

POTENTIAL RESTAURANT/RETAIL SPACE

24 NORTH DEAN STREET

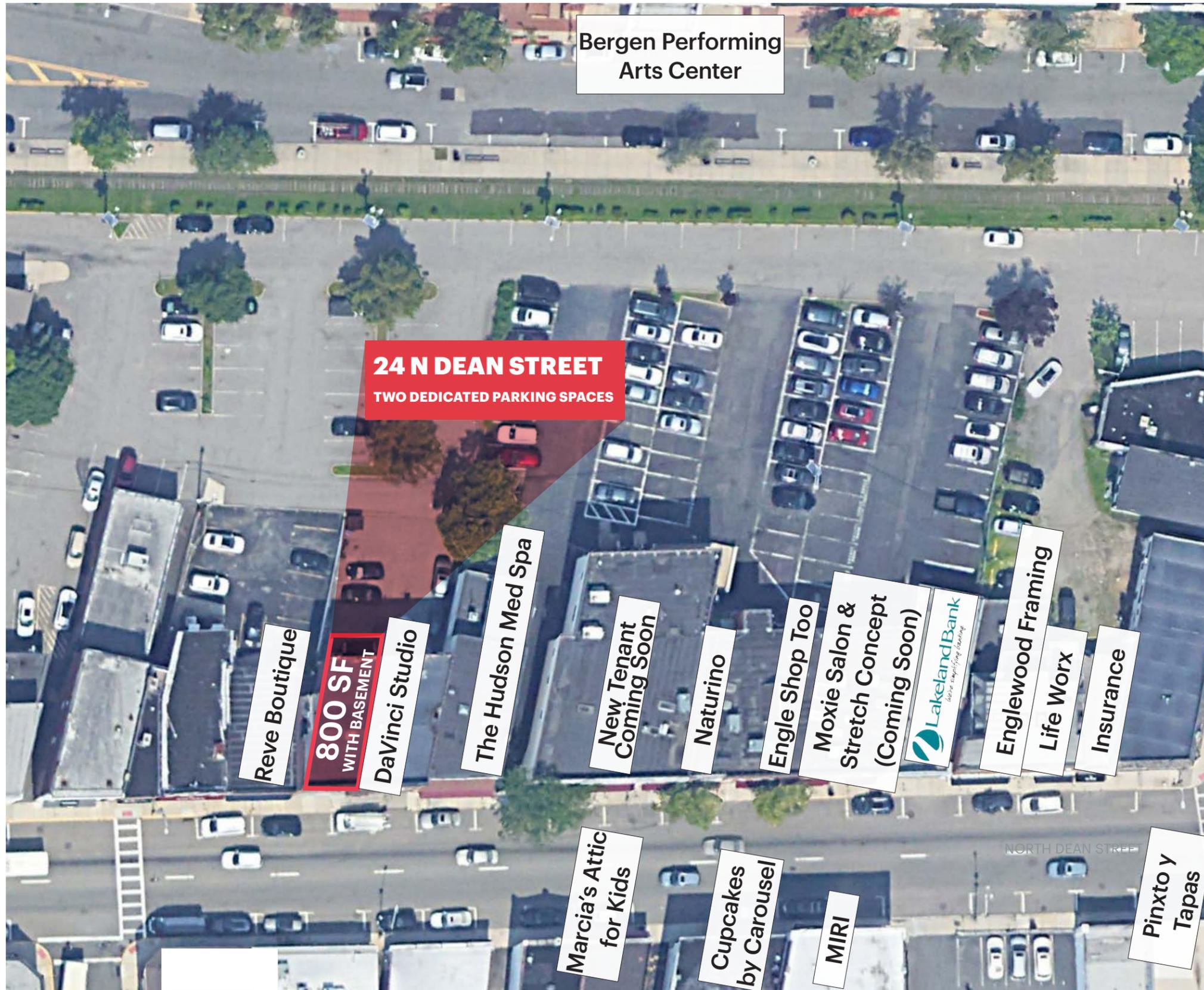
ENGLEWOOD
NEW JERSEY

800 SF
with 600 SF basement
Restaurant
Equipment
Available for Use



SPACE DETAILS

SITE PLAN



SIZE

Approx. 800 SF with 600 SF basement

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

5 years minimum

LEASE TYPE

Gross Lease with base year for expenses

PARKING

2 exclusive parking spaces in rear

COMMENTS

Great 1-mile incomes

Vibrant downtown with over 15 national retailers

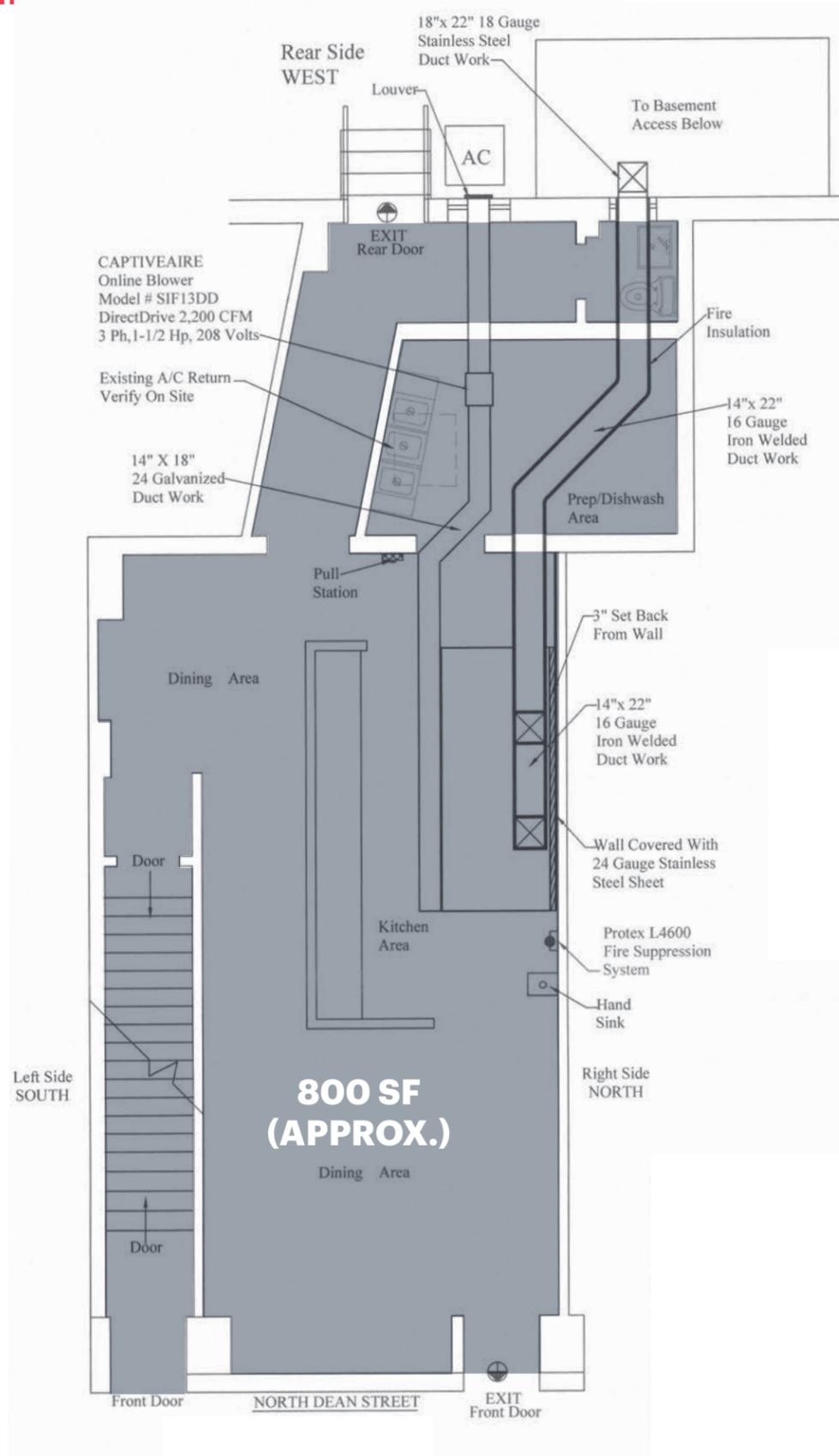
EQUIPMENT

See list below

NEIGHBORS

Reve Boutique, DaVinci Studio, The Hudson Med Spa, Naturino Outlet, Engle Shop Too, Lakeland Bank, Englewood Framing, Life Worx, Insurance Agency, ShopRite, ShopRite Liquors

FLOOR PLAN - APPROX. 800 SF WITH FULL BASEMENT



NORTH DEAN STREET

EQUIPMENT LIST

Space includes the following new equipment that would need to be installed by new tenant. Landlord will permit the use of the restaurant equipment during the term and tenant will leave upon vacating the premises.

- 1) Cooking Performance Group S60-N Natural Gas 10 Burner 60" Range with 2 Standard Ovens - 360,000 BTU
Item: 351S60N; Serial #08225972
\$2,449.00/Each
- 2) Main Street Equipment CG1-N Single Deck Full Size Natural Gas Convection Oven with Legs - 54,000 BTU
Item: 541CG1N; Serial # 1022CG1N 011
\$2,249.00/Each
- 3) Avantco A-49R-HC 54" Solid Door Reach-In Refrigerator
Model 178A49RHC; Serial # 926007116
\$2,199.00/Each
- 4) Avantco A-49R-G-HC 54" Glass Door Reach-In Refrigerator
Model 178A49RGHC; Serial# 829656731
\$2,499.00/Each
- 5) Avantco BC-48-HC 48" Curved Glass Black Refrigerated Bakery Display Case
Model: 193BC48HCB
\$1,879.00/Each
- 6) 12x48 Hood (wrapped in plastic)
- 7) Steel Mixer
Galaxy Equipment
Planetary Mixer
G177GMIX10 or G177GMIX20
- 8) Under Counter Refrigerator
Beverage Air
- 9) Lancaster Table & Seating Alloy Series Distressed Ruby Red Outdoor Cafe Barstool
- 10) Lancaster Table & Seating Alloy Series Walnut Wood Seat for Alloy Barstools
- 11) 3-part sink. Regency Tables and Sinks
Model # 600S32424
- 12) Mop sink
No name: 2'x2' dimensions

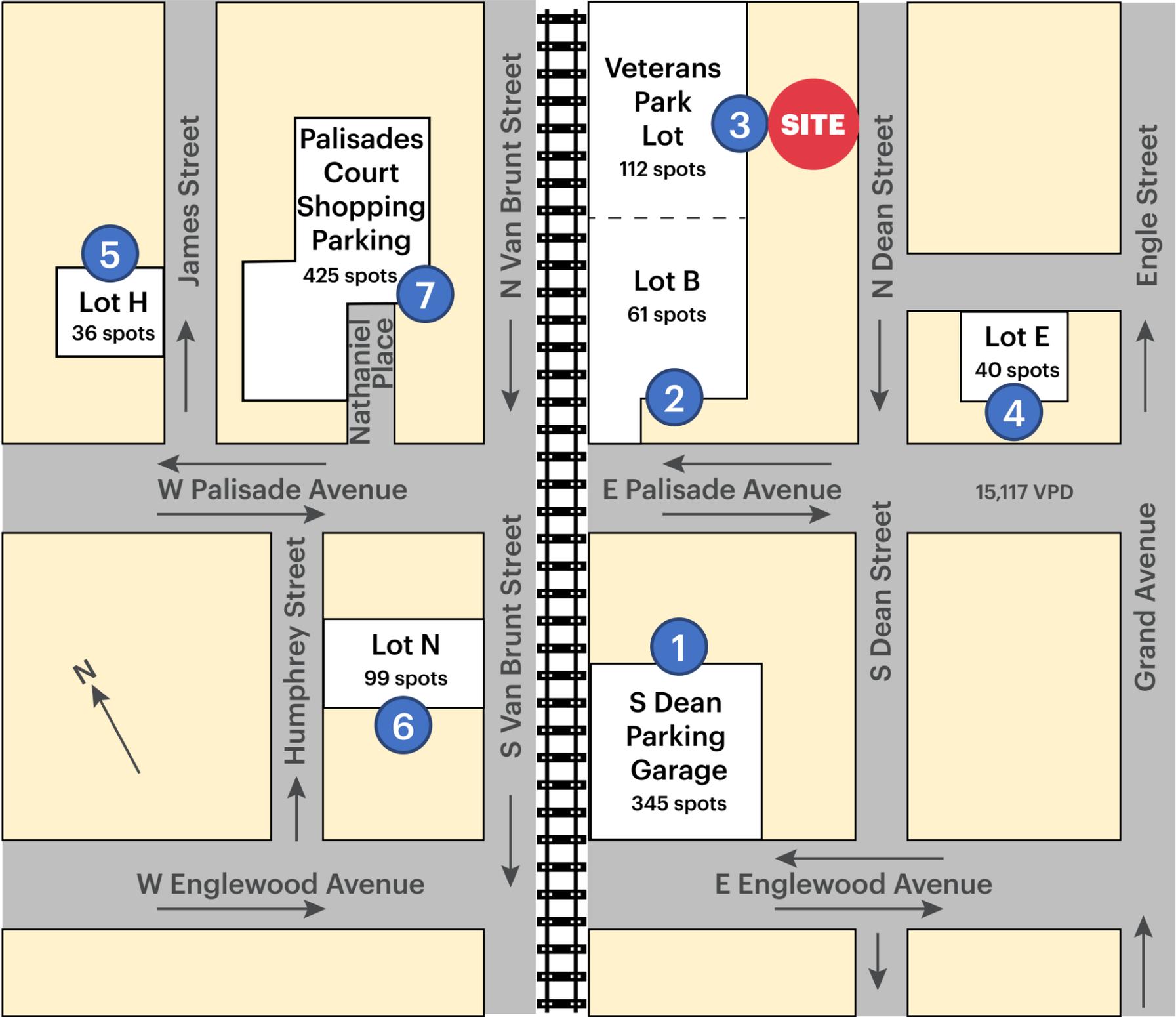
MARKET AERIAL



DOWNTOWN RETAILERS



ENGLEWOOD PARKING MAP



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

There is metered street parking throughout Englewood in addition to the parking lots noted.

Any Metered parking space, as well as the Municipal Garage, accepts ParkMobile app payments.

Park Mobile Zone - #9649

Half hour rate: \$.60

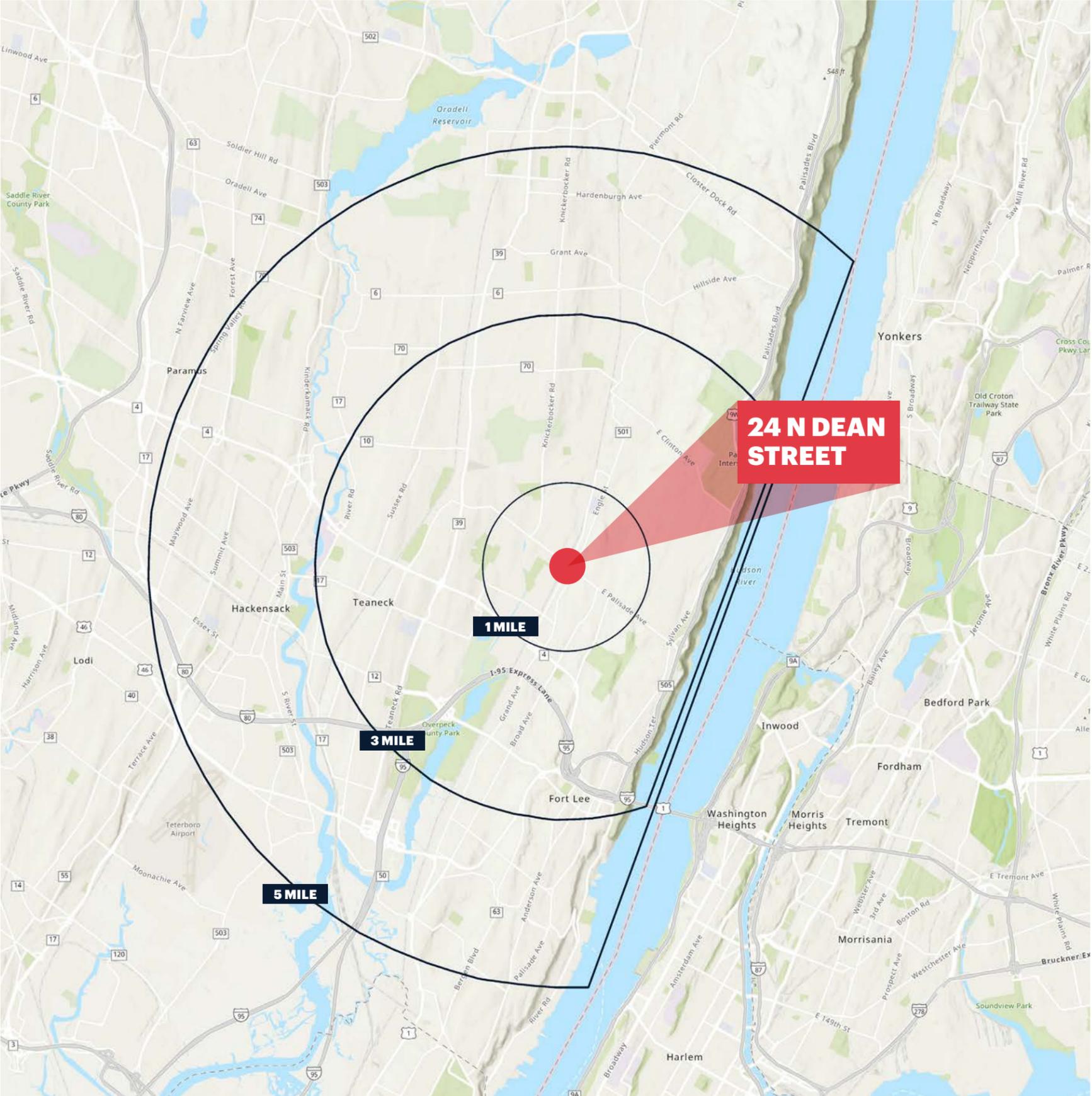
One hour rate: \$.85

Two hour rate: \$1.85

Full Day rate: To be provided depending on # of spaces necessary.

Monthly rate: The garage will provide parking for 24-42 South Dean Street Tenants at a monthly rate of \$60.00 per month or daily rates as noted above.

DEMOGRAPHICS



1 MILE RADIUS

POPULATION
21,291
HOUSEHOLDS
7,471
MEDIAN AGE
39.8
COLLEGE GRADUATES (Bachelor's +)
6,031 - 40%

TOTAL BUSINESSES
1,240
TOTAL EMPLOYEES
14,614
TOTAL DAYTIME POPULATION
25,401
AVERAGE HOUSEHOLD INCOME
\$134,587

3 MILE RADIUS

POPULATION
154,702
HOUSEHOLDS
55,838
MEDIAN AGE
42.6
COLLEGE GRADUATES (Bachelor's +)
63,956 - 58%

TOTAL BUSINESSES
6,487
TOTAL EMPLOYEES
68,785
TOTAL DAYTIME POPULATION
144,824
AVERAGE HOUSEHOLD INCOME
\$163,768

5 MILE RADIUS

POPULATION
390,399
HOUSEHOLDS
147,032
MEDIAN AGE
42.7
COLLEGE GRADUATES (Bachelor's +)
152,528 - 54%

TOTAL BUSINESSES
16,003
TOTAL EMPLOYEES
174,409
TOTAL DAYTIME POPULATION
363,889
AVERAGE HOUSEHOLD INCOME
\$146,679

*2023 estimates - excludes NYC

CONTACT EXCLUSIVE AGENT

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.