

For Lease

RIPCO
RETAIL LEASING

Copper Tree Shopping Plaza

350 Ramapo Valley Road
US-202 off of I-287

Oakland, NJ
Bergen County



Former Supermarket Available: 17,000 SF expandable to 37,000 SF

Join National Tenants Dollar Tree, Pet Supplies Plus, Valley National Bank, Bubbakoo's Burritos, Verizon, & more!

Space Details

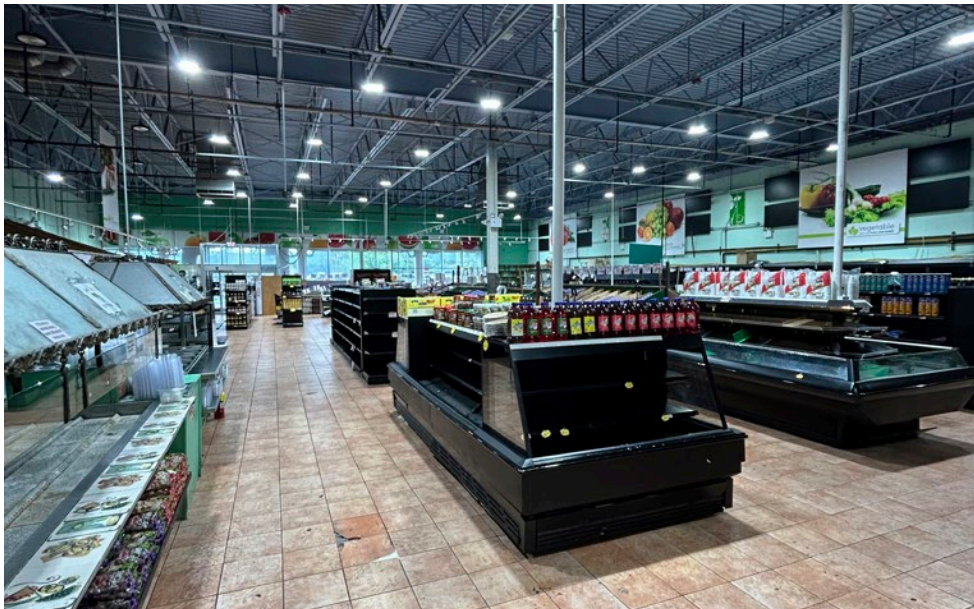


Size	Unit 15/30A (former Supermarket)	*17,307 SF
	Unit 10 (pre-leasing)	*20,000 SF
	Unit 160A	3,338 SF
	Unit 115	1,360 SF
	Units 10 & 15/30A	*37,307 SF
*Spaces can be combined		
Rent	Upon request	
NNN	\$9.28 PSF (est.)	
Co-Tenants	Dollar Tree, Pet Supplies Plus, Leslie's Pools, Valley National Bank, Franks Pizza, Verizon, Club Pilates, Sally Beauty, Sport Clips, Bubbakoos Burritos, Motor Vehicle Agency, The Dance Spot of NJ, Five Star Swim School	
Neighbors	ShopRite, Walgreens, Columbia Bank, Starbucks, CityMD, Connect One Bank, Chase Bank, US Post Office, Sherwin Williams, Dunkin', Oakland Spine & PT, Atlantic Health, M&T Bank, Ace Hardware	

Comments	<p>Approx. 29,000 VPD on US-202</p> <p>Regional Shopping Center in Bergen County</p> <p>Approx. 1400 linear feet from I-287</p> <p>Great Parking</p> <p>6 Access Points</p> <p>Monument Signage</p>
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Former Supermarket Available

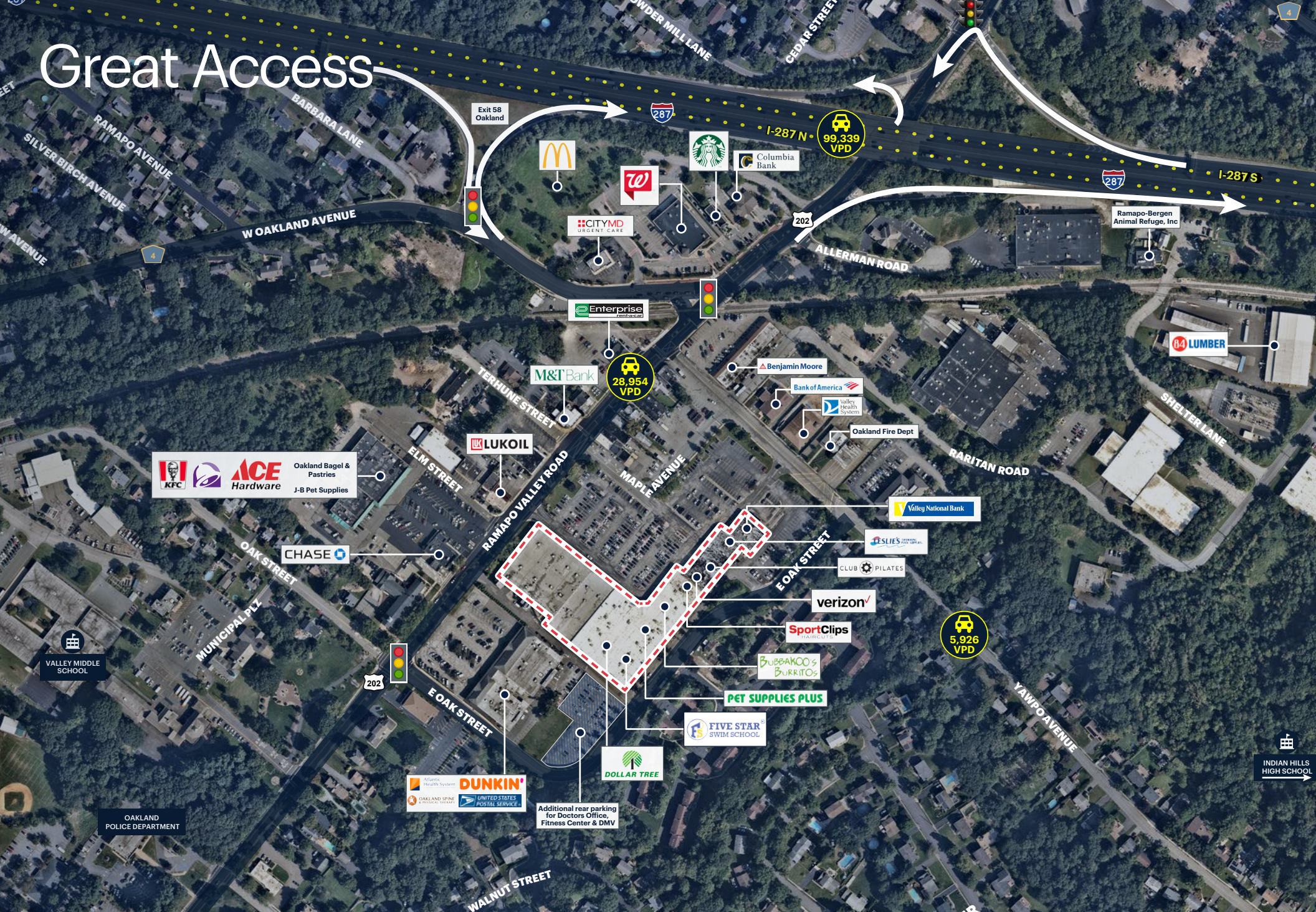
Interior photos



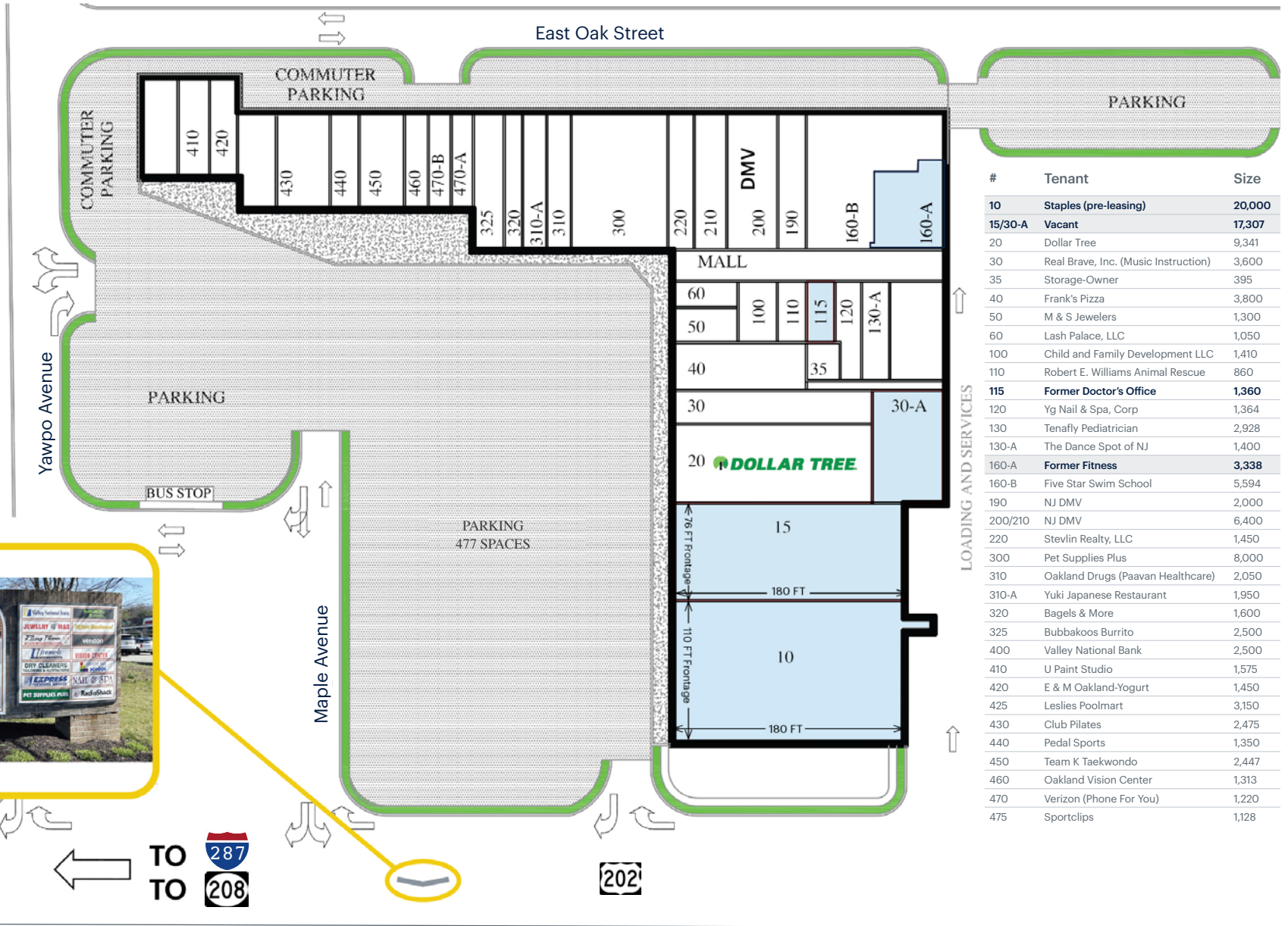
Great Local & Regional Pull



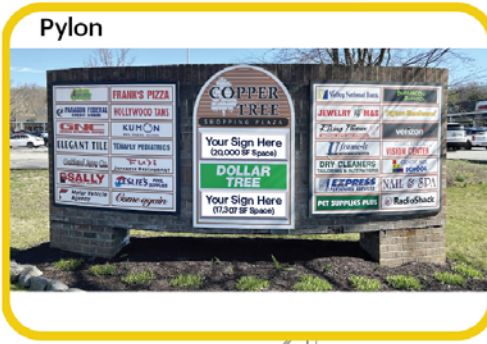
Great Access



Site Plan



#	Tenant	Size
10	Staples (pre-leasing)	20,000
15/30-A	Vacant	17,307
20	Dollar Tree	9,341
30	Real Brave, Inc. (Music Instruction)	3,600
35	Storage-Owner	395
40	Frank's Pizza	3,800
50	M & S Jewelers	1,300
60	Lash Palace, LLC	1,050
100	Child and Family Development LLC	1,410
110	Robert E. Williams Animal Rescue	860
115	Former Doctor's Office	1,360
120	Yg Nail & Spa, Corp	1,364
130	Tenaffly Pediatrician	2,928
130-A	The Dance Spot of NJ	1,400
160-A	Former Fitness	3,338
160-B	Five Star Swim School	5,594
190	NJ DMV	2,000
200/210	NJ DMV	6,400
220	Stevlin Realty, LLC	1,450
300	Pet Supplies Plus	8,000
310	Oakland Drugs (Paavan Healthcare)	2,050
310-A	Yuki Japanese Restaurant	1,950
320	Bagels & More	1,600
325	Bubbakoos Burrito	2,500
400	Valley National Bank	2,500
410	U Paint Studio	1,575
420	E & M Oakland-Yogurt	1,450
425	Leslies Poolmart	3,150
430	Club Pilates	2,475
440	Pedal Sports	1,350
450	Team K Taekwondo	2,447
460	Oakland Vision Center	1,313
470	Verizon (Phone For You)	1,220
475	Sportclips	1,128

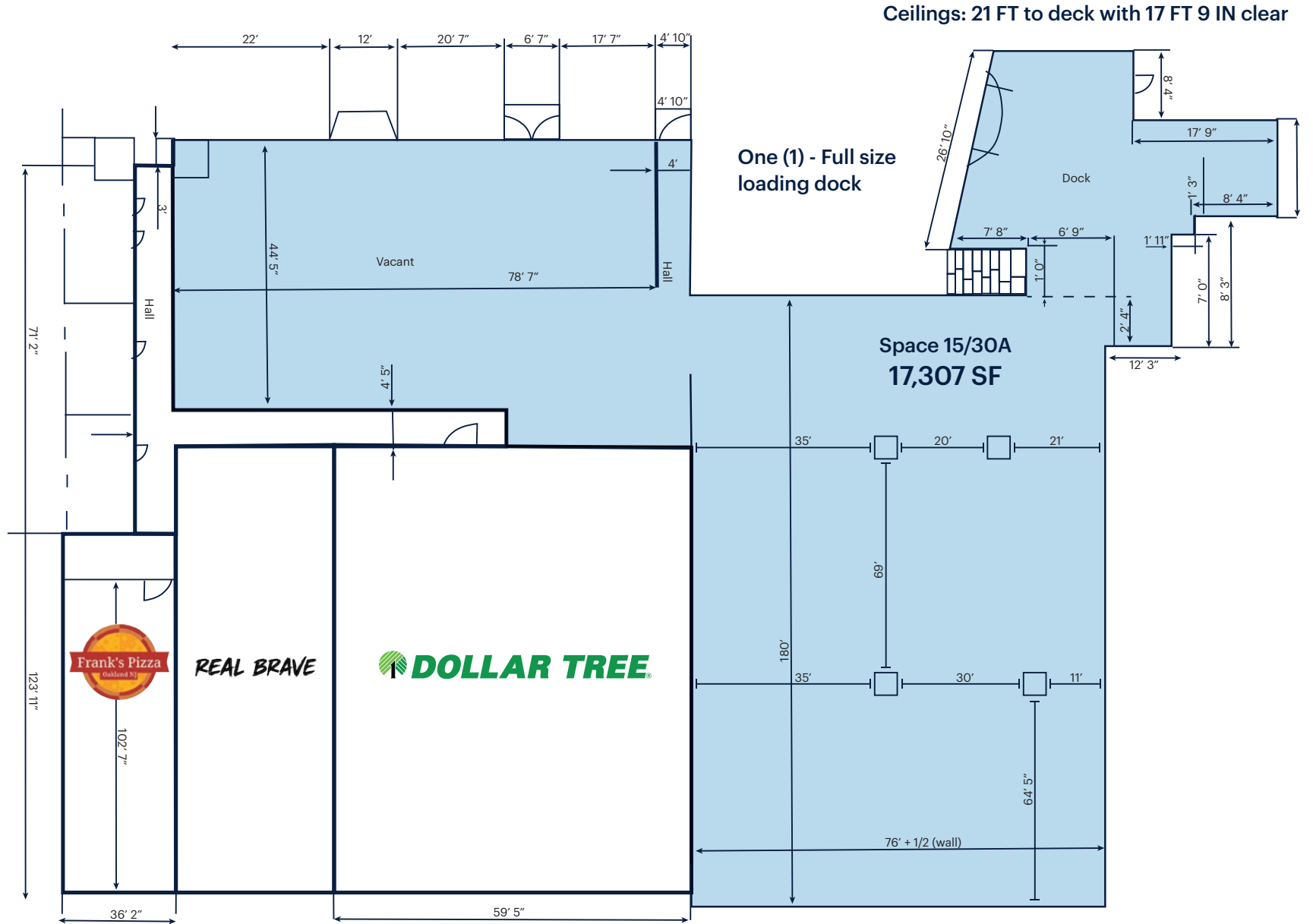


Shopping Center Photos



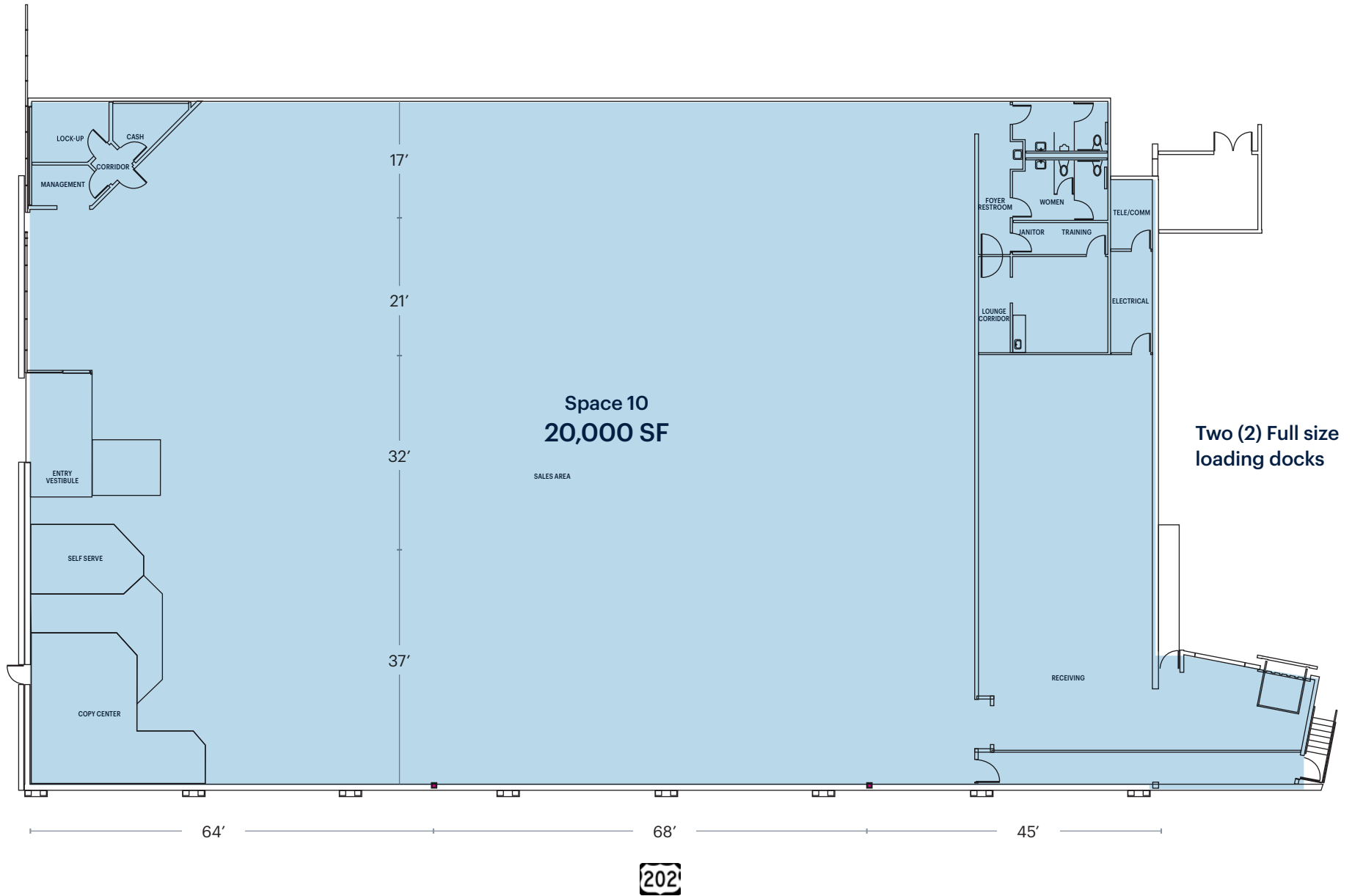
Floor Plan - Former Supermarket

Space 15/30A



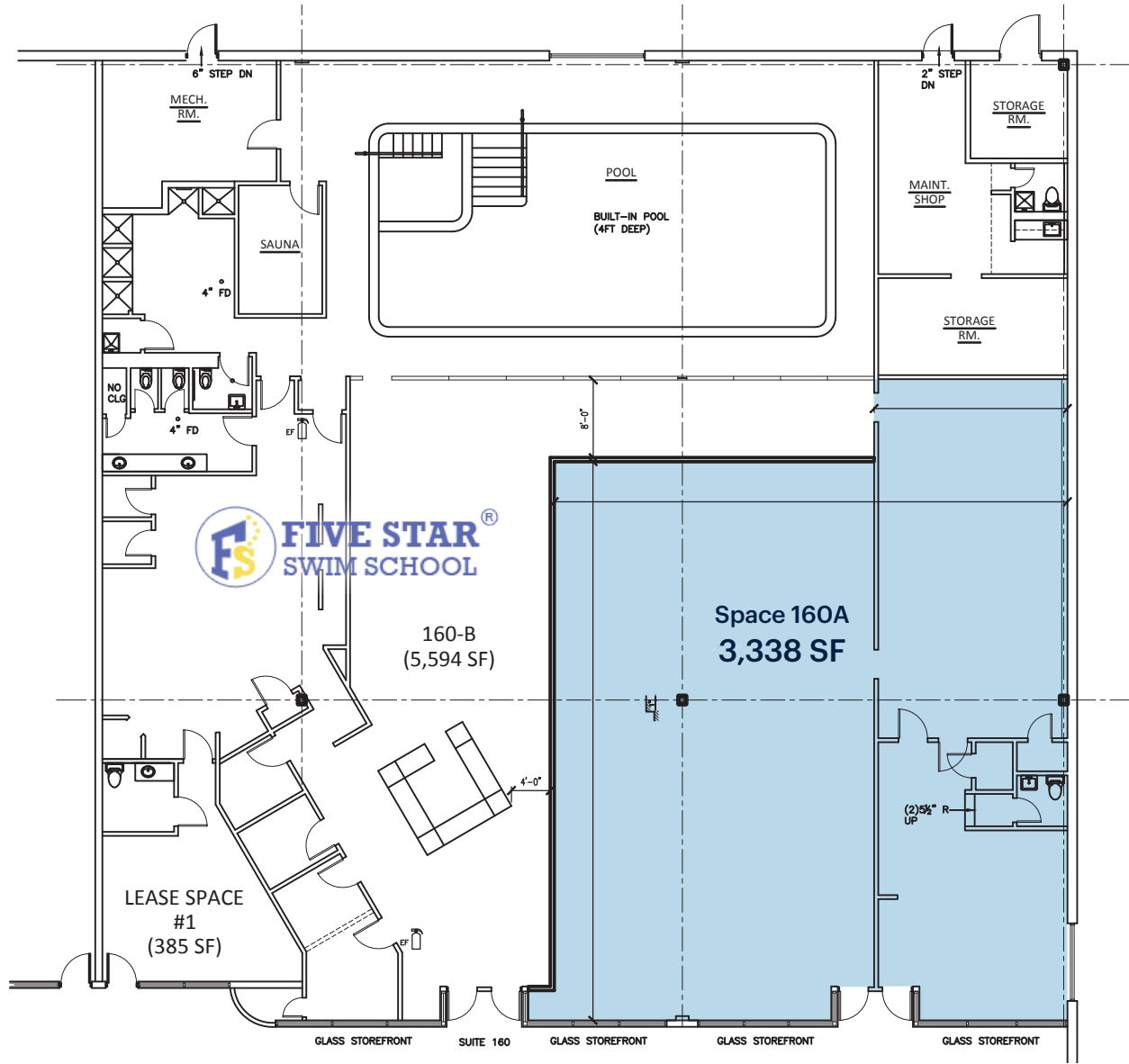
Floor Plan

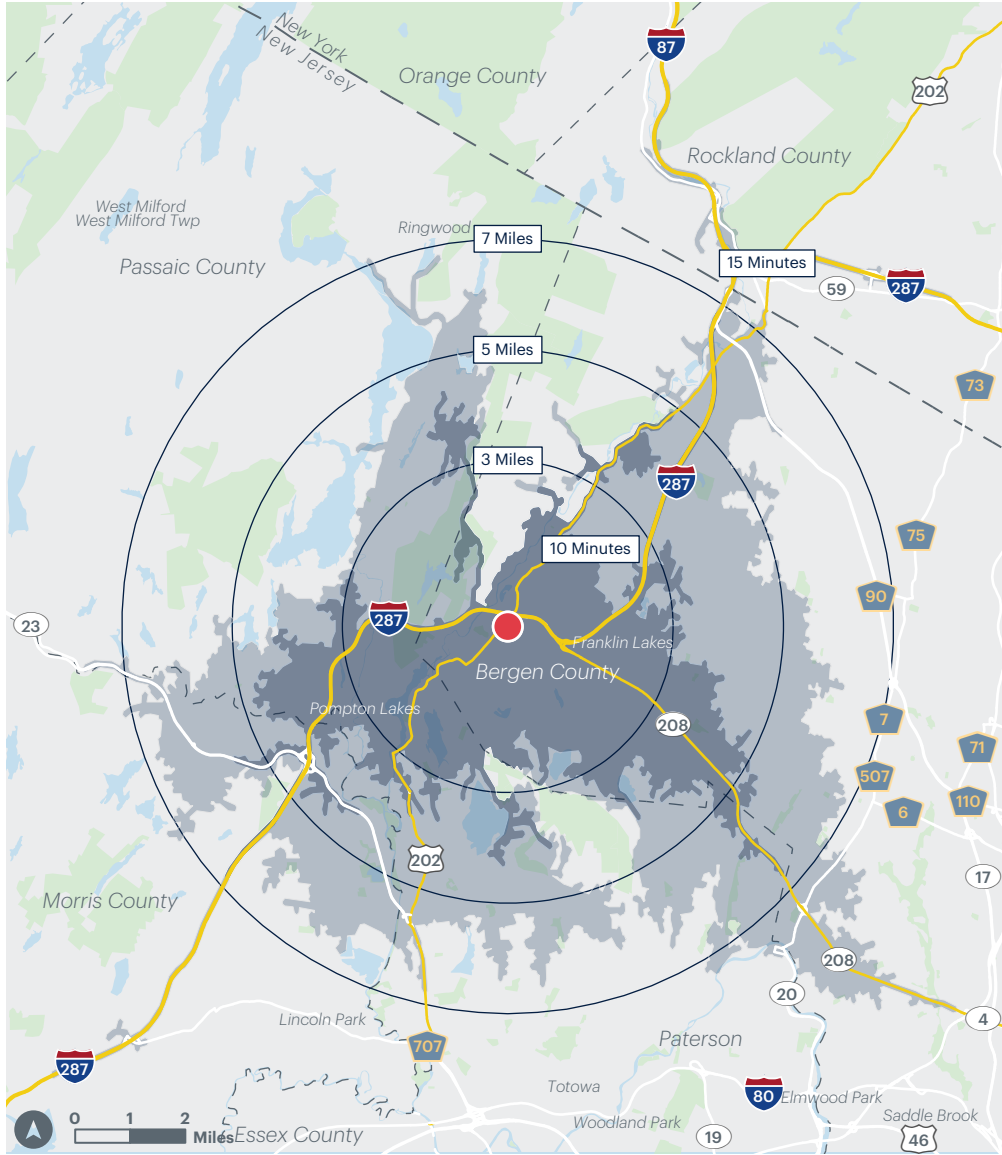
Space 10 (pre-leasing)



Floor Plan

Space 160A - Former Fitness Space





Copper Tree Shopping Plaza

Solid Demographics

2025 ESRI Summary Report

	3 miles	5 miles	7 miles
Population	38,382	112,353	262,243
Total Households	14,217	41,014	96,276
Median Household Income	\$151,002	\$147,191	\$141,792
Median Age	46.2	45.4	44.2
% Population with Bachelors +	57.4%	57.3%	57.0%
Daytime Population	36,627	109,834	256,130
Total Daytime Employees	18,492	56,033	130,103
Total Businesses	1,408	4,322	10,359

Drive Time Demographics

	10 Min	15 Min
Population	72,762	256,565
Total Households	26,212	93,618
Average Household Income	\$199,174	\$186,194
Median Age	44.7	43.6
% Population with Bachelors +	57.8%	56.5%
Daytime Population	70,225	249,155
Total Daytime Employees	36,006	126,749
Total Businesses	2,958	10,546