



Former Shop-Rite  
(Redevelopment Pending)

17-17 to 17-77 River Rd Fair Lawn NJ

RIVER ROAD CENTER | **RENOVATIONS PROPOSED** | EXCELLENT EXPOSURE

Prominent  
Neighborhood Exposure

Neighborhood Retail  
Walgreens Center

Plenty of Parking  
Good Tenant Mix

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## PROPERTY HIGHLIGHTS

- Immediate Availability
- Several spaces available, up to 4,400 SF
- Walgreens and Sherwin Williams drive traffic
- Abundant onsite parking
- Excellent access and visibility
- Renovations Proposed
- The Neighborhood:



|                   |                                          |
|-------------------|------------------------------------------|
| SF Available      | 1,116   1,800   1,917   2,500   2,600 SF |
| Largest Available | 4,400 SF                                 |
| Total SF          | 82,800                                   |
| Lot Size          | 1.80                                     |
| Heat              | GAS                                      |
| Parking Spaces    | 110                                      |
| Zoning            | Retail                                   |

Lease Price Call For Pricing

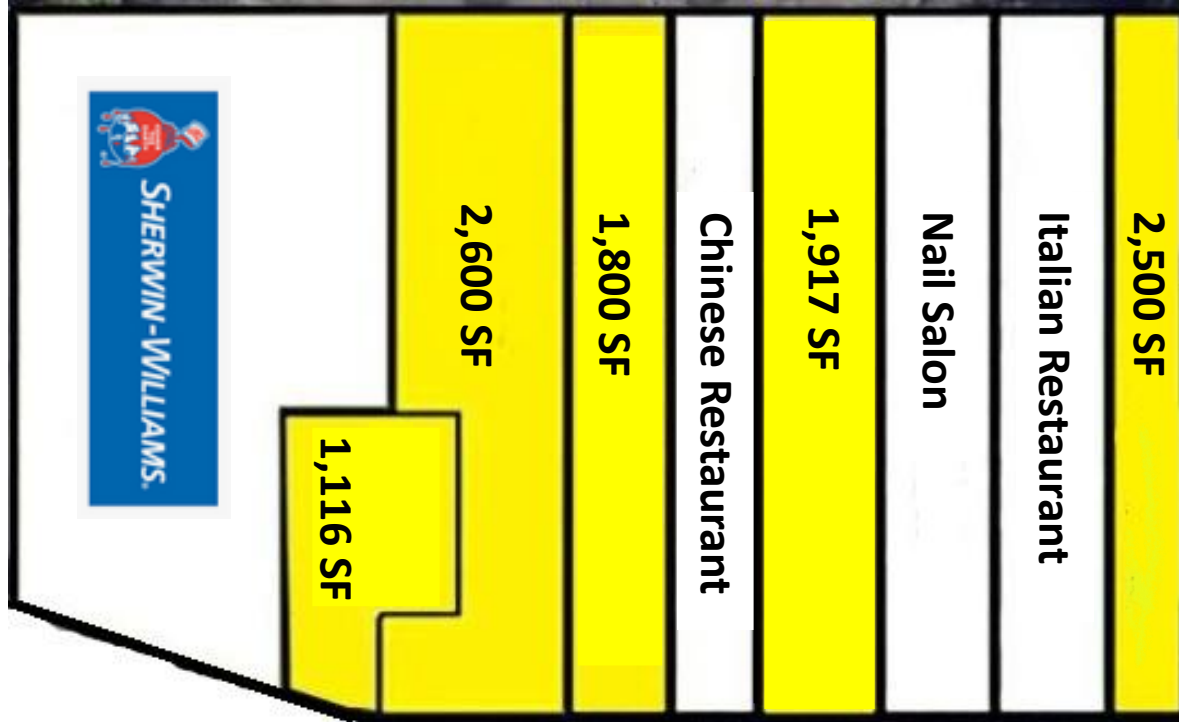
Taxes/CAM/Other \$12.00 SF

| Population       | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| Total Population | 27,124 | 251,276 | 522,118 |
| Median Age       | 39     | 39      | 41      |

### Households & Income

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 9,445     | 84,874    | 174,343   |
| # Of persons per HH | 2.9       | 3         | 3         |
| Avg HH Income       | \$123,556 | \$122,421 | \$132,367 |
| Avg House Value     | \$495,066 | \$491,425 | \$537,668 |

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