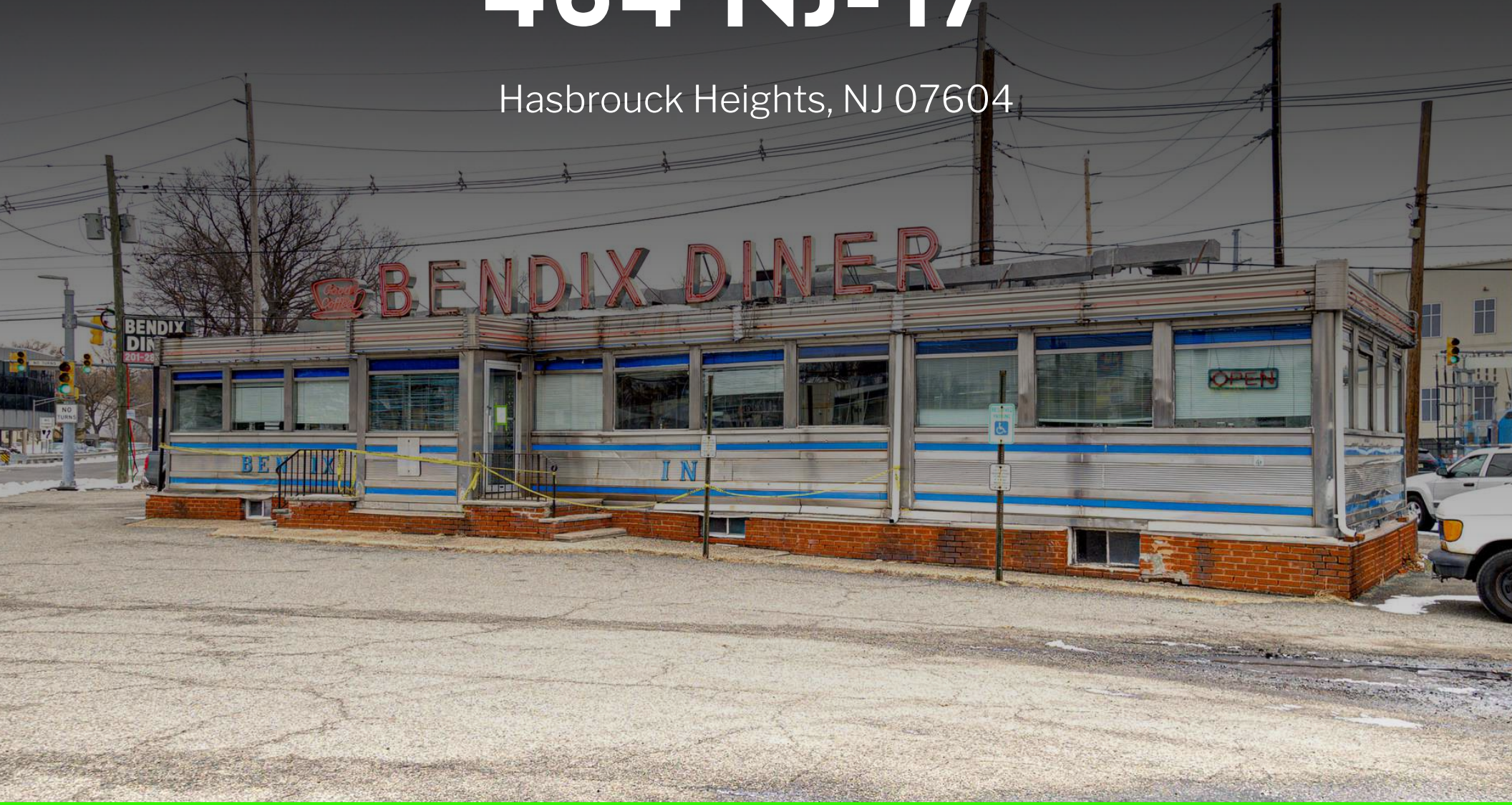


FOR SALE

464 NJ-17

Hasbrouck Heights, NJ 07604



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SECTION 1

Property Information



Property Description

The subject property, known as the Bendix Diner, is located at 464 NJ-17, Hasbrouck Heights, NJ 07604. It consists of an approximately 0.36-acre triangular plot of land, featuring a historically significant roadside diner. Positioned between the northbound and southbound lanes of Route 17, the property benefits from high vehicular traffic and exceptional visibility, with approximately 100,000 vehicles passing through Hasbrouck Heights daily.

Originally manufactured by the Master Diner Company of Pequannock, NJ, the diner boasts a classic mid-century stainless steel exterior with vintage neon signage, enhancing its nostalgic and cultural appeal. Additionally, a portion of the lot is currently utilized for truck and vehicle parking.

The property also offers convenient access to Route 46, which experiences similar traffic volumes of approximately 100,000 vehicles per day. Furthermore, its proximity to Teterboro Airport enhances visibility, traffic flow, and overall growth potential.

Offering Summary

Sale Price:	CALL TO INQUIRE
Street Address:	464 NJ-17
City, State, Zip:	Hasbrouck Heights, NJ 07604
County:	Bergen
Market:	Route 46 Corridor
Block / Lot:	125.04 / 1 & 1.01
Lot Size:	0.36 Acres
Building Size:	2,300 SF
Year Built:	1947
Zoning:	B-2
Annual Taxes:	\$34,472

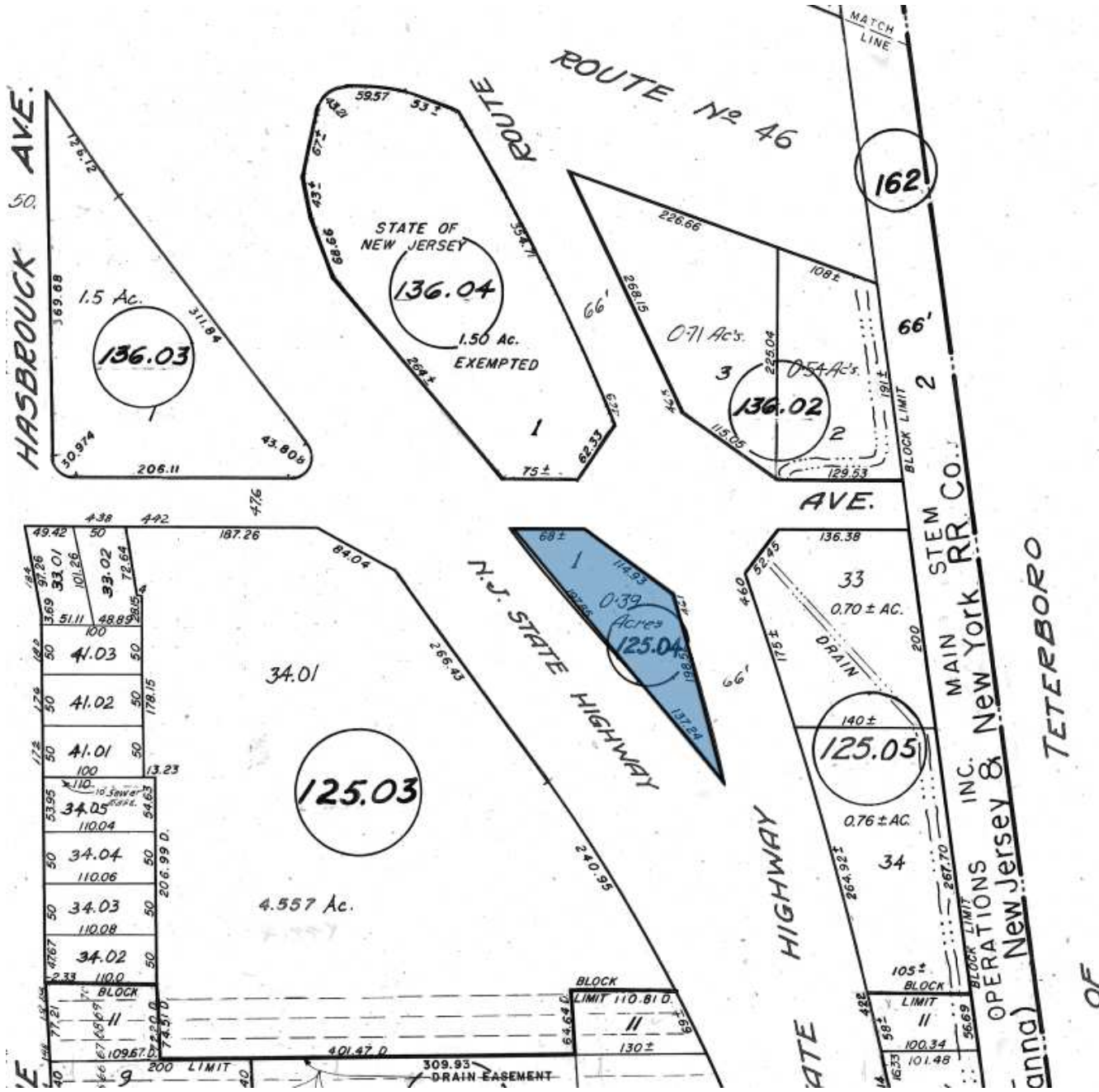


Property Highlights

- **Iconic Diner with Historic Charm** – A well-known landmark with a classic vintage design, preserving the nostalgic appeal of mid-20th-century American roadside diners.
- **Prime Frontage on Route 17 North** – Strategically located with direct access from the highly trafficked Route 17 North, ensuring a steady flow of visitors and commuters.
- **High Visibility from Route 17 South** – Positioned for maximum exposure, offering clear visibility to motorists traveling southbound on Route 17.
- **Easy Connectivity to Route 46** – Conveniently situated near Route 46, providing seamless access to other major highways and commercial areas.
- **Close Proximity to Teterboro Airport** – Located just minutes away from Teterboro Airport, attracting business travelers, pilots, and aviation professionals.
- **Heavy Traffic Flow on Route 17** – Benefiting from approximately 100,000 vehicles passing through NJ-17 in Hasbrouck Heights daily, ensuring high visibility and foot traffic potential.
- **Significant Traffic Exposure on US-46** – Another 100,000 vehicles traverse US-46 daily, offering an additional stream of potential customers and business opportunities.
- **Multiple Access Points for Convenience** – Featuring three distinct entryways: Williams Avenue, NJ-17 North, and a direct ramp to US-46 East, enhancing accessibility for both customers and deliveries.
- **Excellent Redevelopment Opportunity** – Positioned in a thriving commercial corridor with potential for renovation, expansion, or repurposing to maximize investment returns.
- **Surrounded by Established National Retailers** – Located in a high-demand area with prominent national retail chains, ensuring strong consumer traffic and business synergy.
- **Rich Cultural and Media Legacy** – Frequently featured in films, television shows, commercials, and music videos, solidifying its place as a recognizable and culturally significant destination.









B-2 Highway Commercial Zone

The B-2 Highway Commercial Zone in Hasbrouck Heights, New Jersey, is designated to accommodate a variety of commercial activities, particularly those that benefit from proximity to major roadways. Permitted principal uses in this zone include restaurants, professional offices, and retail establishments.

Permitted principal uses are as follows:

- Restaurants, fast-food restaurants, and fast-casual restaurants

- Appliance stores
- Business and professional offices
- Communication towers or antenna facilities
- Furniture stores
- Hobby and craft stores
- Hotels and motels
- Office equipment establishments
- Painting, plumbing, and wallpaper stores

Permitted conditional uses are as follows:

- Fast-food restaurants and fast-casual restaurants with drive-through facilities

- Hotels, motels, dining, drinking, conference, meeting, and sales facilities
- Billboards

Summary:

The optimal use for this property is a fast-food restaurant with a drive-through, capitalizing on its exceptional highway visibility and accessibility. It features three access points: NJ-17 North, Williams Ave, and the on-ramp to US-46 East. Strategically positioned between the northbound and southbound lanes of NJ-17, the property benefits from a high-traffic flow, with a combined daily visibility of approximately 100,000 vehicles.

SECTION 2

Location Information



Hasbrouck Heights

Hasbrouck Heights, New Jersey, is a highly desirable suburban community in Bergen County, known for its prime location and strong real estate market. Just 10 miles from Midtown Manhattan, the borough offers convenient access to major highways, including Route 17, Route 46, Interstate 80, and the Garden State Parkway, making it an attractive destination for commuters and businesses alike.

The town benefits from its close proximity to Teterboro Airport, a key hub for private and corporate aviation, which adds to the area's commercial appeal.

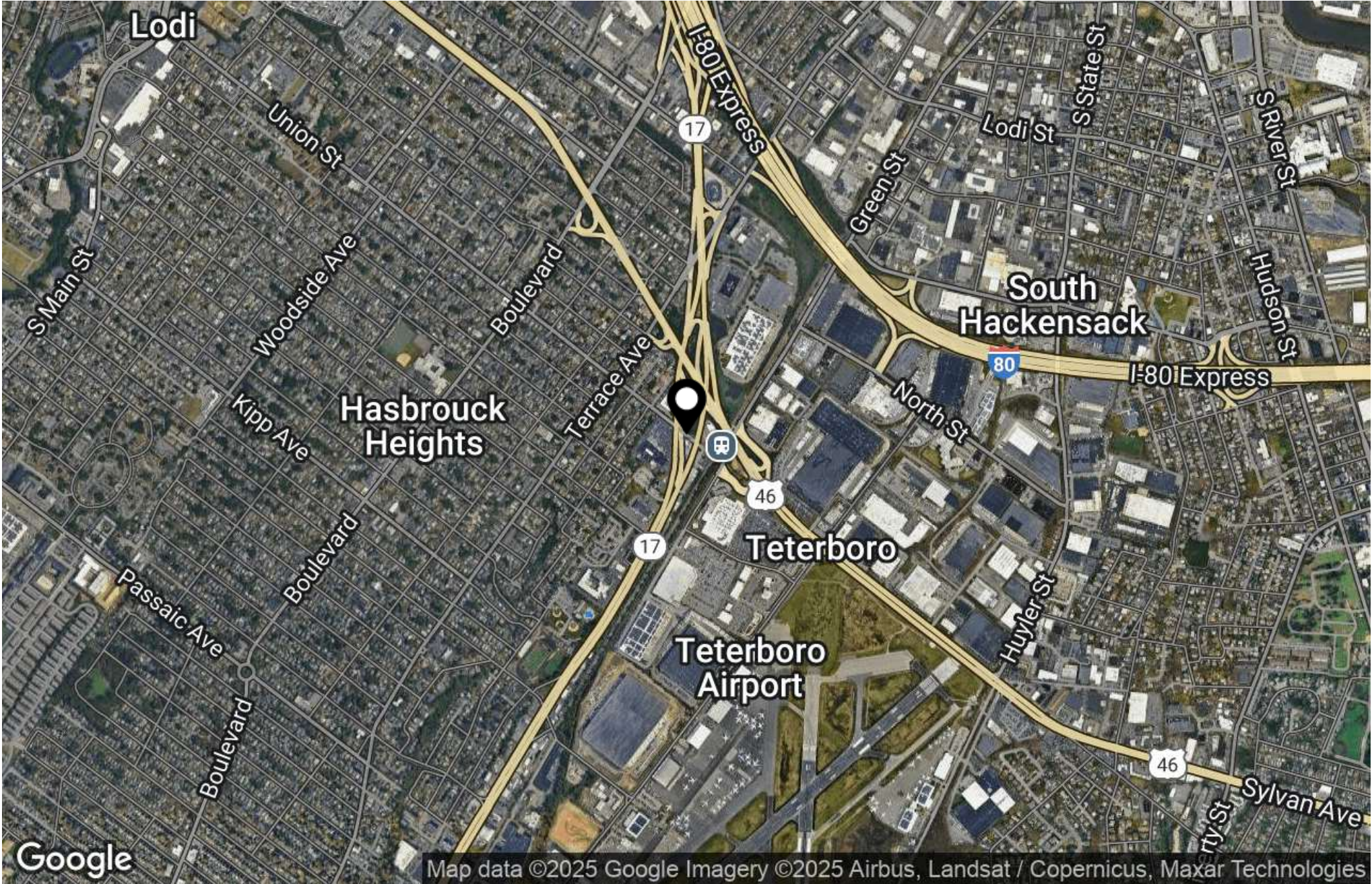
Hasbrouck Heights features a mix of residential properties, from charming single-family homes to multi-family developments, with property values remaining strong due to high demand.

The local economy is bolstered by a well-established commercial corridor along Route 17, where national retailers, restaurants, and businesses thrive.

With its excellent school system, walkable downtown, and access to parks and recreational facilities, Hasbrouck Heights continues to attract families, professionals, and investors looking for a well-connected and vibrant community.







SECTION 3

Bendix Diner Background



A Classic American Landmark With Investment Appeal

The Bendix Diner, a historic roadside eatery in Hasbrouck Heights, New Jersey, has been a beloved landmark since it first opened its doors in 1947. This family-owned establishment carries a rich legacy, with its name paying homage to the Bendix Corporation, a major aviation parts manufacturer that once operated near Teterboro Airport.

Over the decades, the diner's classic stainless-steel exterior and vintage interior have made it a cultural icon, attracting filmmakers and celebrities alike. It has been prominently featured in films and television shows, including "Jersey Girl", "Boys on the Side", and "The Many Saints of Newark", solidifying its status as an authentic 1950s-era setting.

Though the diner was closed due to health and fire code violations, it continues to serve as a sought-after filming location for those looking to capture a nostalgic American diner experience.

Situated along the busy Route 17 corridor, with easy access to Route 46 and Interstate 80, the property offers high visibility and redevelopment potential, making it a prime investment opportunity for those looking to restore a piece of history or reimagine the space for modern commercial use.