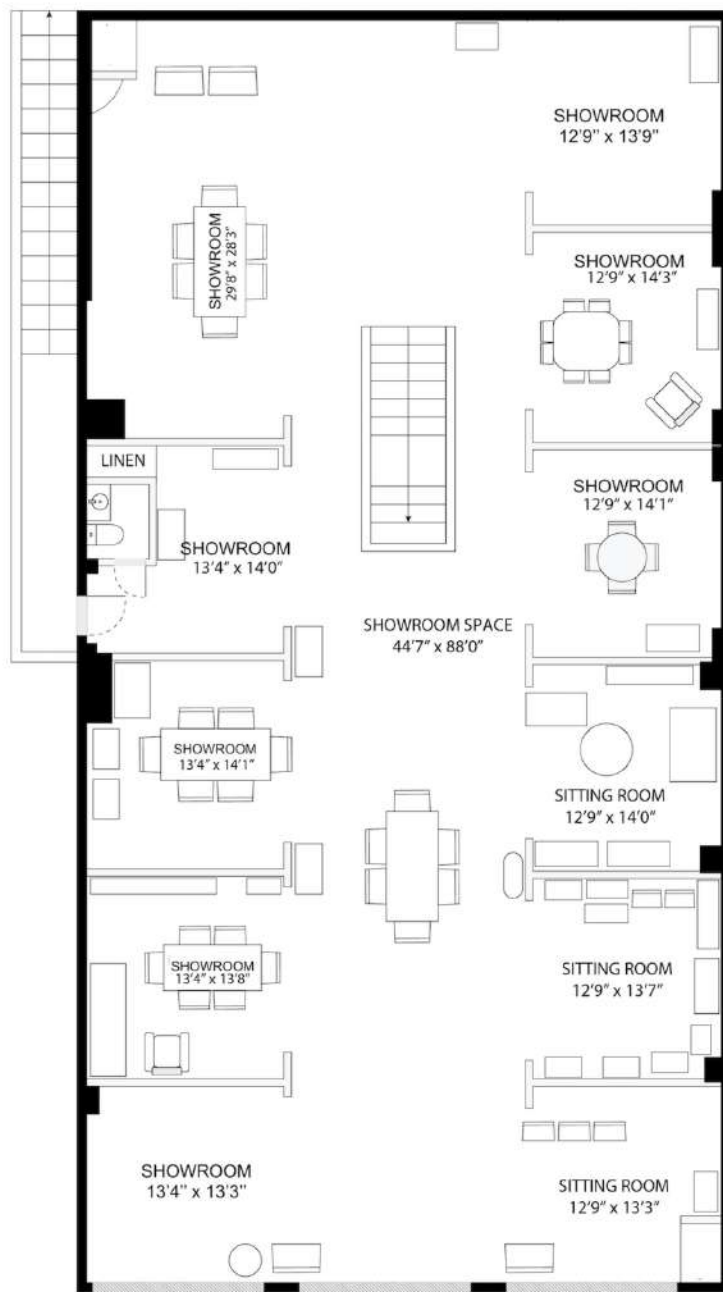


Each Office Independently
Owned and Operated





FIRST FLOOR



SECOND FLOOR

Pro Forma Income & Expense Statement

PRO FORMA · DELIVERED VACANT

Two-Story Commercial Building · 8,280 SF

ASKING PRICE	PRICE / SF	STABILIZED NOI	CAP RATE AT ASK
\$3,999,999	\$483	\$292,544	7.31%

PRO FORMA RENT ROLL

Space	SF	Rent PSF (NNN)	Monthly	Annual
Floor 1 – Ground	4,140	\$40.00	\$13,800	\$165,600
Floor 2 – Second	4,140	\$35.00	\$12,075	\$144,900
Total	8,280	\$37.50	\$25,875	\$310,500

STABILIZED OPERATING STATEMENT

Item	PSF	Annual
Base Rent (NNN)	\$37.50	\$310,500
Expense Recoveries (NNN / CAM, billed at cost)	\$5.87	\$48,629
Gross Potential Income	\$43.37	\$359,129
Less: Vacancy & Credit Loss (5%)	(\$2.17)	(\$17,956)
Effective Gross Income	\$41.20	\$341,173
Real Estate Taxes	\$4.00	\$33,129
Insurance	\$1.45	\$12,000
Repairs & Maintenance	\$0.42	\$3,500
Less: Total Operating Expenses	(\$5.87)	(\$48,629)
Stabilized Net Operating Income	\$35.33	\$292,544

Delivered vacant. Income is projected at market rents, not in-place income. Until leased, the buyer carries all operating expenses (\$48,629/yr) plus leasing costs (tenant improvements, commissions, any free rent), which are not included above.

Cap rate at \$3,999,999 ask: 7.31% on stabilized NOI after 5% vacancy · 7.76% on full base rent before vacancy.



Pro Forma Financing Analysis

PRO FORMA · DELIVERED VACANT

Two-Story Commercial Building · 8,280 SF · 7.00% Interest Rate

ASKING PRICE \$3,999,999	STABILIZED NOI \$292,544	INTEREST RATE 7.00%	AMORTIZATION 25 Years
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LOAN SCENARIOS AT 7.00%

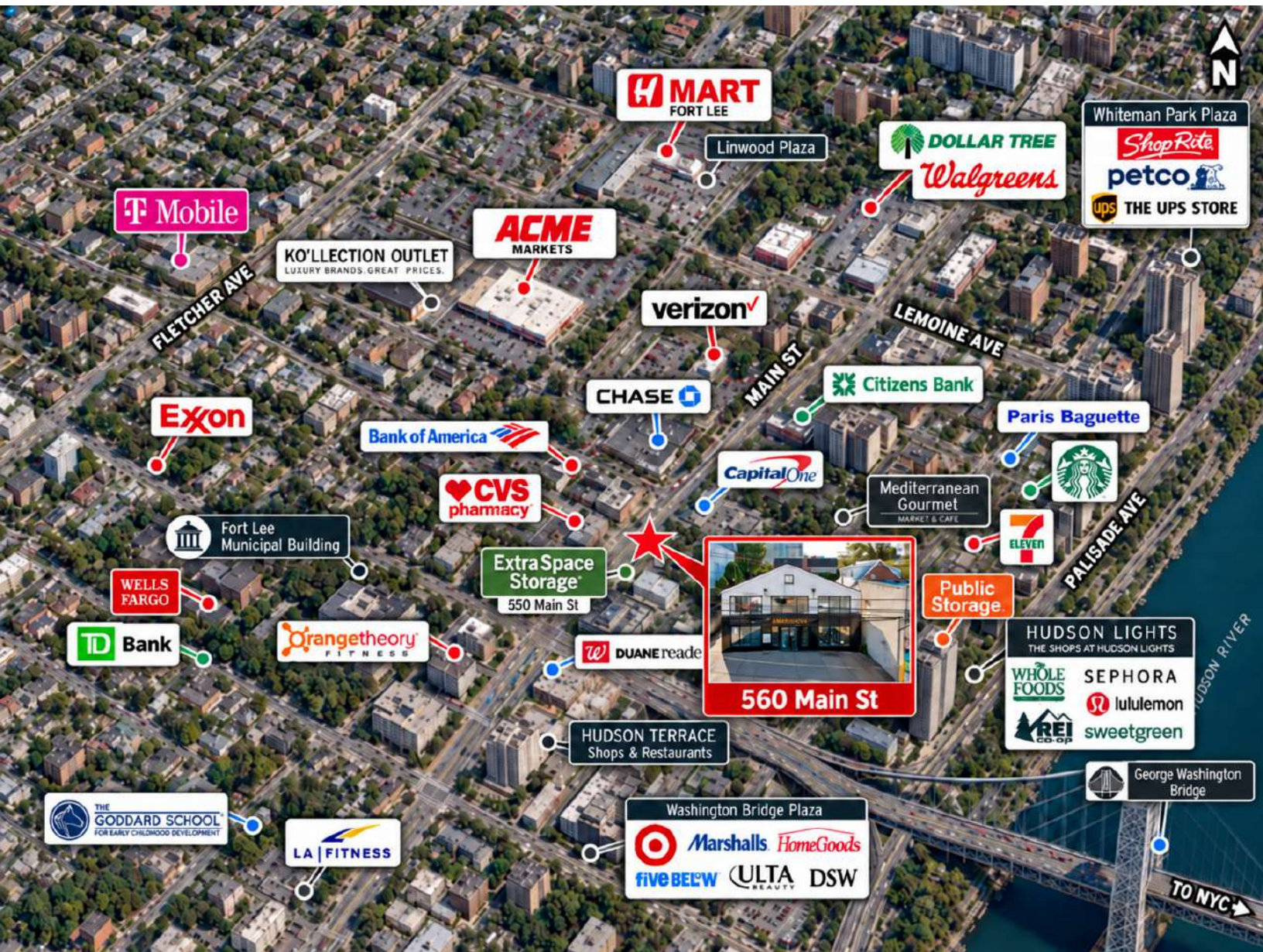
Loan-to-Value	60%	65%	70%	75%
Loan Amount	\$2,399,999	\$2,599,999	\$2,799,999	\$2,999,999
Down Payment	\$1,600,000	\$1,400,000	\$1,200,000	\$1,000,000
Monthly Payment	\$16,963	\$18,376	\$19,790	\$21,203
Annual Debt Service	\$203,552	\$220,515	\$237,478	\$254,440
Cash Flow After Debt	\$88,992	\$72,029	\$55,066	\$38,104
Debt Service Coverage	1.44x	1.33x	1.23x	1.15x
Cash-on-Cash Return	5.56%	5.14%	4.59%	3.81%

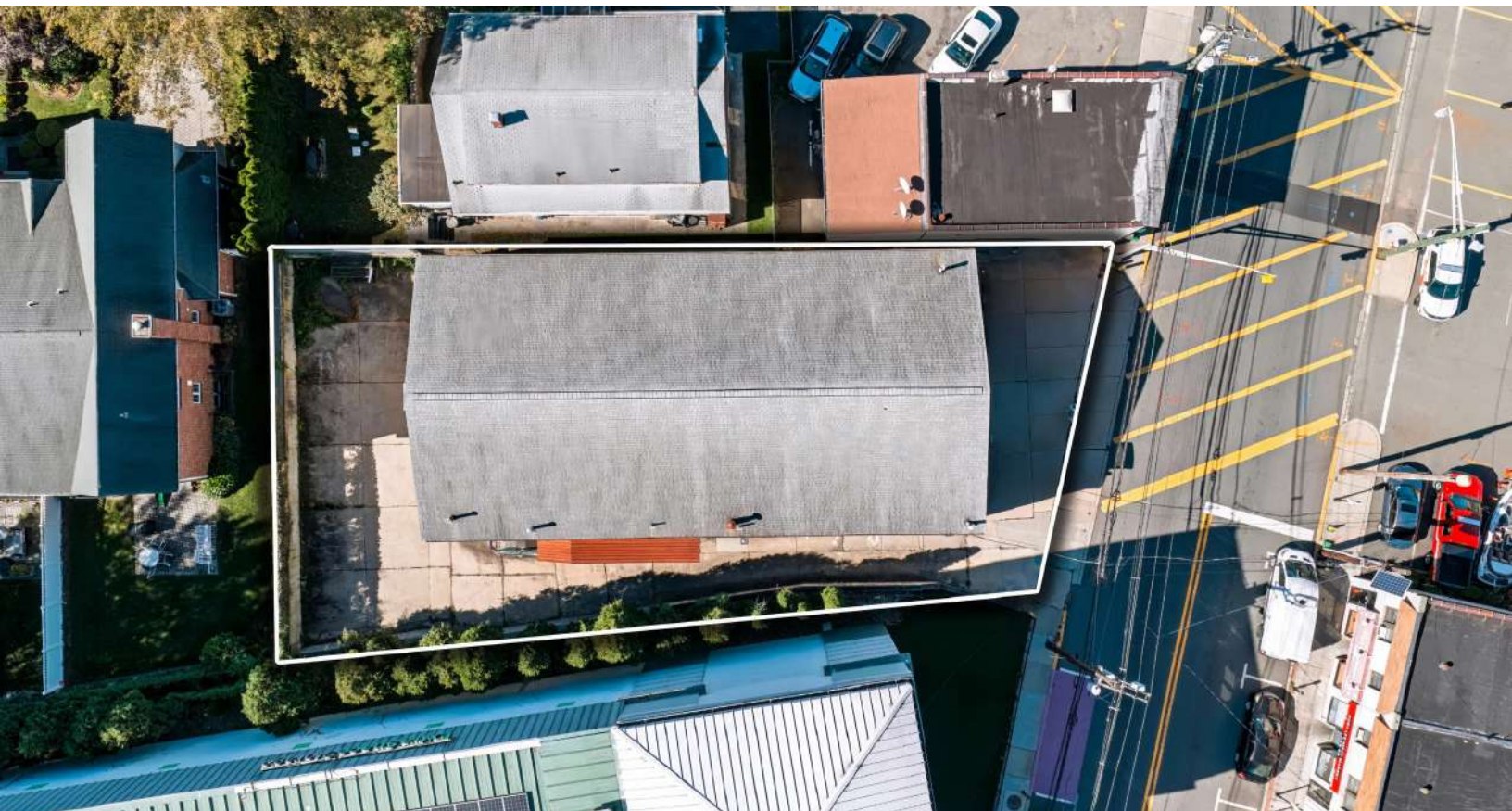
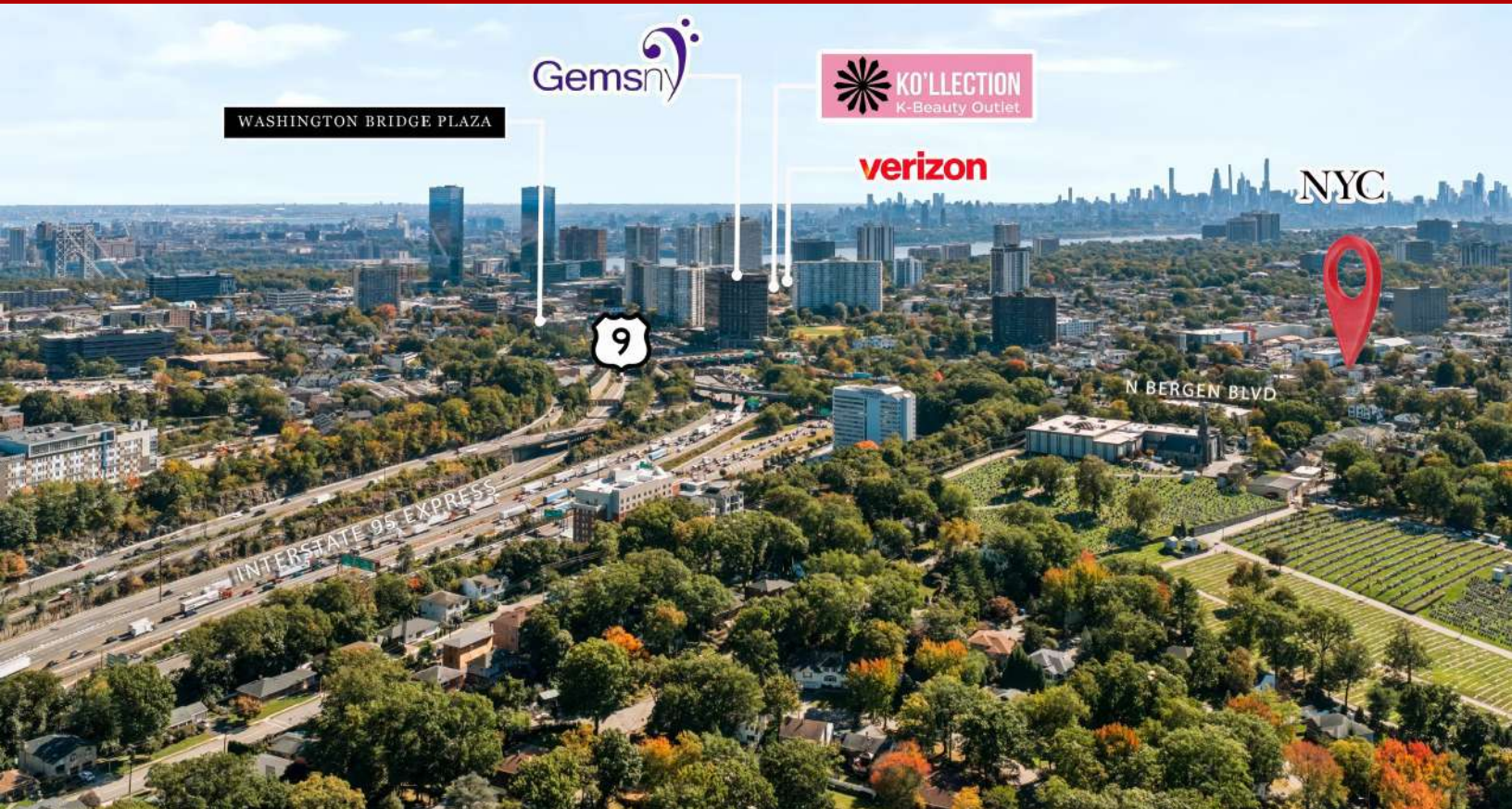
MAXIMUM LOAN AT 1.25X DSCR

Item	Amount
Max Loan (69% LTV)	\$2,759,410
Down Payment	\$1,240,589
Monthly Payment	\$19,503
Cash Flow After Debt / Cash-on-Cash	\$58,509 / 4.72%

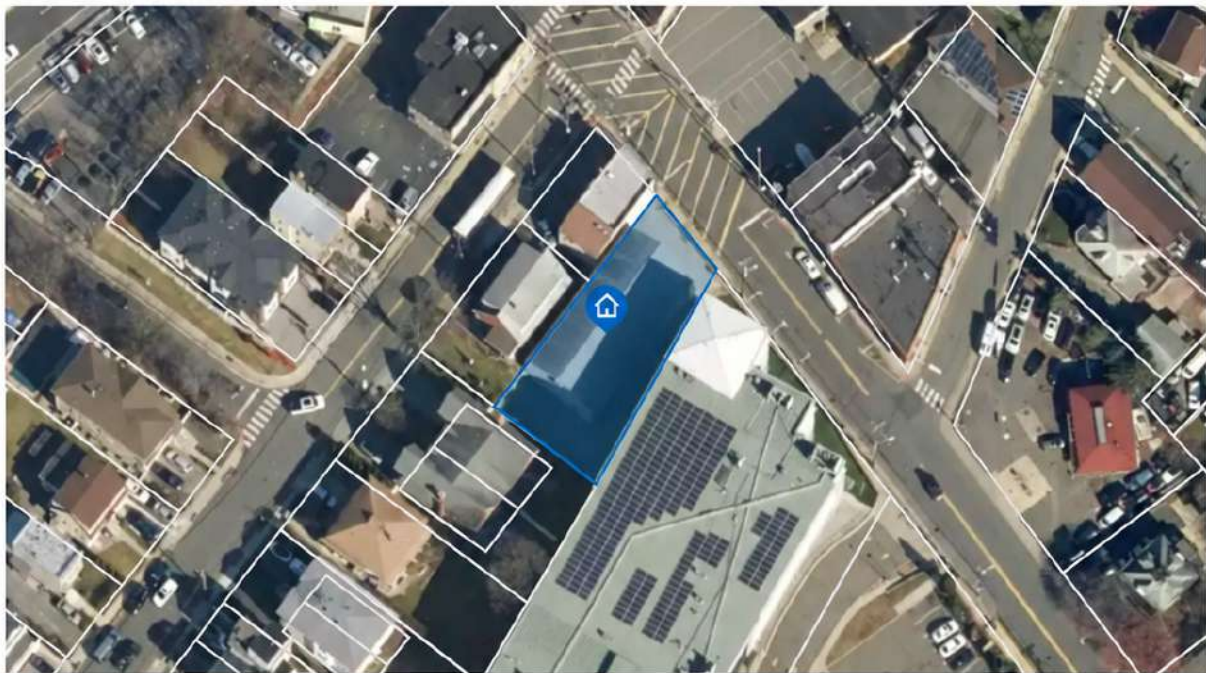
Assumptions. Purchase at \$3,999,999 asking price; 7.00% fixed rate, 25-year amortization. NOI is stabilized pro forma after 5% vacancy, with NNN leases at \$40 / \$35 psf. Returns apply once leased; during lease-up the buyer carries expenses, debt service and leasing costs. Most lenders require at least 1.25x DSCR. Excludes closing costs and lender fees.







DEP Wetlands

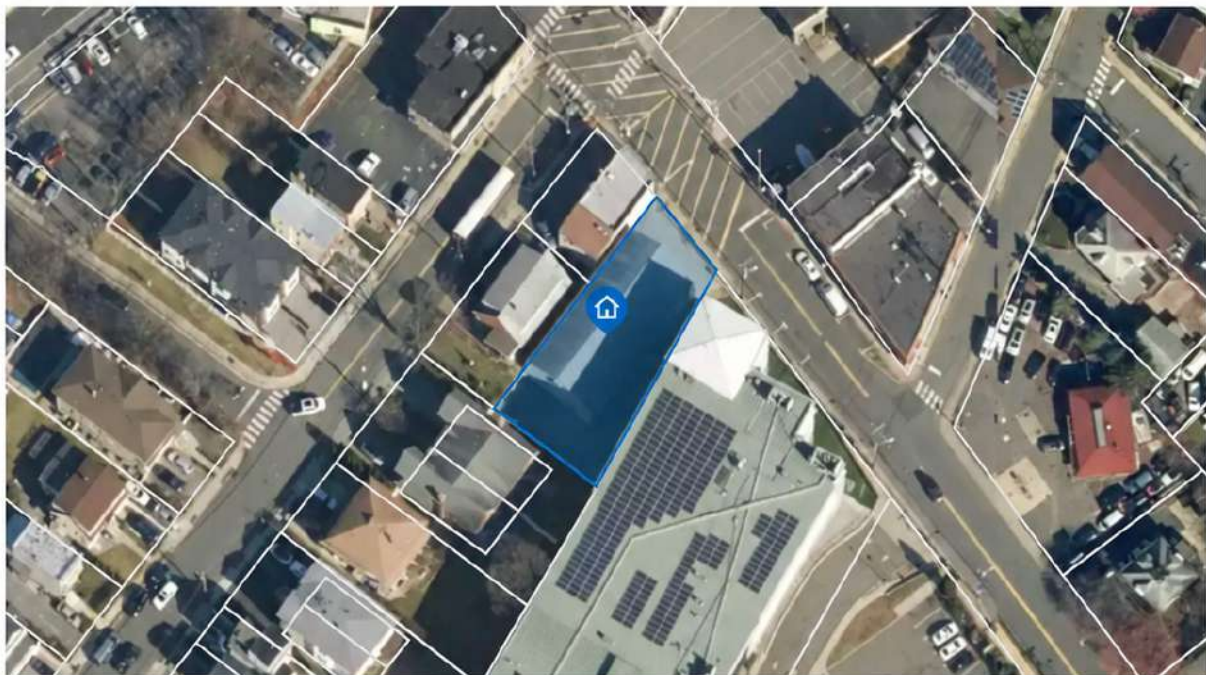


Description

Area

This parcel does not appear to have any relations with DEP Wetlands

FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.19 (100%)	34003C0276H	No	- Floodway 1% Annual Chance Flood Hazard 0.2% Annual Chance Flood Hazard - Undetermined



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	2,884	10,610	40,124
Average Age	54.3	50.4	47.4
Average Age (Male)	47.1	46.4	45.6
Average Age (Female)	57.0	52.3	48.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,469	5,077	17,496
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$117,434	\$130,986	\$138,552
Average House Value	\$388,348	\$423,847	\$500,241

2023 American Community Survey (ACS)



Bruce Elia Jr.

Managing Director | Fort Lee

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NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

Education

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

Memberships

KW Commercial Advertised on 300+ Websites

Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

NJMLS, HCMLS, GSMLS

Eastern Bergen County Board of Realtors

Platinum Circle of Excellence Award Recipient

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500,

Fort Lee, NJ 07024



*Each Office Independently
Owned and Operated*