

Elmwood Park Shopping Center

RIPCO
RETAIL LEASING

100 Broadway/Route 4
Elmwood Park, NJ

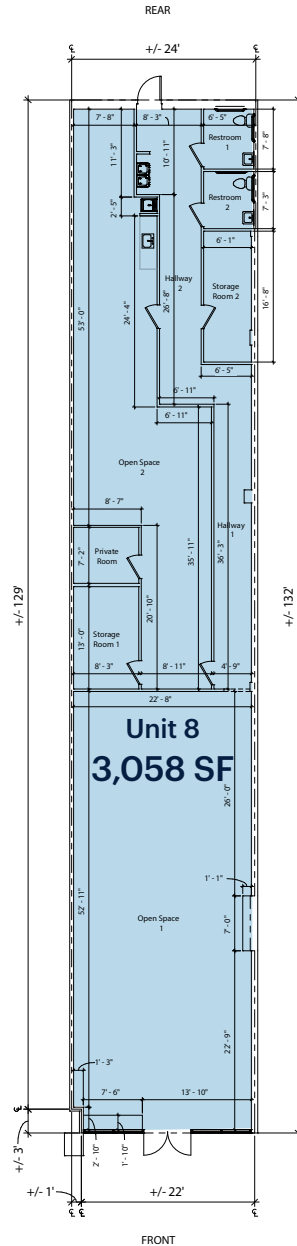
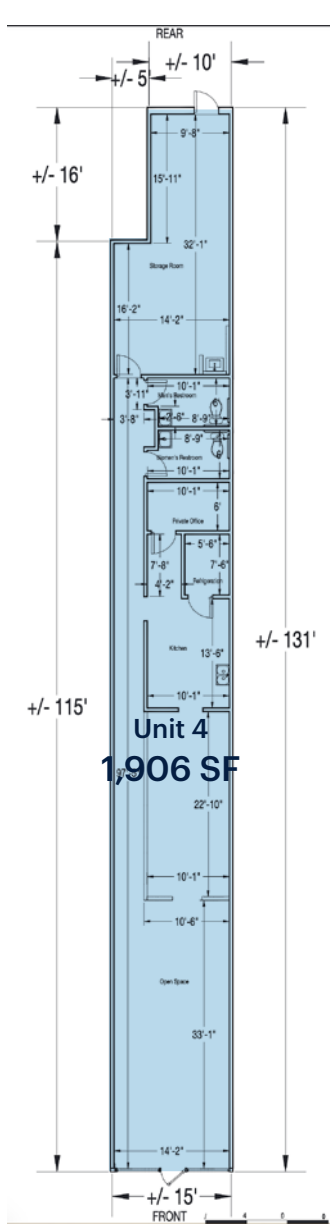
For Lease



1,906 SF Restaurant & 3,058 SF Retail Space Available

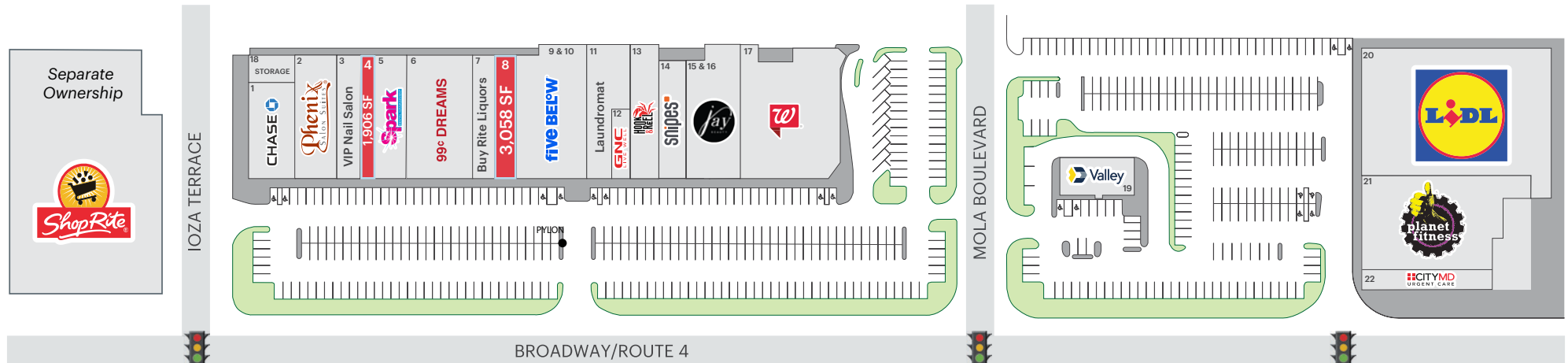
Between ShopRite & Lidl

Space Details



Location	100 Broadway (Route 4 eastbound) at Mola Boulevard, Elmwood Park, NJ	
Size	Ground Floor	
	Unit 4 - Former Restaurant	1,906 SF
	Unit 8	3,058 SF
NNN	\$8.88 PSF (est.)	
Parking	522 spaces	
Co-Tenants	Walgreens, Chase Bank, Phenix Salon suites, Fitness 19, GNC, Hook & Reel Restaurant, Mr. Sports, Buy Rite Liquors, Blimpie	
Attributes	Shopping center bookended by ShopRite and Lidl Supermarkets! Lidl, Top 6% Busiest Neighborhood Center in NJ (Placer.ai 8/4/26) Densely populated community, 270,924 people living and 109,916 people working within a 3-mile radius High traffic counts: 30,000 VPD Pylon signage available Close proximity to Routes 80, 46, 20, 4, and 17 corridors	

Site Plan



Suite	Tenant	Size
1	Chase Bank	5,160 SF
2	Phenix Salon Suites	6,240 SF
3	VIP Nail Salon	3,373 SF
4	Former Restaurant Available	1,906 SF
5	Spark Dental	4,434 SF
6	99 Cent Dreams	9,592 SF
7	Buy Rite Liquors	3,168 SF
8	Available	3,508 SF
9&10	Five Below	10,401 SF
11	Laundromat	5,069 SF

Suite	Tenant	Size
12	GNC	1,316 SF
13	Hook & Reel	4,200 SF
14	Snipes	4,041 SF
15 & 16	Jay Beauty	7,508 SF
17	Walgreens	14,837 SF
19	Valley National Bank	11,750 SF
20	Lidl	28,598 SF
21	Planet Fitness	14,157 SF
22	City MD	5,000 SF

Restaurant Space

1,906 SF



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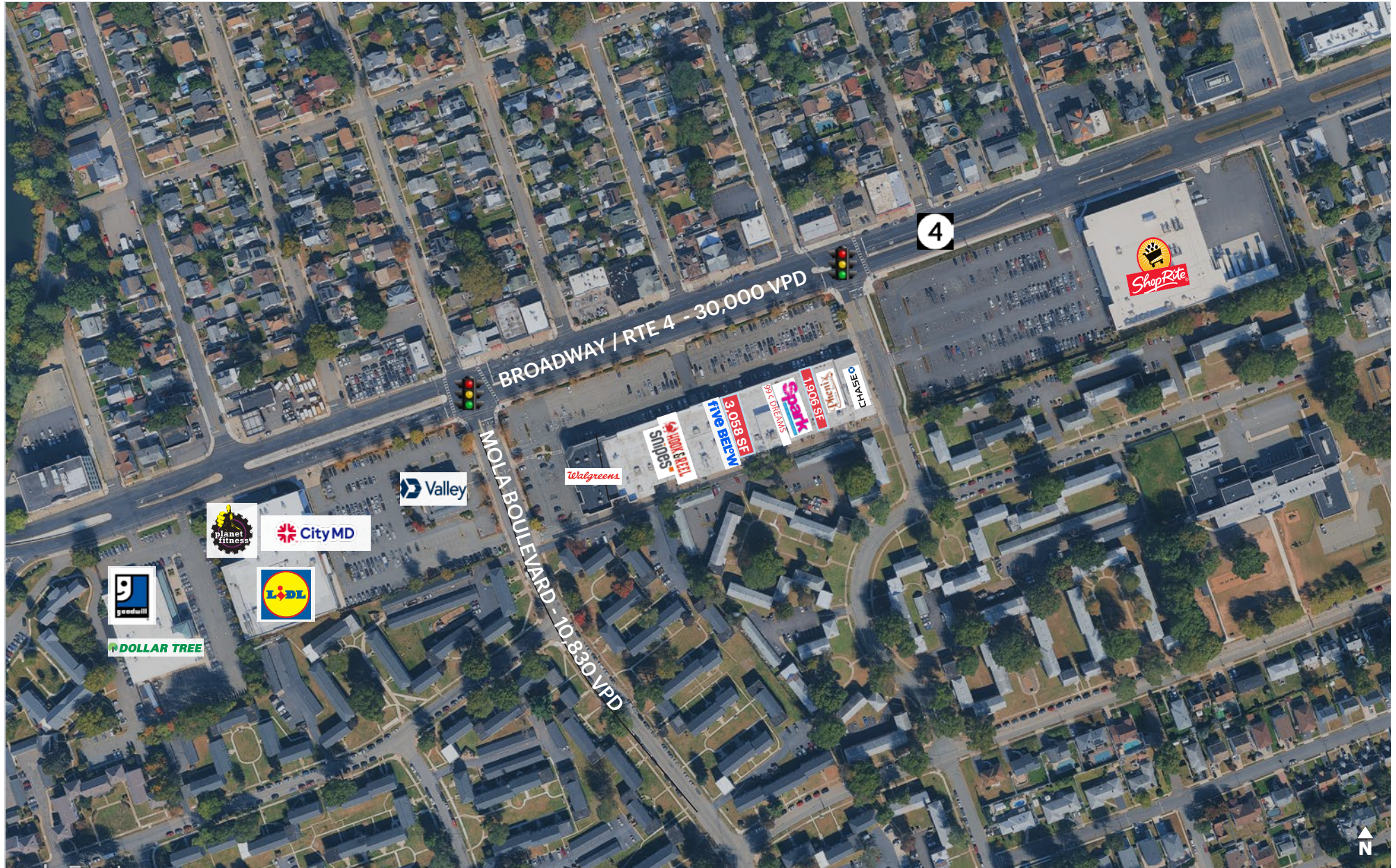
Contact
Exclusive
Agents

Curtis Nassau
cnassau@ripconj.com
917.940.2789

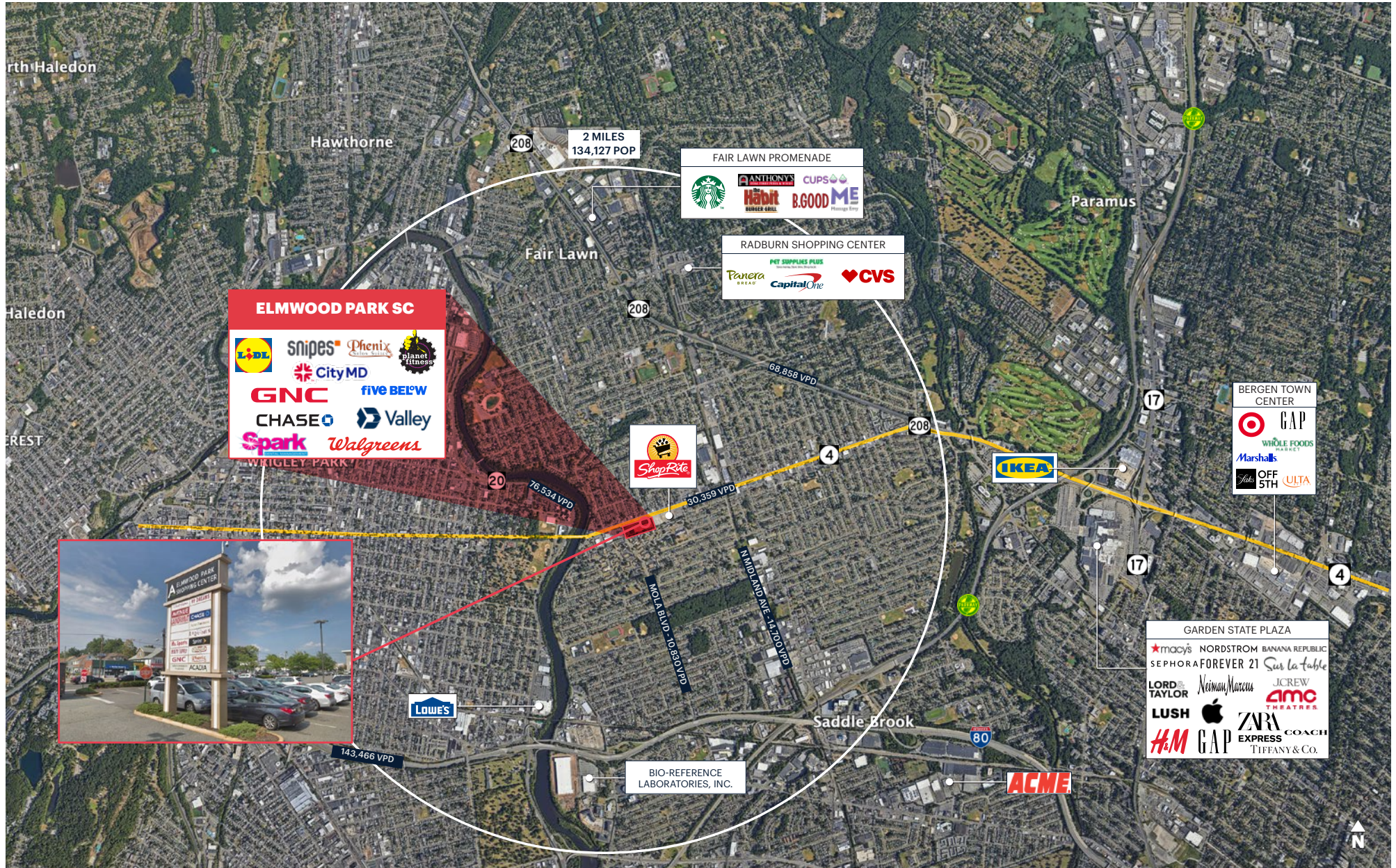
Patrick Brake
pbrake@ripconj.com
201.777.2304

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square
footage is approximate; Tenant must independently verify and assumes risk for inaccuracies.

Situated Between Lidl & Shoprite

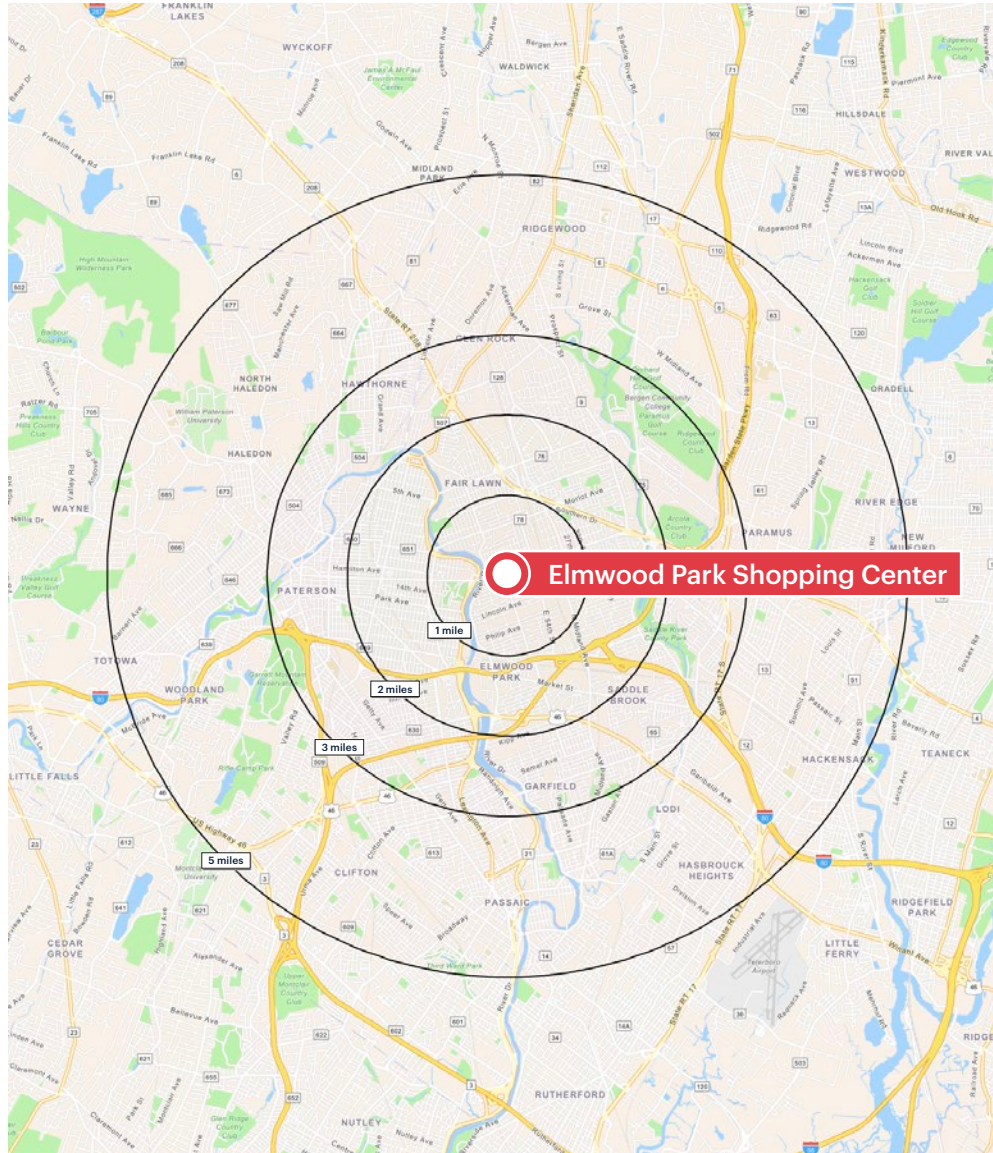


Centrally Located Among Rooftops



Very Densely Populated - Strong Incomes

2026 ESRI Summary Report



	1 mile	2 miles	3 miles	5 miles
Population	26,294	134,210	270,924	657,693
Households	9,415	45,346	93,534	232,109
Average Household Income	\$140,991	\$127,537	\$121,596	\$131,586
Population with Bachelors +	41.16%	31.98%	30.50%	35.98%
Daytime Population	18,926	114,718	254,642	604,362
Businesses	668	3,618	9,326	23,014