



RETAIL SPACE

HACKENSACK, NJ

ALFRED N SANZARI MEDICAL ARTS BUILDING @ HACKENSACK U MEDICAL CENTER

360 Essex Street @ Prospect Avenue

Space Available 1,800 - 8,122 SF (Endcap)

**The Only Retail on Prospect Ave to Service
9000 apartment residents plus the Hospital
w/ 52,000 visits per week (source: placer.ai)!**

- At Hackensack U Medical Center
 - #1 busiest hospital in NJ, averaging 52,000 visits (patients, patrons, staff, etc.) per week according to Placer.ai cell phone tracking
- 33 Apartment Buildings on Prospect Avenue
 - ±4,296 Residential Units
 - ± 9,081 People living on 1 mile stretch of Prospect Avenue
- 84,000 SF Retail/Medical Office building with 18,000 SF of retail on ground floor
- 78 Free Surface Retail Only Parking and 387 Spaces in underground garage
 - 6 short-term pick-up/delivery parking spaces directly in front of retail
- Strong Traffic Counts - 20,000+ VPD on Essex St & 10,000 VPD on Prospect Ave
- Thousands of new residential units coming online within 1.5 miles
- Less than 1 mile to Bergen County Court Complex & County Offices

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

#1 busiest hospital in NJ. 52,000 patient, patron, staff visits/week (Placer.ai), and only Retail or Prospect Ave to Service 9,081 Residents!

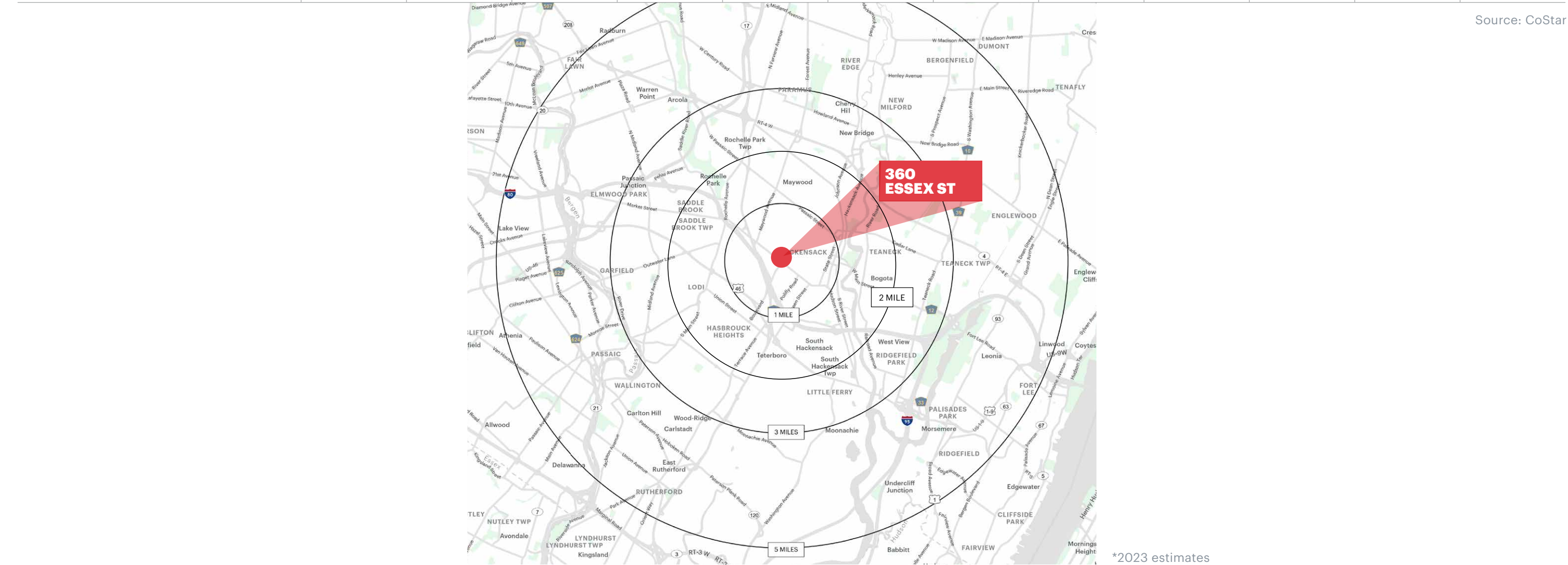


Steps from Hospital, High School & 33 Apartment Buildings!

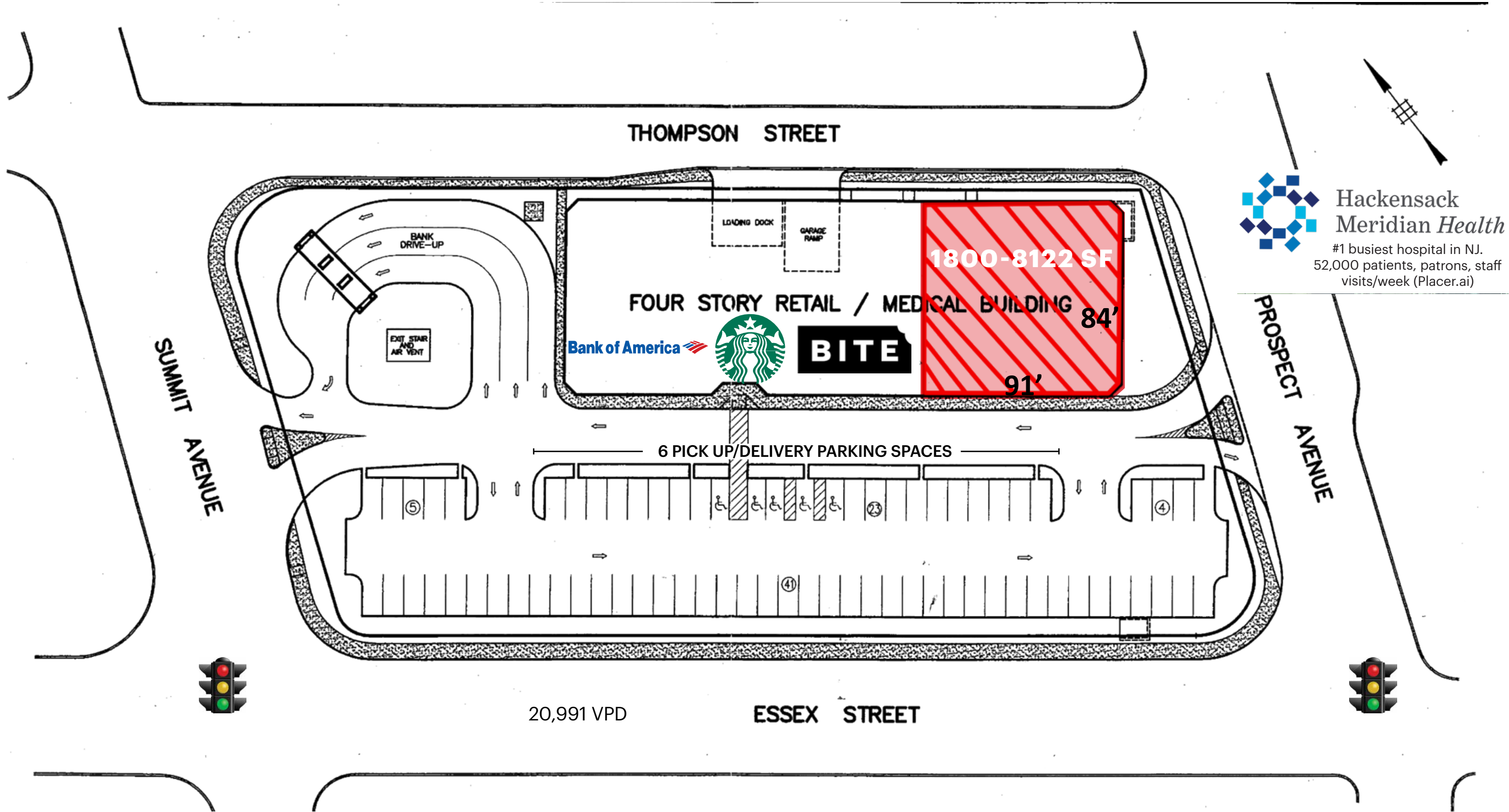


More Densely Populated w/ More Households Earning over \$100,000/Yr

SITE	POPULATION				DAYTIME POPULATION				HOUSEHOLDS W HH INCOME > \$100,000/YR			
	1 MI POP	2 MI POP	3 MI POP	5 MI POP	1 MI POP	2MI POP	3 MI POP	5 MI POP	1 MI POP	2MI POP	3 MI POP	5 MI POP
Hackensack, 360 Essex Street	35,983	114,329	222,652	616,864	50,032	119,495	238,993	586,140	5,494	18,326	38,030	98,845
Clifton, Promenade Shops	19,334	100,199	271,867	656,989	18,560	88,078	218,807	562,981	4,143	17,366	43,044	102,194
Paramus, Fashion Center	8,643	38,232	103,901	351,756	14,454	47,869	111,386	344,421	1,724	8,766	24,483	73,665
Morris Plains, Briarcliff Commons	6,492	29,180	63,359	153,746	18,038	48,382	97,967	209,663	1,725	7,196	14,583	36,525
Bridgewater, Chimney Rock	5,594	27,567	64,113	150,101	8,837	29,389	75,119	173,332	963	4809	12,015	30,680
Montvale, Shops at DePiero’s	4,782	24,775	60,371	253,176	14,096	36,616	72,446	248,689	1,254	5,723	12,978	44,576
Ridgewood, Train Station	15,804	54,625	110,580	329,125	16,536	54,698	109,321	313,407	3,822	13,433	26,391	61,673



SITE PLAN



SPACE PLAN - SPACE DIVISIBLE



Ceiling Heights

To Drop: $\pm 9' 10''$

To Steel: $\pm 12' 0''$

To Deck: $\pm 13' 4''$

Site Photos

