

**RETAIL SPACE**

# THE SQUARE AT RIVERDALE

**92 ROUTE 23**

RIVERDALE | NEW JERSEY

**9,975 SF**  
Available for Lease  
Rare Junior Anchor  
Opportunity

**3,872 SF**  
Turn-Key Restaurant



**Bj's**

ExtraSpace  
Storage

THE HOME  
DEPOT

TARGET

blu  
alehouse

Great Clips

AT&T

PEARLE  
VISION

THE VITAMIN  
SHOPPE

UFC  
GYM

VIBE

9,975 SF  
AVAILABLE  
100 FEET OF  
FRONTAGE

Former Restaurant  
3,872 SF

Kessler  
REHABILITATION CENTER

Flaming Grill

Easily accessible to  
and from Target

## SPACE DETAILS



### SIZE

Space B	3,872 SF	Turn-Key Restaurant
Space C1	2,469 SF	} Junior Anchor Opportunity Up to 9,975 SF
Space C2	1,481 SF	
Space C3	2,000 SF	
Space C4	2,025 SF	
Space C5	2,000 SF	

### CO-TENANTS

Blu Alehouse, Great Clips, AT&T, Pearle Vision, The Vitamin Shoppe, UFC Gym, Vibe, Kessler Rehabilitation, Flaming Grill & Supreme Buffet

### NEIGHBORS

Target, BJ's, Staples, The Home Depot, Walmart, Lowe's Home Improvement, Applebee's, Dunkin', Raymour & Flanigan, Wendy's, Jo-Ann Fabrics, Best Buy, Chili's

### COMMENTS

Turn-key restaurant opportunity  
Center shadow anchored by Target & Home Depot and BJ's Wholesale  
Easily accessible to/from Target

### NNN

\$7.17 (est.)

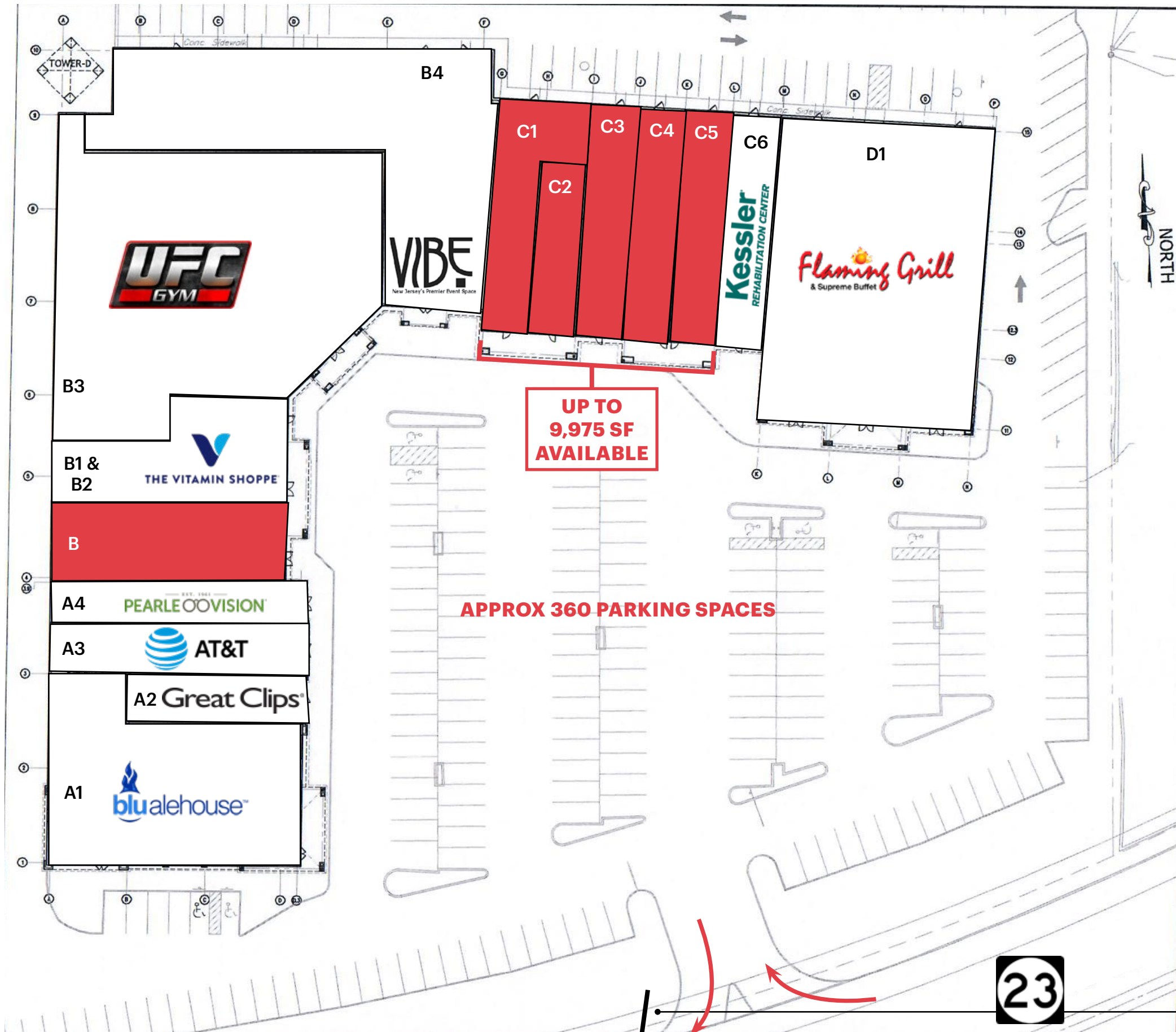
**MARKET AERIAL**



**LOW LEVEL/ACCESS AERIAL**



# SITE PLAN



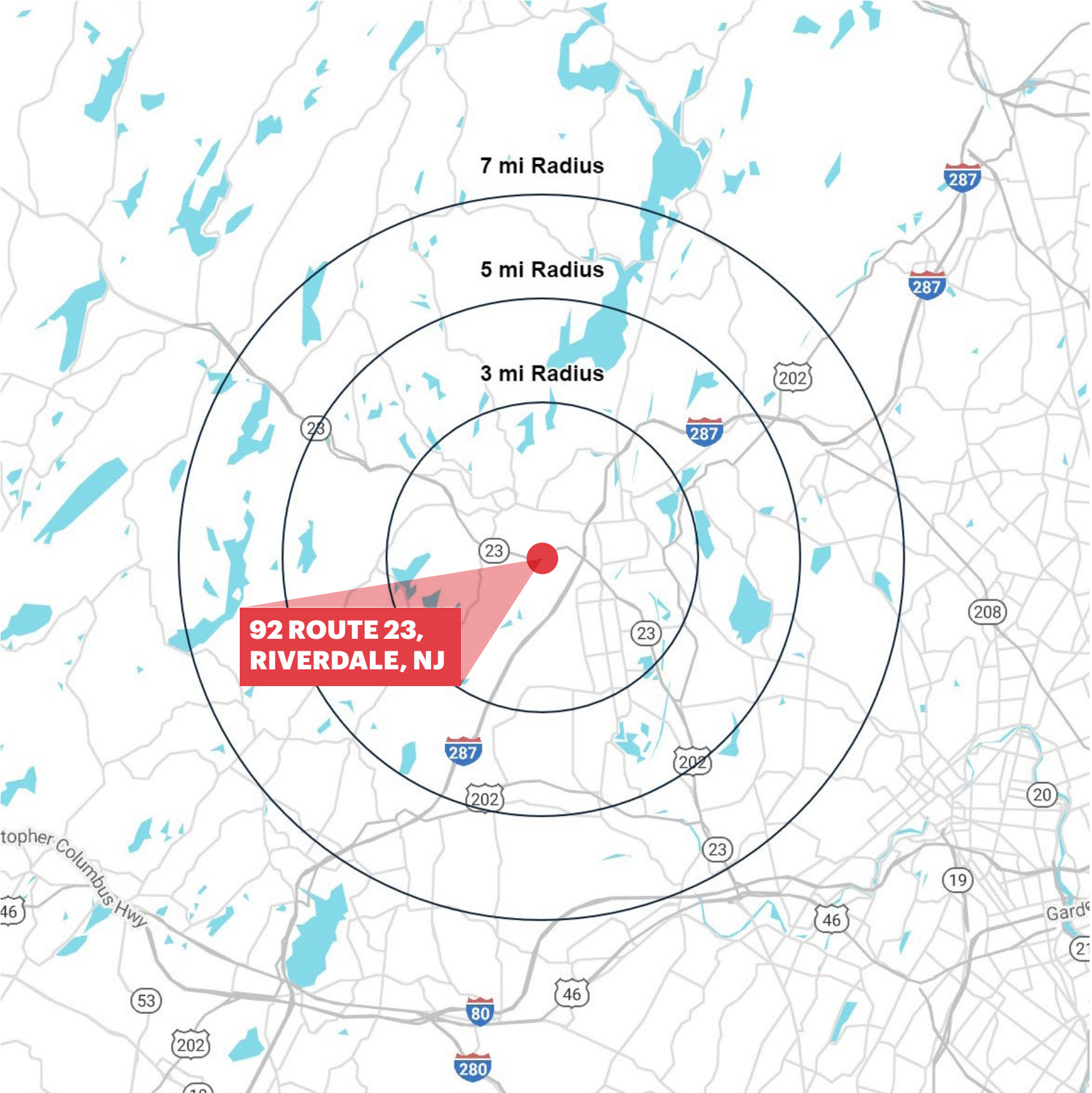
A1	Blu AleHouse
A2	Great Clips
A3	AT&T
A4	Pearle Vision
B	AVAILABLE; 3,872 SF (fully built restaurant)
B1 & B2	The Vitamin Shoppe
B3	UFC Gym
B4	Vibe
C1	AVAILABLE; 2,469 SF (20 ft x 100 ft) + 500 sf (irregular)
C2	AVAILABLE; 1,481 SF (20 ft x 75 ft)
C3	POTENTIALLY AVAILABLE; 2,000 SF (20 ft x 100 ft)
C4	AVAILABLE; 2,025 SF (20 ft x 100 ft)
C5	AVAILABLE; 2,000 SF (20 ft x 100 ft)
C6	Kessler Rehabilitation Center
D1	Flaming Grill & Supreme Buffet



**TURN-KEY RESTAURANT**



**DEMOGRAPHICS**



**92 ROUTE 23,  
RIVERDALE, NJ**

**3 MILE RADIUS**

**POPULATION**  
53,960  
**HOUSEHOLDS**  
21,060  
**MEDIAN AGE**  
43.7  
**COLLEGE GRADUATES (Bachelor's +)**  
45.7%

**TOTAL BUSINESSES**  
2,421  
**TOTAL EMPLOYEES**  
22,322  
**AVERAGE HOUSEHOLD INCOME**  
\$129,481

**5 MILE RADIUS**

**POPULATION**  
109,635  
**HOUSEHOLDS**  
40,422  
**MEDIAN AGE**  
43.9  
**COLLEGE GRADUATES (Bachelor's +)**  
47.6%

**TOTAL BUSINESSES**  
4,741  
**TOTAL EMPLOYEES**  
45,606  
**AVERAGE HOUSEHOLD INCOME**  
\$142,073

**7 MILE RADIUS**

**POPULATION**  
187,121  
**HOUSEHOLDS**  
68,089  
**MEDIAN AGE**  
43.8  
**COLLEGE GRADUATES (Bachelor's +)**  
50.7%

**TOTAL BUSINESSES**  
7,777  
**TOTAL EMPLOYEES**  
78,078  
**AVERAGE HOUSEHOLD INCOME**  
\$153,666

\*2021 estimates

## CONTACT EXCLUSIVE AGENTS

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