

INVEST IN DOWNTOWN LEONIA



90 Businesses in
Downtown Leonia



400+ people
employed



\$80.5 million in sales
yielded annually

Invest in charming Downtown Leonia, New Jersey, a diverse blend of friendly small businesses, locally-owned shops and restaurants, and seven beautiful parks.

Leonia is a safe, family-friendly community. Minutes from the George Washington Bridge and Manhattan, Leonia boasts the best of both contemporary culture and historic preservation.

Downtown Leonia features a unique and historic building stock dating from the early 1900s with a variety of floor plans. Wall-to-wall brick buildings grace Leonia's streets and an accessible, multi-lingual Borough staff are eager to assist business owners through the permitting process.

LEONIA AT-A-GLANCE

Total Geographic Area	1.6 sq mi
Total Households	3,280
Total Population	9,007
Median Household Income	\$101,800
Median Disposable Income	\$76,376
Population Age 18-64	62.6%
Bachelor's Degree or Higher	57.8%
Traffic on Broad Avenue and Fort Lee Road	15,000 to 20,000 Cars per Day



LEONIA AND ITS NEIGHBORS HAVE SIGNIFICANT MARKET POTENTIAL

Leonians spend 24% of their disposable income (or more than \$78 million annually) on the type of retail and service activities that you can bring to our downtown setting.



LEONIA IS EASY TO ACCESS

Proximity to*:

Overpeck Park	0.4 mi
I-95/New Jersey TPKE	1.0 mi
Route 46	1.0 mi
GW Bridge	1.5 mi
Manhattan	3.0 mi
Edgewater Ferry Landing	3.0 mi
Teterboro Airport	5.0 mi
I-80	5.0 mi
Hoboken	12.0 mi
Jersey City	14.0 mi
Newark	15.0 mi
Newark Airport	18.0 mi

* From Broad Avenue & Fort Lee Road

READY TO GET STARTED?

Contact the Borough Administrator at (201) 592-5780 x222 or email administrator@leonia.gov to learn more about business opportunities in Leonia. For businesses under 2,500 square feet, the process is simple:

- 1) Submit a Zoning Application on the Borough’s website which requires details about the building structure, any modifications or renovations, and a site plan.
- 2) Secure a Certificate of Continued Occupancy for Commercial & Industrial Buildings on the Borough’s website which requires details about your business and the property owner
- 3) Schedule an Inspection on the Borough’s website.

Depending on the size of your business and/or intended commercial use, a more detailed site plan review or Health Department inspection may also be required.

THE BOROUGH’S LEADERSHIP WELCOMES YOU!

Mayor
Judah Zeigler

Council Members
 Joanne Choi Terrell
 Maureen Davis
 Bernadette Flaim
 Pasquale A. Fusco
 Louis Grandelis
 William Ziegler

