



**RETAIL SPACE**

# RIDGEFIELD, NJ

**REDEVELOPMENT SITE**

520 Broad Ave / a.k.a Route 9

**SIZE**  
±2,020 SF

**TAXES**  
\$11,756.36 (2024)

**ASKING RENT**  
Upon Request

**ZONING: C COMMERCIAL ZONE**  
Permitted Uses:  
Retail, Banks, Business Offices, Restaurants (No DT)

**LOT SIZE**  
0.265 Acres

**TERM**  
Negotiable

**COMMENTS**  
High visibility site

Traffic light controlled access

Strong traffic counts over 40K VPD

Outstanding population density

## CONTACT EXCLUSIVE AGENTS

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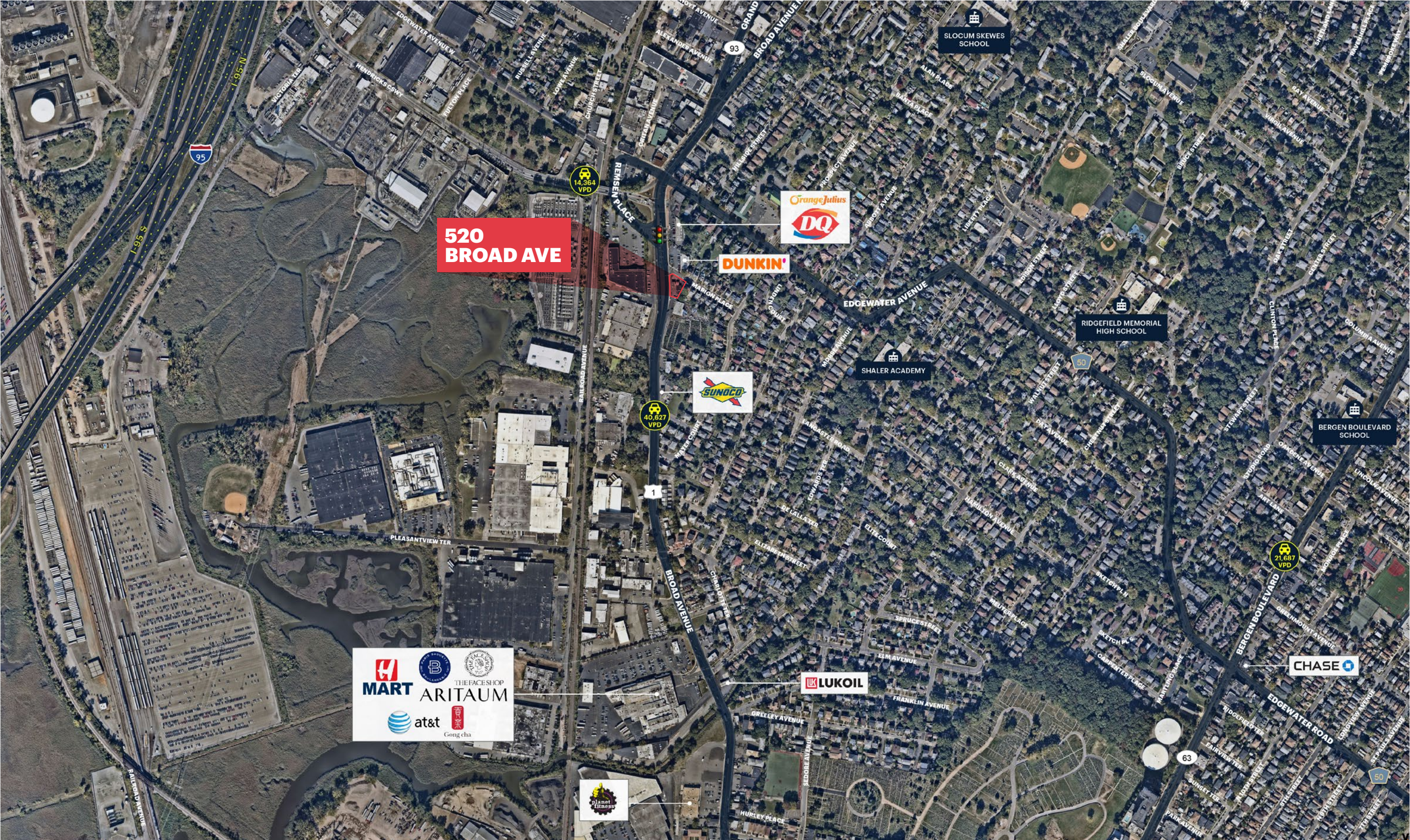


OBLIQUE AERIAL





MARKET AERIAL





DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
21,592	1,081
HOUSEHOLDS	TOTAL EMPLOYEES
7,763	8,771
MEDIAN AGE	TOTAL DAYTIME POPULATION
40.8	18,688
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
7,391 - 46%	\$132,340

3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
239,410	8,164
HOUSEHOLDS	TOTAL EMPLOYEES
94,587	82,799
MEDIAN AGE	TOTAL DAYTIME POPULATION
41.7	197,877
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
81,956 - 46%	\$128,667

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
540,567	21,453
HOUSEHOLDS	TOTAL EMPLOYEES
211,914	244,879
MEDIAN AGE	TOTAL DAYTIME POPULATION
40.3	500,461
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
176,129 - 44%	\$129,467

\*2024 estimates



SURVEY OVERLAY

