



MEDICAL | FITNESS | RETAIL SPACE

FAIR LAWN, NJ

38-16 BROADWAY
@ 30th Street

SPACE AVAILABLE
800 SF

ASKING RENT
Upon Request

NNN's
\$7.50 PSF (est.)
18.14% - Tenant's pro-rata share

CO-TENANT
Empire Hunan

NEIGHBORS
Gotham City Diner, Gents Barber Shop, McDonald's, IHOP, Jack Daniels Volkswagen and Kia, 7-Eleven, Dunkin', Valley Bank, USPS, Friendly Tire & Auto Center, CVS Pharmacy, AutoZone, BRC Day Spa & Sauna, and ShopRite

COMMENTS

30,647 VPD on Broadway

Densely populated - 237,000 people living with a daytime population of 222,000 within a 3-mile radius

#3 Best Small City in America; WalletHub 10/4/22

CONTACT EXCLUSIVE AGENT

DEBORAH STONE
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201.914.4406

RIPCO
REAL ESTATE

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3rd Floor
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201.777.2300

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

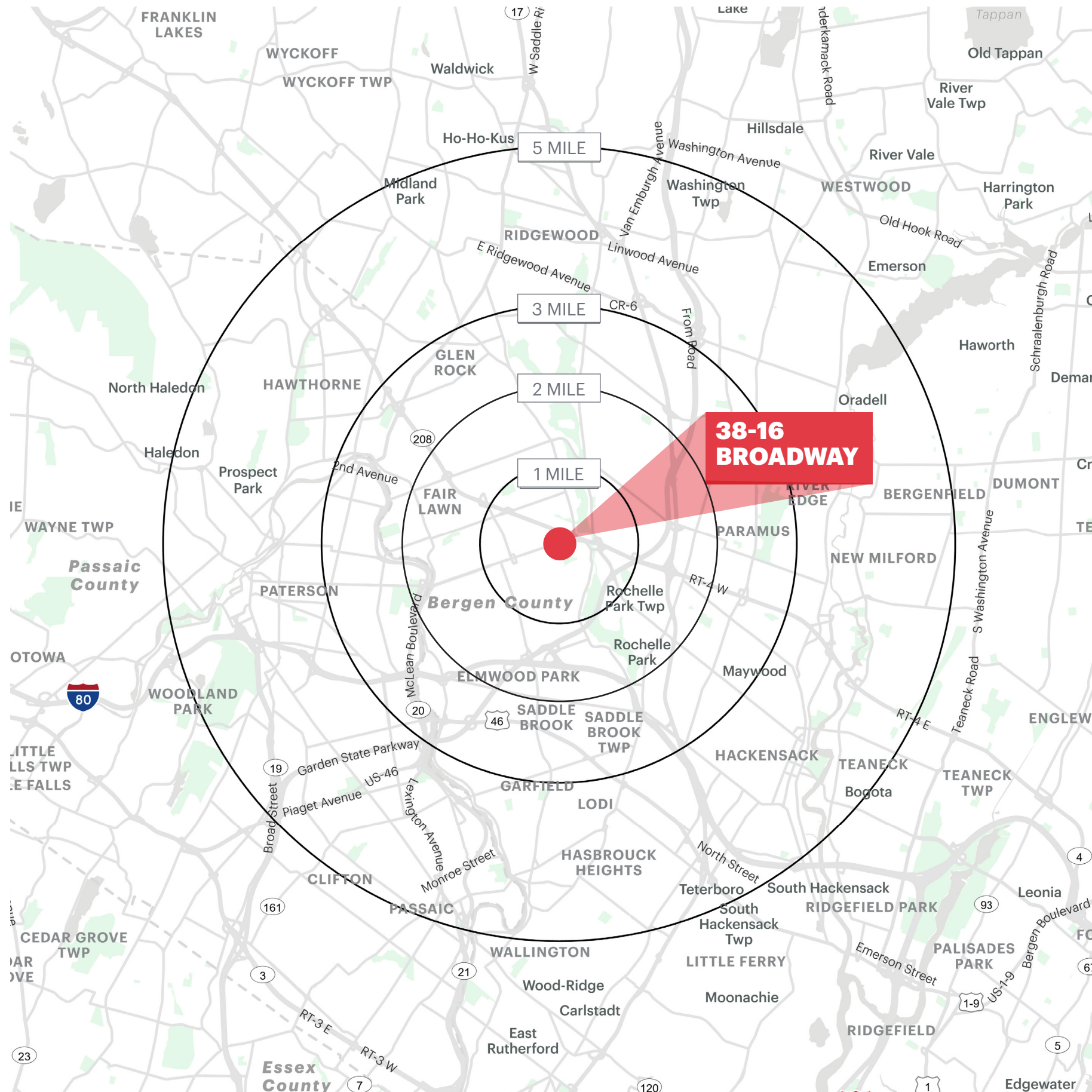
LOW LEVEL AERIAL



MARKET AERIAL



VERY DENSELY POPULATED WITH HIGH INCOMES



**38-16
BROADWAY**

1 MILE RADIUS

POPULATION	20,936
HOUSEHOLDS	7,125
MEDIAN AGE	42.5
COLLEGE GRADUATES (Bachelor's +)	55%

TOTAL BUSINESSES	747
TOTAL EMPLOYEES	6,563
TOTAL DAYTIME POPULATION	16,543
AVERAGE HOUSEHOLD INCOME	\$183,808

2 MILE RADIUS

POPULATION	69,941
HOUSEHOLDS	25,244
MEDIAN AGE	42.7
COLLEGE GRADUATES (Bachelor's +)	49%

TOTAL BUSINESSES	3,458
TOTAL EMPLOYEES	45,991
TOTAL DAYTIME POPULATION	79,486
AVERAGE HOUSEHOLD INCOME	\$161,037

3 MILE RADIUS

POPULATION	212,200
HOUSEHOLDS	72,769
MEDIAN AGE	40.0
COLLEGE GRADUATES (Bachelor's +)	36%

TOTAL BUSINESSES	7,971
TOTAL EMPLOYEES	94,654
TOTAL DAYTIME POPULATION	201,905
AVERAGE HOUSEHOLD INCOME	\$134,515

5 MILE RADIUS

POPULATION	642,521
HOUSEHOLDS	223,582
MEDIAN AGE	39.1
COLLEGE GRADUATES (Bachelor's +)	36%

TOTAL BUSINESSES	23,997
TOTAL EMPLOYEES	273,742
TOTAL DAYTIME POPULATION	599,595
AVERAGE HOUSEHOLD INCOME	\$128,334

*2024 estimates