

RIVERDALE, NEW JERSEY PRIME RETAIL OPPORTUNITY

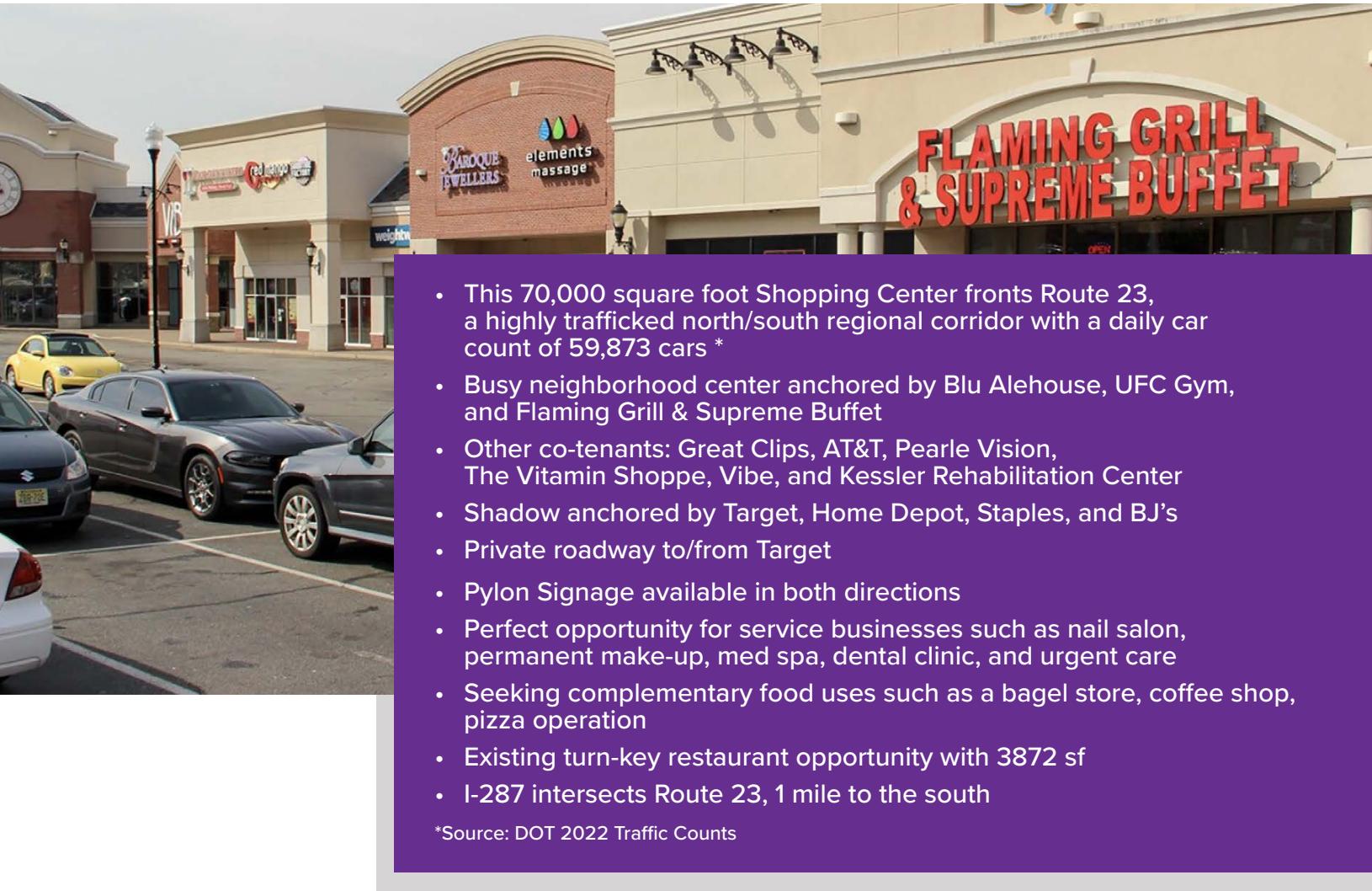


The Square at Riverdale
92 Route 23 Riverdale, NJ 07652



THE GRECO REALTY GROUP
Commercial Brokerage Specialists

92 ROUTE 23 RIVERDALE, NJ 07652



- This 70,000 square foot Shopping Center fronts Route 23, a highly trafficked north/south regional corridor with a daily car count of 59,873 cars *
- Busy neighborhood center anchored by Blu Alehouse, UFC Gym, and Flaming Grill & Supreme Buffet
- Other co-tenants: Great Clips, AT&T, Pearle Vision, The Vitamin Shoppe, Vibe, and Kessler Rehabilitation Center
- Shadow anchored by Target, Home Depot, Staples, and BJ's
- Private roadway to/from Target
- Pylon Signage available in both directions
- Perfect opportunity for service businesses such as nail salon, permanent make-up, med spa, dental clinic, and urgent care
- Seeking complementary food uses such as a bagel store, coffee shop, pizza operation
- Existing turn-key restaurant opportunity with 3872 sf
- I-287 intersects Route 23, 1 mile to the south

*Source: DOT 2022 Traffic Counts

*DEMOGRAPHICS	w/in 3 mile	w/in 5 miles	w/in 10 miles
2023 Population	52,672	104,638	493,230
Households	20,472	38,772	174,362
Daytime Population	20,682	40,348	198,785
Avg. HH Income	\$135,155	\$143,820	\$132,856
Median HH Income	\$112,328	\$120,089	\$106,604
College Graduates Bachelors Degree+	41%	44%	41%

*Source - CoStar



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For More Information Contact:
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A1	BLUE ALE HOUSE
A2	GREAT CLIPS
A3	AT&T
A4	PEARLE VISION
B	BARK VETERINARY SERVICES
B1 & B2	AVAILABLE: 2848 SF.
B3	UFC GYM
B4	VIBE
C1	METRO FRESH
C2	PIZZA BOYS
C3	RIVERDALE WINE & SPIRITS
C4	
C5	KESSLER REHABILITATION CENTER
C6	KESSLER REHABILITATION CENTER
D1	FLAMING GRILL & SUPREME BUFFET



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Easy access in/out of The Square at Riverdale along Route 23, a highly trafficked north/south regional corridor with a daily car count of 59,873 cars.* I-287 intersects Rt. 23 1 mile to the south.

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