

# 2215 ROUTE 4 EAST

Fort Lee, NJ

FOR LEASE/  
GROUND LEASE

OFFERING MEMORANDUM



# Prime Drive-Thru Retail Opportunity – Gateway to the George Washington Bridge

**Position your brand at one of the most visible and high-traffic retail corridors in Northern New Jersey: 2215 Route 4 East, Fort Lee.**

This former Starbucks offers a rare combination of location, accessibility, and built-in drive-thru infrastructure — making it an ideal fit for quick-service restaurants, coffee concepts, or high-volume retail users.

Situated on one of the busiest commuter corridors in the country, this 1,821 SF freestanding building on 0.45 acres delivers exposure to over 300,000 vehicles per day. Purpose-built for efficient customer flow and high turnover concepts, the site features an existing drive-thru with potential to add a second lane, dedicated parking, and clear ingress and egress — all the infrastructure needed to hit the ground running.

The property's pylon sign is visible from Route 4 East and West as well as I-95 North and South, offering exceptional branding presence to capture both local and regional traffic. For commuter-driven concepts, this level of visibility is virtually impossible to replicate in this market.

With a dense surrounding population, a strong daytime workforce, and immediate proximity to major regional connectors, this is a supply-constrained opportunity that rarely comes to market.

## Area Highlights

### Demographics

Over 620,000 households and over 1.8M consumers within 10 miles.

### Location

8,000+ people per square mile within 5 miles — among the densest corridors in the entire New York Metro area.

### Average Household Income

\$132,500 within 3 miles.

### Access

Located on Route 4 East and seconds from the George Washington Bridge (200,000+ VPD), with access to the NJ Turnpike and I-95 in under 5 minutes.

# PROPERTY DETAILS





2215 Route 4 E • Fort Lee, NJ 07470

## PROPERTY HIGHLIGHTS

### Fort Lee Drive Thru Retail on Route 4 East

- 1,821 SF Freestanding Building On 0.45 Acres
- Second Generation Restaurant
- Ideal For QSR, Coffee & Beverage, Fast-Casual, And Convenience-Driven Retail Concepts
- Last Retail Stop Before The George Washington Bridge
- Existing Drive-Thru With Potential To Add A Second Lane
- Large Pylon Sign Visible From Route 4 (E/W) And I-95 (N/S)
- Supply-Constrained Market With Immediate Proximity To Major Highways
- Dense Surrounding Population With A Strong Daytime Workforce
- 300,000+ Vehicles Per Day

# FOR LEASE/GROUND LEASE

## OFFERING SUMMARY

<b>Lease Price:</b>	Call for Details
<b>Available:</b>	Immediately
<b>SF Available:</b>	1,821 SF
<b>Lot Size:</b>	.45 Acres

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	38,197	95,575	406,160
<b>Median Age</b>	45.2	44.9	42
<b>Total Households</b>	16,481	39,763	164,868
<b>Average HH Income</b>	\$128,325	\$137,163	\$107,821

## EXCLUSIVELY OFFERED BY:

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**VanRockCRE**  
COMMERCIAL REAL ESTATE

# PROPERTY IMAGES





1,821 SF

JONES ROAD

ROUTE 4 (EAST)

100,000+ VPD

NJ TURNPIKE (I-95 NORTH)

250,000+ VPD

NJ TURNPIKE (I-95 SOUTH)

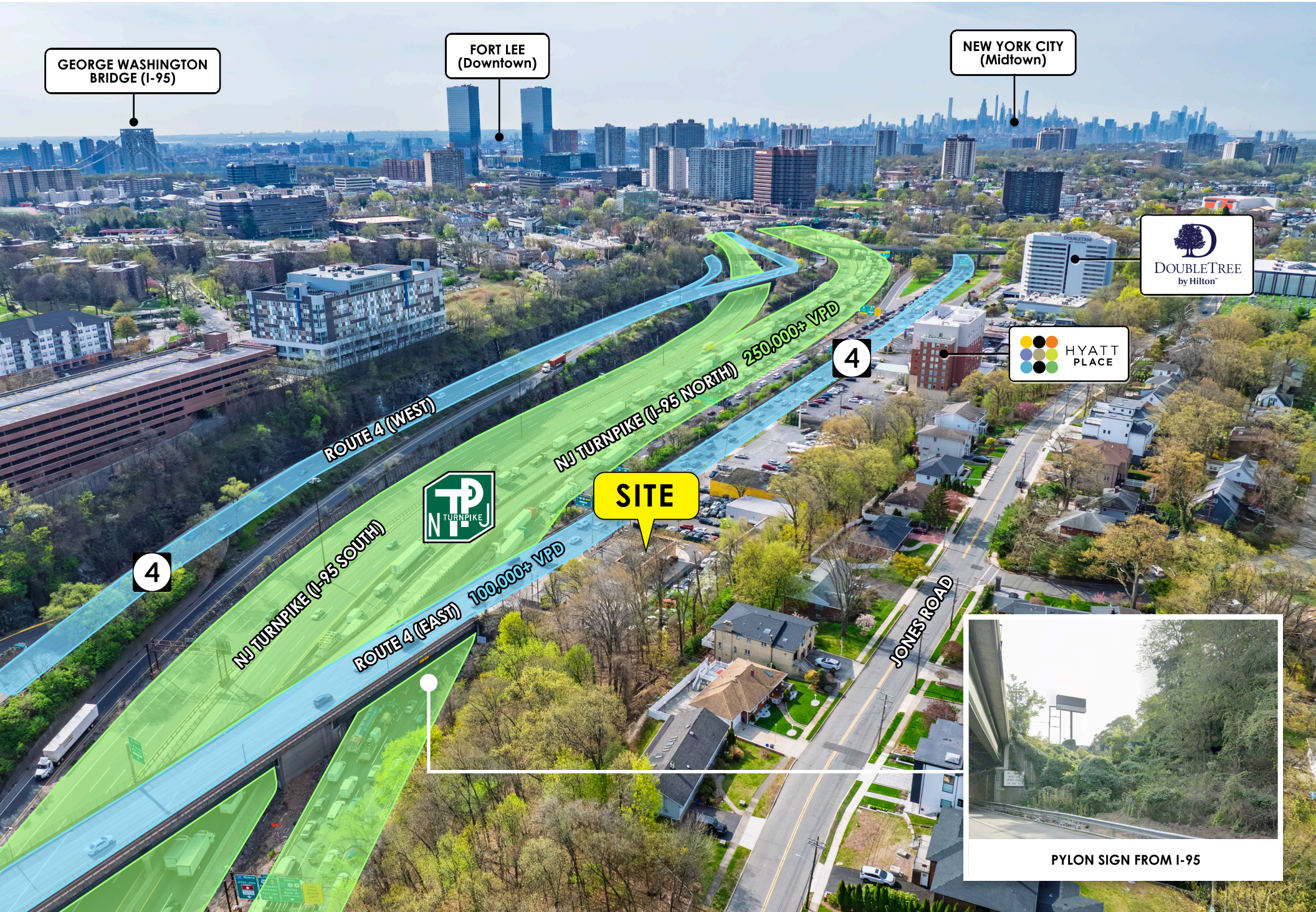


ROUTE 4 (WEST)

4

4

# HIGHWAY AERIAL



GEORGE WASHINGTON BRIDGE (I-95)

FORT LEE (Downtown)

NEW YORK CITY (Midtown)



SITE

4

4

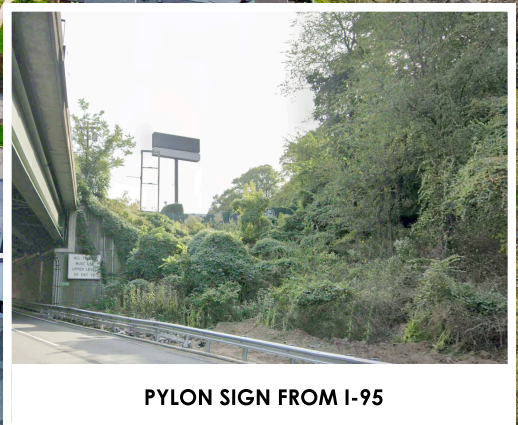
ROUTE 4 (WEST)

NJ TURNPIKE (I-95 NORTH) 250,000+ VPD

NJ TURNPIKE (I-95 SOUTH)

ROUTE 4 (EAST) 100,000+ VPD

JONES ROAD



PYLON SIGN FROM I-95



**1,821 SF**

**4**

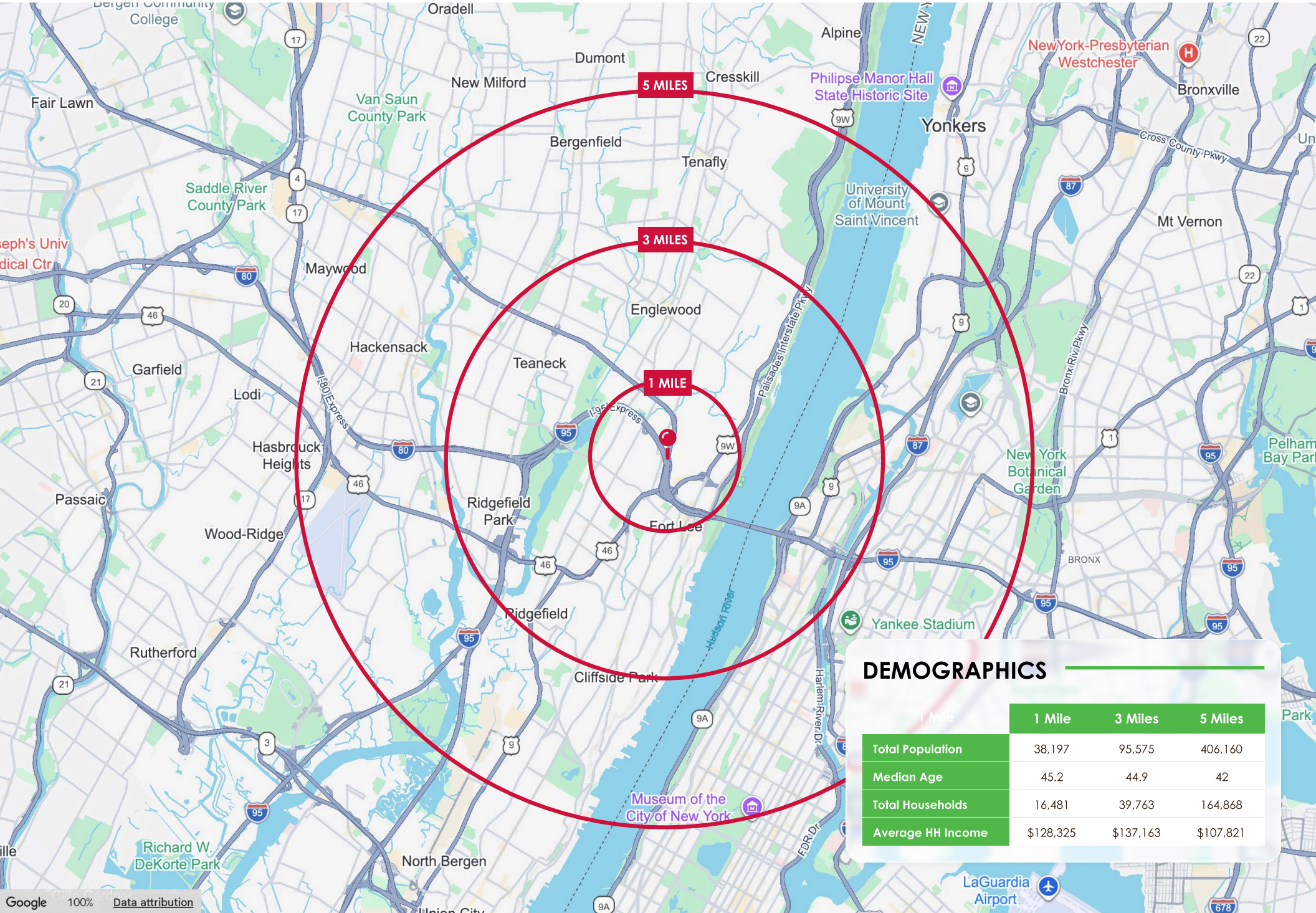
**ROUTE 4 (EAST) 100,000+ VPD**



**NJ TURNPIKE (I-95 NORTH) 250,000+ VPD**

**NJ TURNPIKE (I-95 NORTH)**

# LOCATION MAP



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