

FOR SALE
INQUIRE FOR PRICING
SUBMIT ALL OFFERS

37 & 45-55 RIDGE ROAD

North Arlington, NJ 07031 | **New Jersey**



**TWO-STORY RETAIL BUILDING ON MAJOR
THOROUGHFARE - DELIVERED VACANT**

RIPCO
INVESTMENT SALES

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INVESTMENT HIGHLIGHTS

#1

RARE SALE

Opportunity to own the iconic +40,000 SF Melray's Furniture Store in the heart of North Arlington, a neighborhood with scarce inventory

#2

MAJOR THOROUGHFARE

Located on a heavily trafficked vehicular & pedestrian location, serving as a main vessel from Route 3 to I-280

#3

IDEAL LOCATION

Surrounded by national credit & local retailers, and several new construction residential development projects

#4

DELIVERED VACANT

Providing an opportunity for an owner-user or investor to reposition the building.



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PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	37 & 45-55 Ridge Road North Arlington, NJ 07031
Location	Located on the west corner of Ridge Road and Garden Terrace
Block / Lot	10 / 53, 54
Additional Air Rights Owned	Lot 55.01 (Parking lot not included)

BUILDING INFORMATION

Gross Lot SF	16,553 SF (approx.)
Lot Dimensions	155' X 106' (approx.)
Stories	2
Building SF	41,544 SF (approx.)
Elevator	Yes

ZONING INFORMATION

Zoning	Ridge Road Redevelopment Area (RRRA)
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TAX INFORMATION

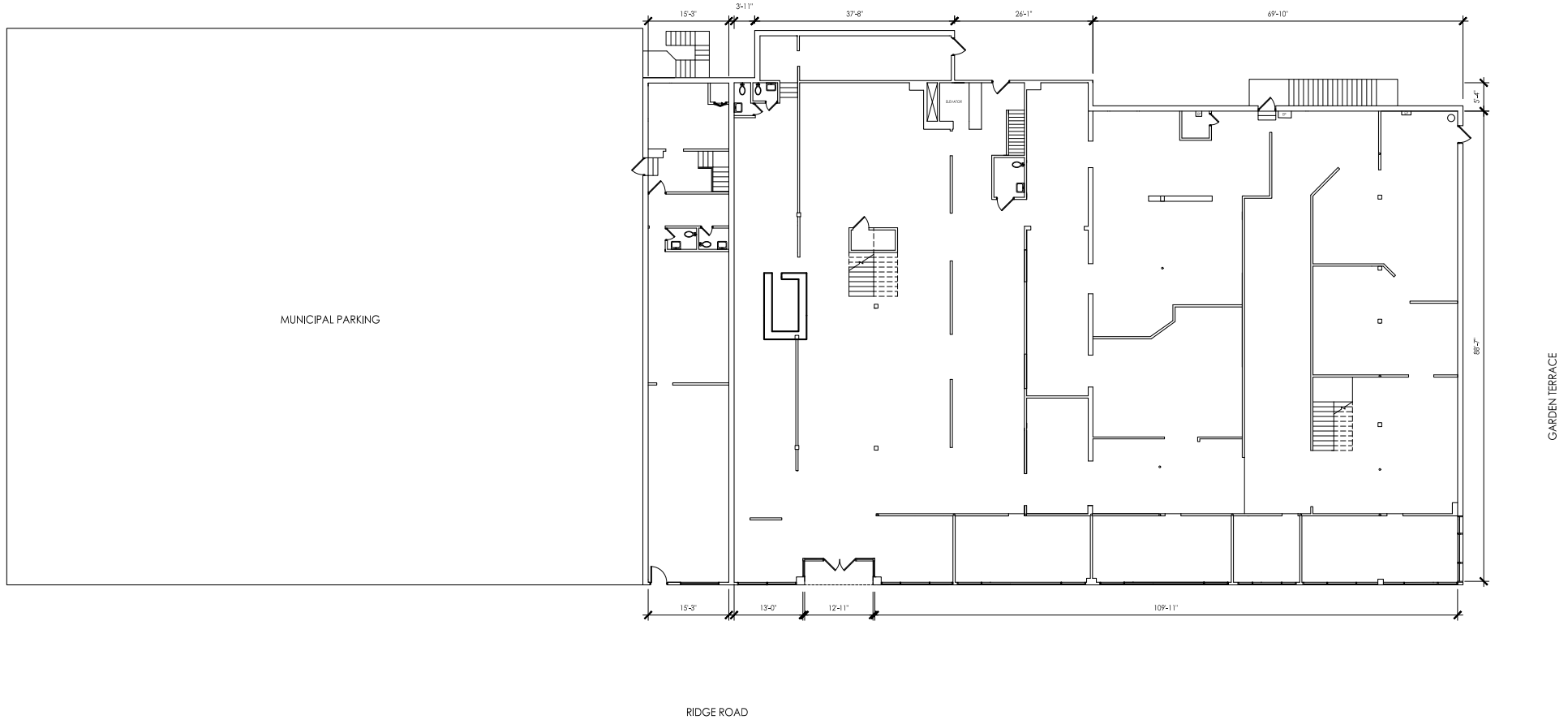
Real Estate Taxes (23/24)	\$129,287
Tax Class	4A

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FLOOR PLANS (1ST FLOOR)

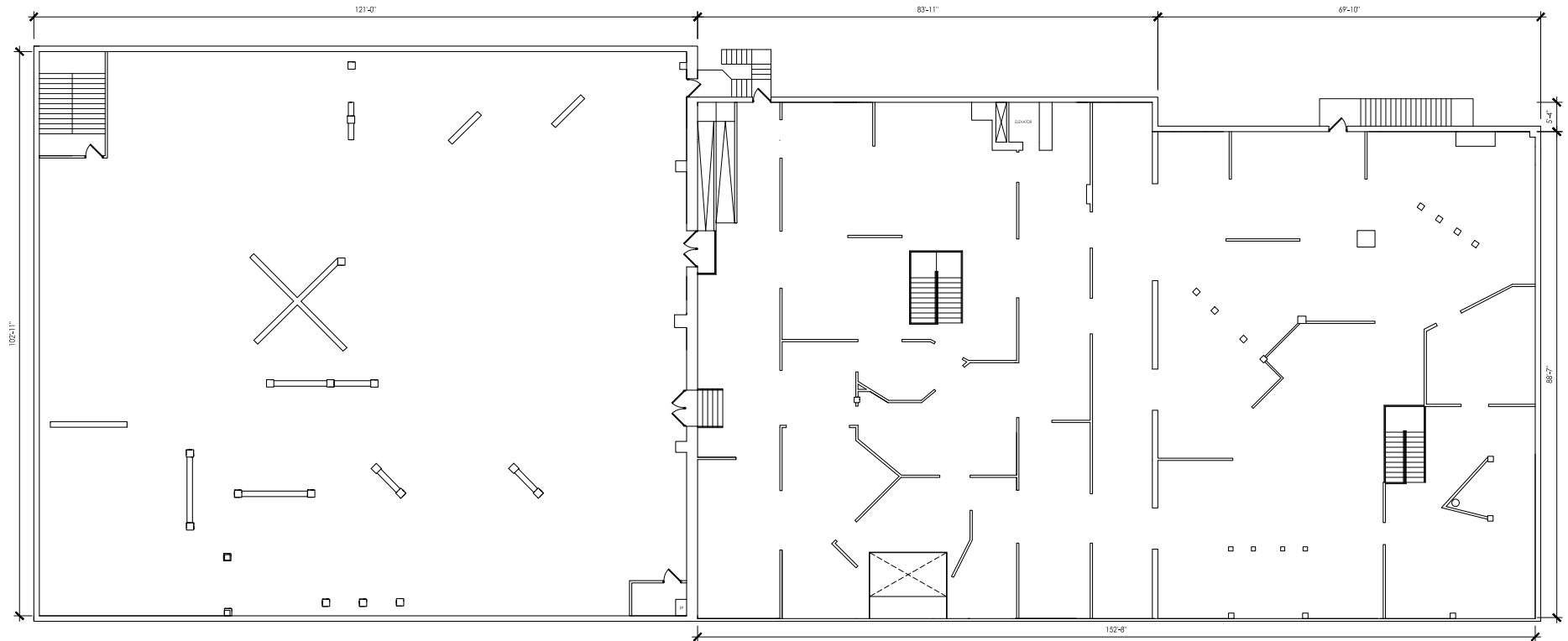


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FLOOR PLANS (2ND FLOOR)



RIDGE ROAD

GARDEN TERRACE

37 & 45-55 RIDGE ROAD

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RETAIL MAP



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PROPERTY PHOTOS

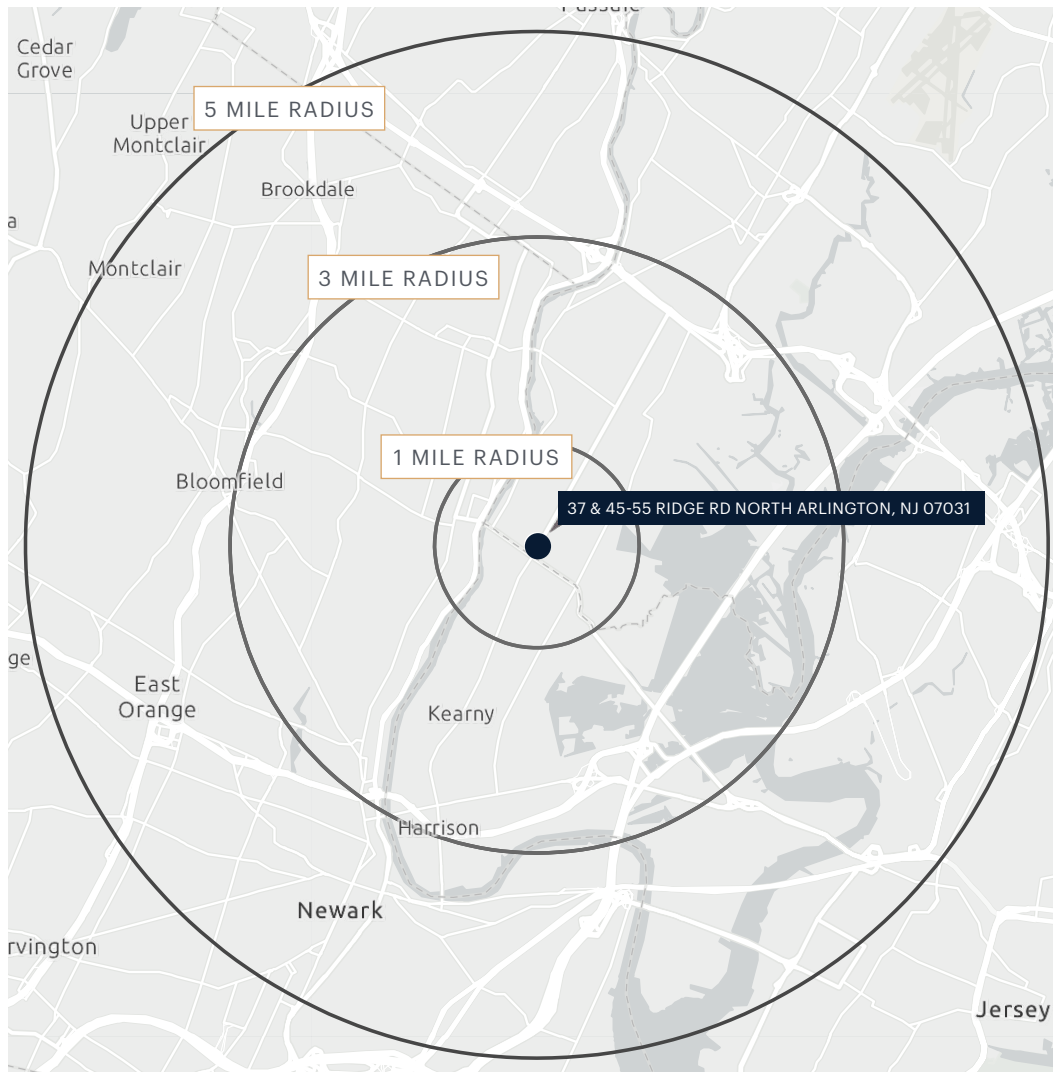


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AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	24,061	180,441	583,186
NUMBER OF HOUSEHOLDS	9,225	68,505	216,427
AVERAGE HOUSEHOLD INCOME	\$134,816	\$128,112	\$113,756
MEDIAN HOUSEHOLD INCOME	\$102,885	\$95,051	\$78,547
COLLEGE GRADUATES	5,177 29%	35,888 28%	94,393 23%
TOTAL BUSINESSES	1,086	6,560	18,245
TOTAL EMPLOYEES	10,678	78,383	226,730
DAYTIME POPULATION	21,745	164,690	518,145

CONTACT EXCLUSIVE AGENTS

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