

**17-12**  
**River Road**  
Fair Lawn, NJ 07410

**3,315 SF**  
Retail For Lease



## Property Features

- 3,315 SF available
- 19,128 SF building
- Sits on 1.49 Acres
- Ground floor retail space
- Existing layout: Fitness training facility






## FOR MORE INFORMATION

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# LOCATION MAP





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## DEMOGRAPHICS & TRAFFIC



### Population

	1 Mile	3 Miles	5 Miles
Total Population	26,862	235,897	499,844
Average Age	36.8	37.6	39.4
Average Age (Male)	36.5	35.8	37.9
Average Age (Female)	36.2	38.7	40.5

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	9,618	82,252	175,120
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$100,477	\$95,197	\$108,300
Average House Value	\$300,617	\$316,539	\$380,583

### Traffic Counts

River Rd and Richard St 18,355/day

*\* Demographic data derived from 2020 ACS - US Census*



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# PROPERTY PHOTOS



New York

