



For Lease

RIPCO
RETAIL LEASING

32-40 North Dean Street

Englewood
New Jersey

Heart of Downtown
Englewood-Franklin Row

| 870 & 940 SF can be combined for 1,810 SF

Retail, fitness, restaurant, or medical space. Exclusive parking available with direct access in rear of building

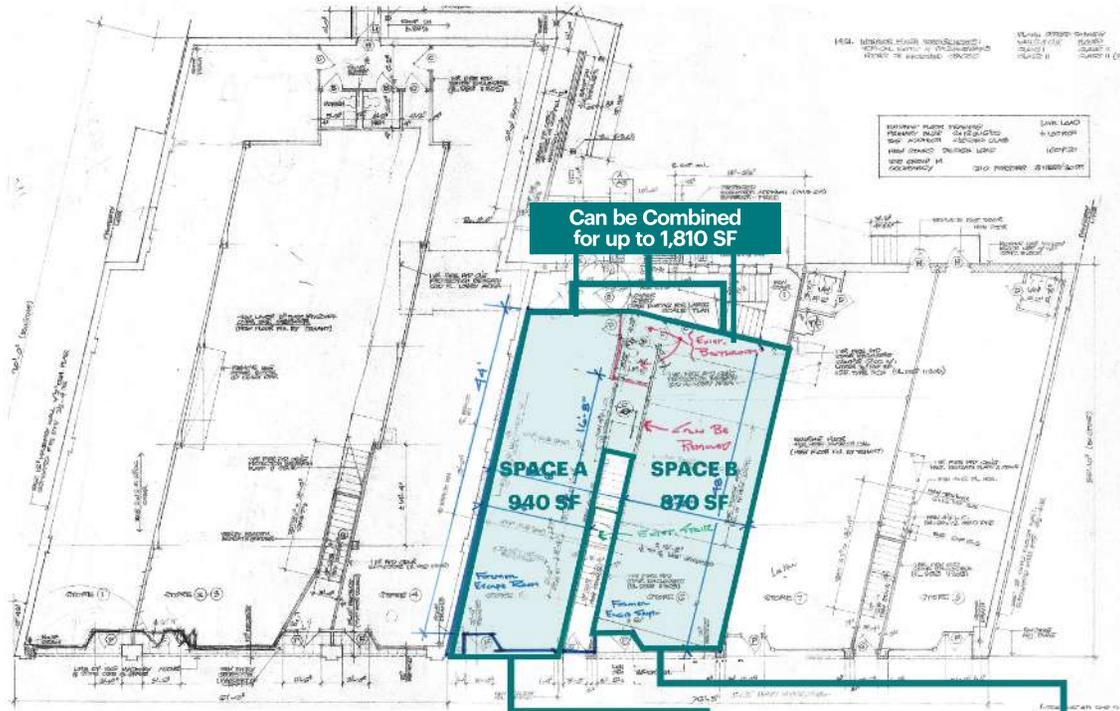
Contact
Exclusive Agent

Deborah Stone
dstone@ripconj.com | 201.914.4406

Space Details

Ground Floor

Retail, fitness, restaurant, medical space



Can be Combined
for up to 1,810 SF

SPACE A
940 SF

SPACE B
870 SF

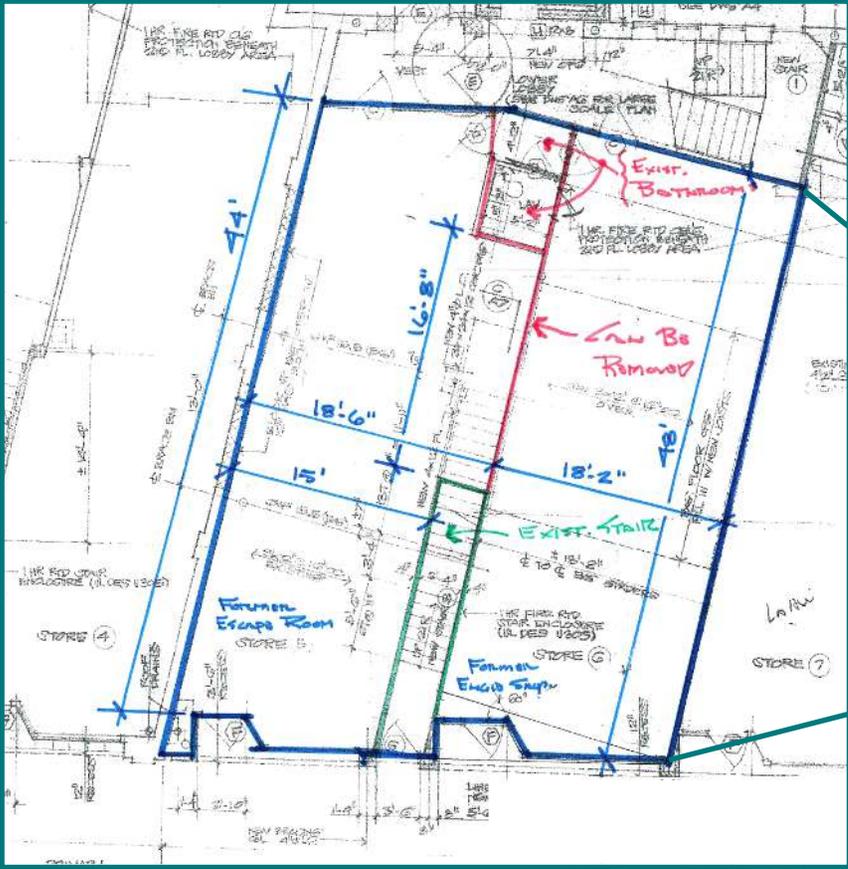
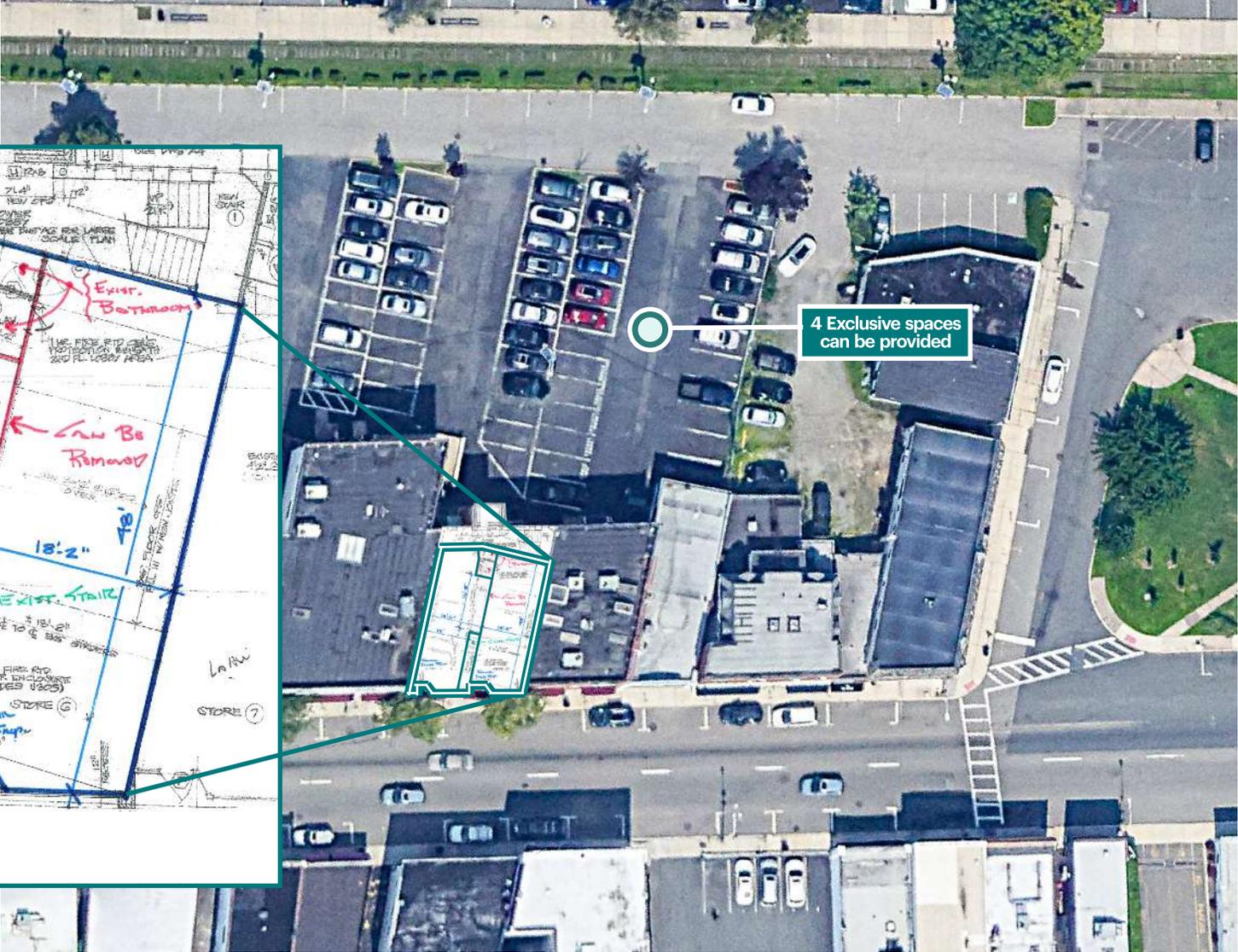


Size	Space A	940 SF
	Space B	870 SF
	Combined Total	1,810 SF
Asking Rent	Upon request	
Possession	Immediate	
Lease Type	Gross lease with pro-rata share of CAM and Taxes over the base year	
Parking	Street parking available in front	
	Municipal parking located throughout the downtown area	
	Exclusive spaces available for each unit	
Neighbors	Bergen PAC, ShopRite, Chipotle, Apple Bank, AT&T, Jersey Mike's, Starbucks, Manhattan Bagel, CVS Pharmacy	
Comments	Great 1-mile incomes	
	Dean Street 17,000 VPD	
	Vibrant downtown with over 14 national retailers	

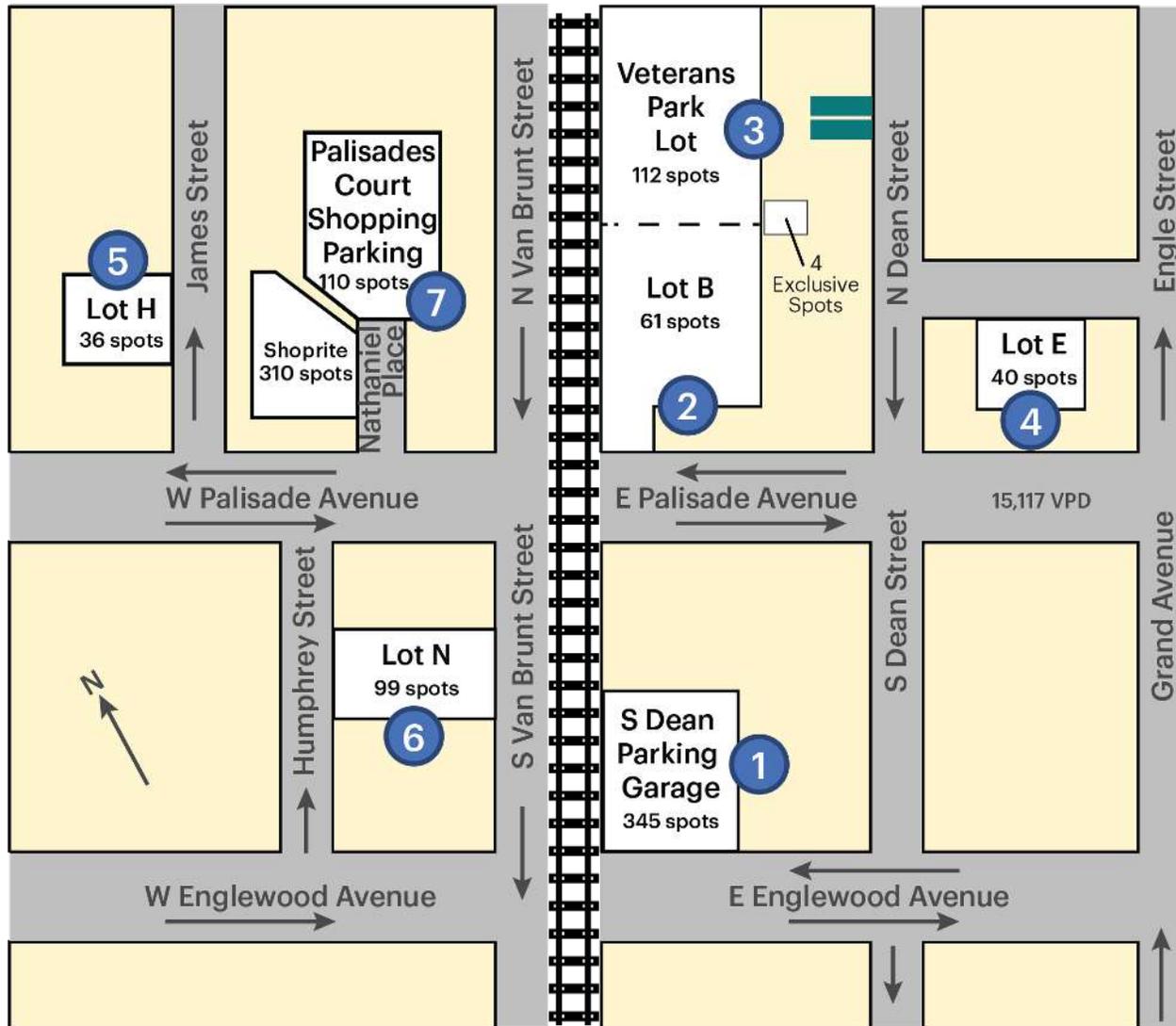
Aerial Plan/Space Plan

Space A - 940 SF
Space B - 870

Can be combined for a total of 1,810 SF



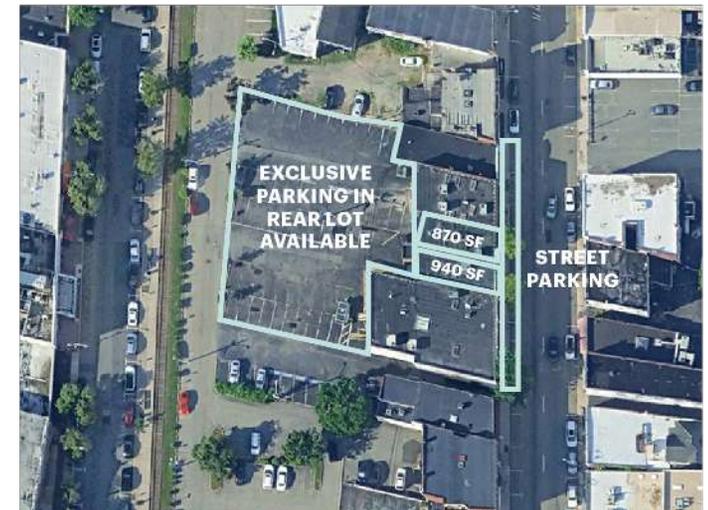
Parking



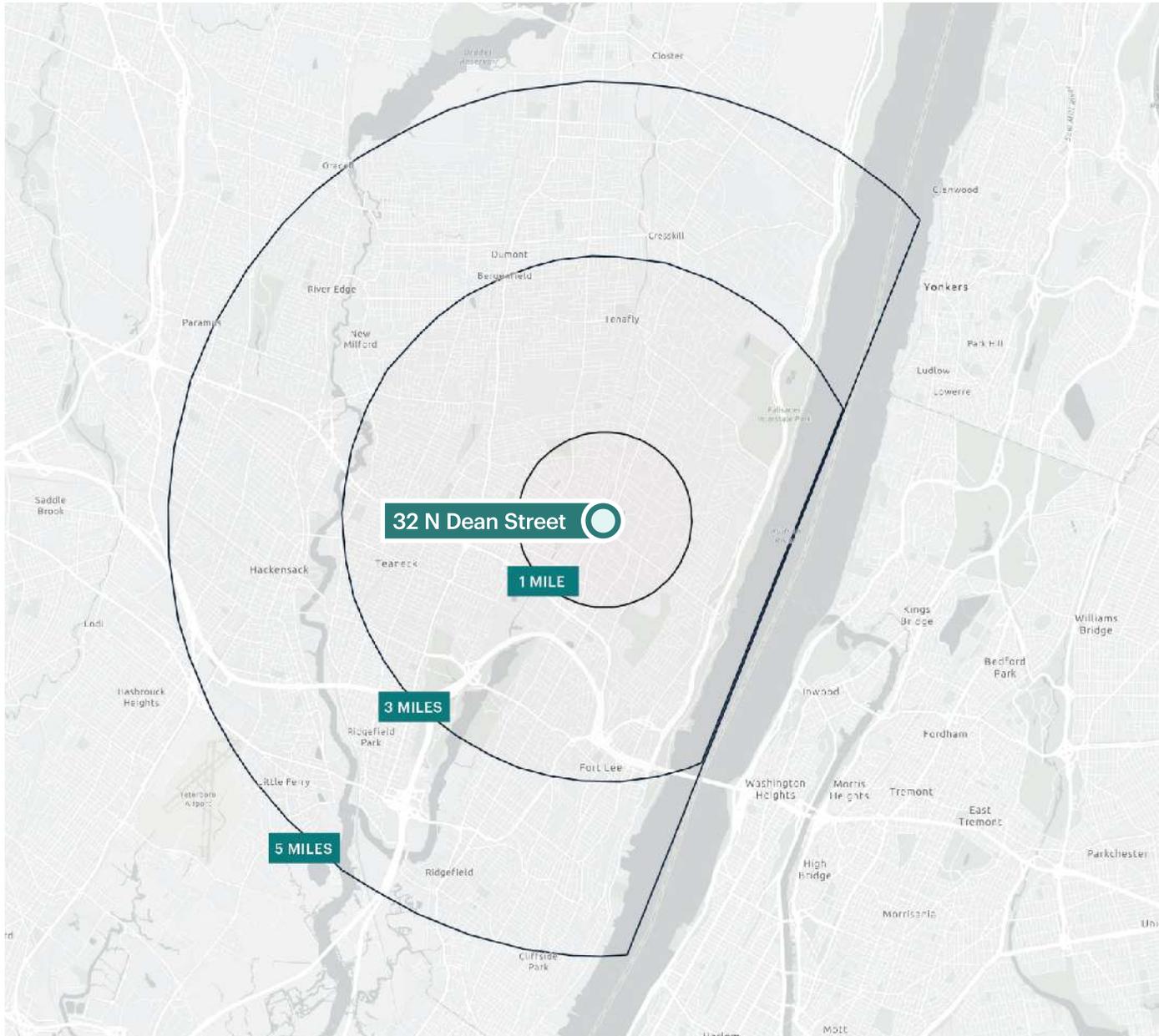
PARKING GUIDE

- 1 City Municipal Garage Open M - Sat; 7 am - 11 pm
- 2 Parking Lot B Metered Spaces
- 3 Veterans Park Parking Lot Metered Spaces
- 4 Parking Lot E Metered Spaces
- 5 Parking Lot B Metered Spaces
- 6 Parking Lot N Metered Spaces
- 7 Palisades Ct Shopping Ctr Only for shops in Palisades Ct

* Municipal parking in Englewood is easily accessible via the Park Mobile App



Area Demographics



Population	1 mile	21,721
	3 miles	151,438
	5 miles	387,968
Total Households	1 mile	7,706
	3 miles	54,588
	5 miles	146,287
Median Age	1 mile	39.6
	3 miles	42.2
	5 miles	42.4
College Graduates (Bachelor's +)	1 mile	5,998
	3 miles	60,755
	5 miles	149,824
Total Businesses	1 mile	1,238
	3 miles	6,564
	5 miles	16,040
Total Employees	1 mile	14,341
	3 miles	70,022
	5 miles	173,410
Total Daytime Population	1 mile	25,285
	3 miles	142,977
	5 miles	357,244
Average Household Income	1 mile	\$139,263
	3 miles	\$171,581
	5 miles	\$154,787