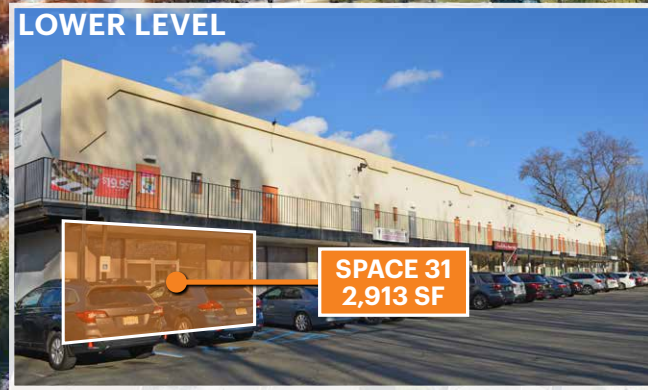


RETAIL SPACE

MIDLAND PARK SHOPPING CENTER

85 GODWIN AVE @ GOFFLE RD
MIDLAND PARK | NEW JERSEY

**960 -
5,475 SF**
For Lease
Center to be
Renovated



SITE ATTRIBUTES

GLA
129,391 SF

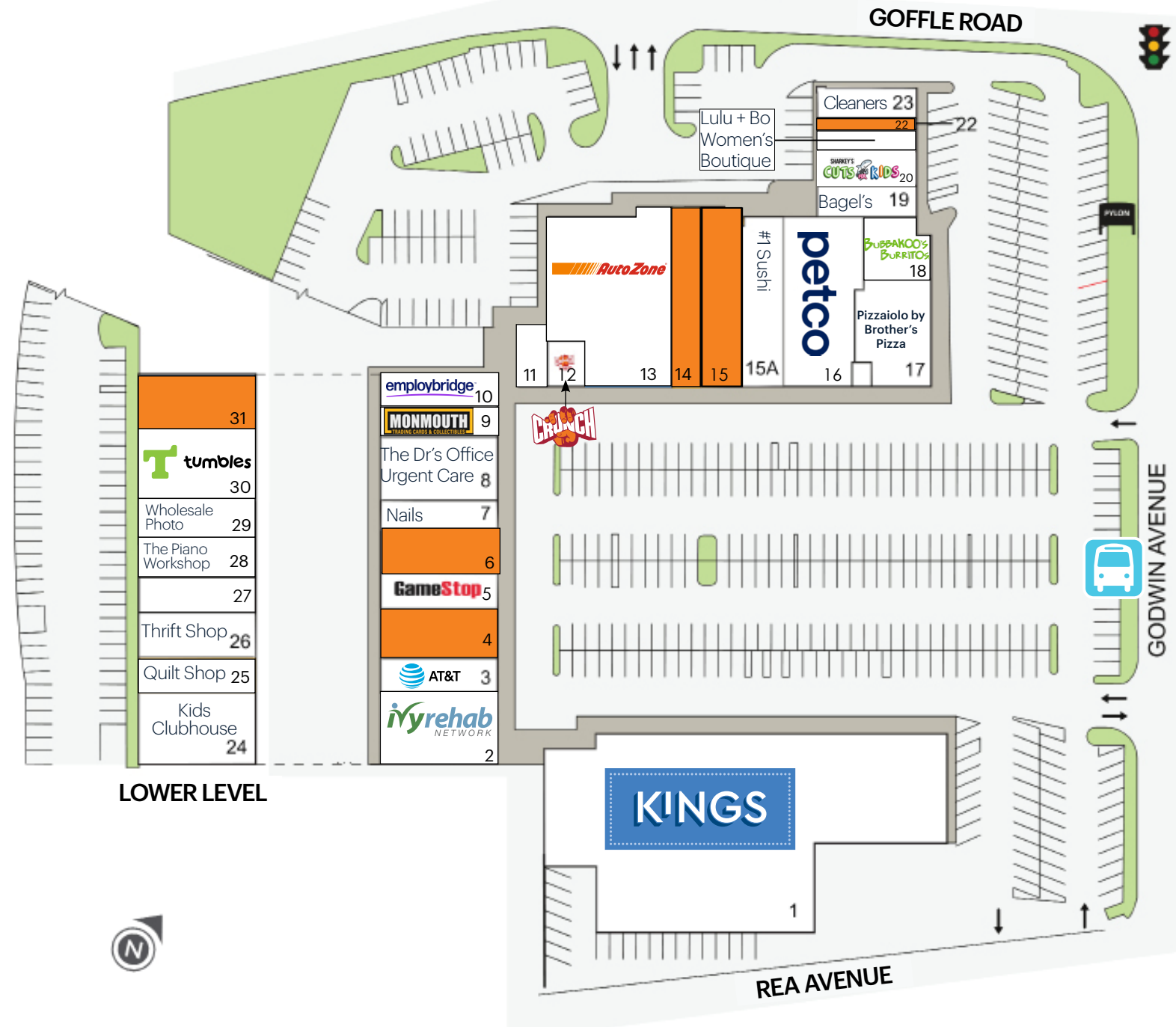
RENT
Upon Request

NNN
\$10.64 psf (est)

PARKING SPACES
504

CO-TENANTS
Kings Supermarket, AT&T, GameStop, The Dr.'s Office Urgent Care, Crunch Fitness, Petco, Pizzaiolo by Brother's Pizza, Ivy Rehab, Bubbakoos, Quilt Shop, Sharkey's Cuts for Kids, Monmouth Cards, Tumbles, Lulu + Bo Women's Boutique, Employbridge Staffing, AutoZone

- ATTRIBUTES**
- Center to be Renovated
 - Strong Traffic Count — ±31,000 VPD at intersection
 - Grocery anchored
 - Ideally positioned to serve both Ridgewood and Wyckoff and many other great Bergen County towns
 - Dual access from Godwin Avenue and Goffle Road at a traffic light intersection
 - Ample Parking

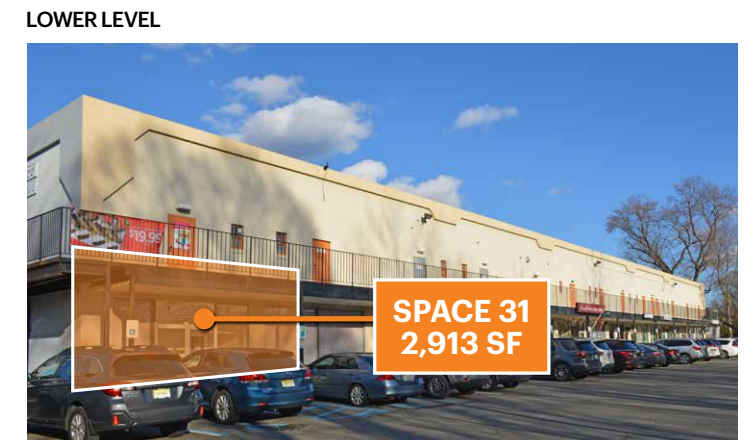


MAIN LEVEL

1	Kings Supermarket	29,550 SF
2	Ivy Rehab	3,500 SF
3	AT&T	1,600 SF
4	AVAILABLE	2,760 SF
5	GameStop	2,000 SF
6	AVAILABLE	2,583 SF
7	Nail Salon	1,600 SF
8	The Dr.'s Office/Urgent Care	3,520 SF
9	Monmouth Cards	1,600 SF
10	Employbridge Staffing	1,600 SF
11	Subway	800 SF
12	Crunch Fitness	25,489 SF
13	AutoZone	8,775 SF
14	AVAILABLE	2,450 SF
15	AVAILABLE	3,025 SF
15A	Number 1 Sushi	3,235 SF
16	PETCO	5,927 SF
17	Pizzaiolo by Brother's Pizza	3,920 SF
18	Bubbakoo's	1,700 SF
19	Bagel Emporium	1,330 SF
20	Sharkey's Cuts for Kids	1,320 SF
21	Lulu + Bo Women's Boutique	990 SF
22	AVAILABLE	960 SF
23	Midland Park Cleaners	1,020 SF

LOWER LEVEL

24	Kids Clubhouse	3,422 SF
25	Quilt Shop	1,500 SF
26	Community Thrift Shop	3,000 SF
28	The Piano Workshop	2,775 SF
29	Wholesale Photo	1,441 SF
30	Tumbles	3,283 SF
31	AVAILABLE	2,913 SF



CENTRALLY LOCATED

WYCKOFF

RIDGEWOOD

MIDLAND PARK SHOPPING CENTER

Midland Park Christian Reformed Church

Andy's Community Lunch

Ridge Elementary School

Church of God

Citizens Park

George Washington Middle School

Ridgewood Train Station
Average Weekday
Passengers Boarding: 1,433

1.4 MILES TO NJ-208

LA STRADA

USPS.COM

DUNKIN'

PETER'S FISH MARKET

ELEVEN

CVS

WILDFLY GO
Wonder

PROPOSED

ACME

BURGER KING

Sola SALONS

Wendy's

TD Bank

KUiken BROTHERS

Tide Cleaners

Capital One

WHOLE FOODS MARKET

±31,000 VPD at Intersection



PROPOSED FACADE RENOVATION RENDERINGS

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



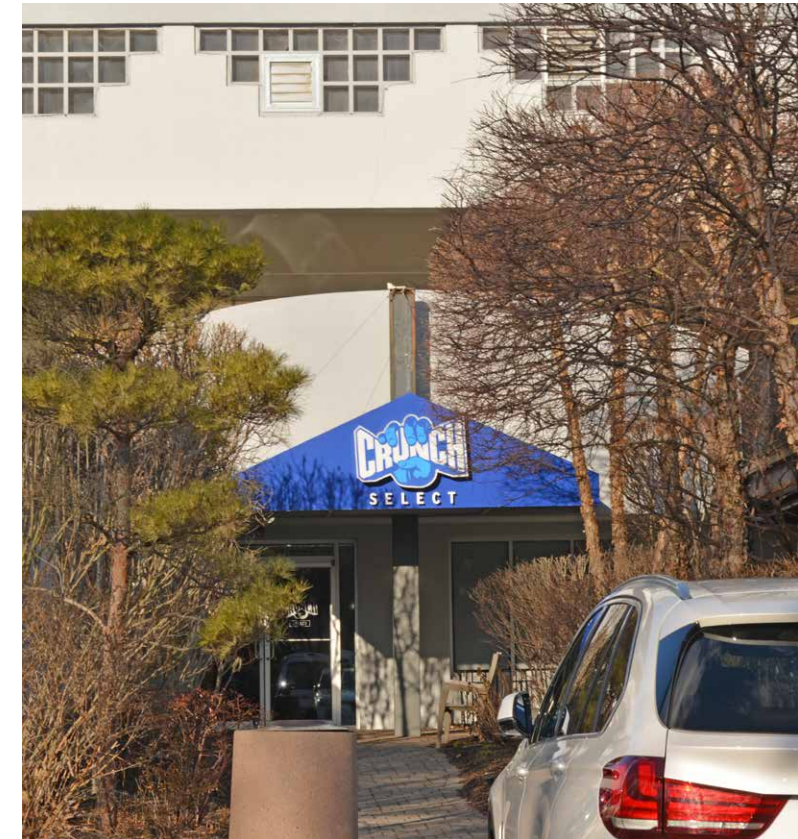
BEFORE



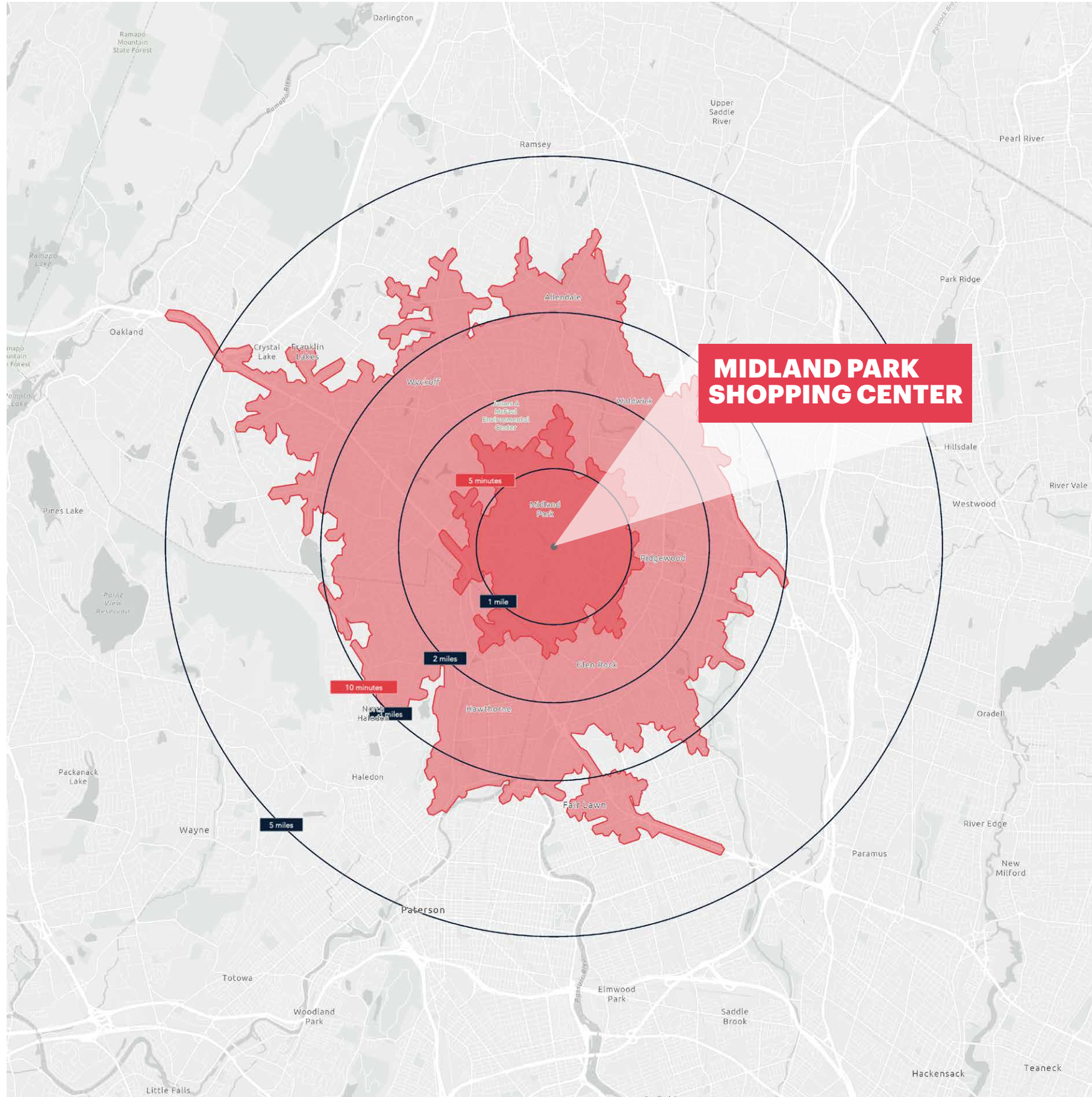
AFTER



SITE PHOTOS



STRONG DEMOGRAPHICS WITH HIGH INCOMES



TOTAL POPULATION

1 mile	13,008
2 miles	52,541
3 miles	109,514
5 miles	319,293

DAYTIME POPULATION

1 mile	11,450
2 miles	49,737
3 miles	106,028
5 miles	305,926

AVERAGE HOUSEHOLD INCOME

1 mile	\$243,580
2 miles	\$226,346
3 miles	\$220,691
5 miles	\$167,402

MEDIAN HOUSEHOLD INCOME

1 mile	\$170,720
2 miles	\$153,886
3 miles	\$154,135
5 miles	\$105,606

DRIVE TIMES

TOTAL POPULATION

5 minutes	18,011
10 minutes	111,838

DAYTIME POPULATION

5 minutes	17,295
10 minutes	111,875

AVERAGE HOUSEHOLD INCOME

5 minutes	\$233,276
10 minutes	\$214,344

MEDIAN HOUSEHOLD INCOME

5 minutes	\$161,829
10 minutes	\$148,339

*2024 estimates



CONTACT EXCLUSIVE AGENTS

MATT GRUNDY
mgrundy@ripconj.com
201.777.2296

CURTIS NASSAU
cnassau@ripconj.com
201.777.2302