

For Lease

RIPCO
RETAIL LEASING

Copper Tree Shopping Plaza

350 Ramapo Valley Road
US-202 off of I-287

Oakland
New Jersey



| Up to 17,307 SF for Lease - Junior Anchor Position

Join National Tenants: Dollar Tree, Pet Supplies Plus, Valley National Bank, Bubbakoo's Burritos, Verizon & more!

Contact
Exclusive Agents

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Space Details

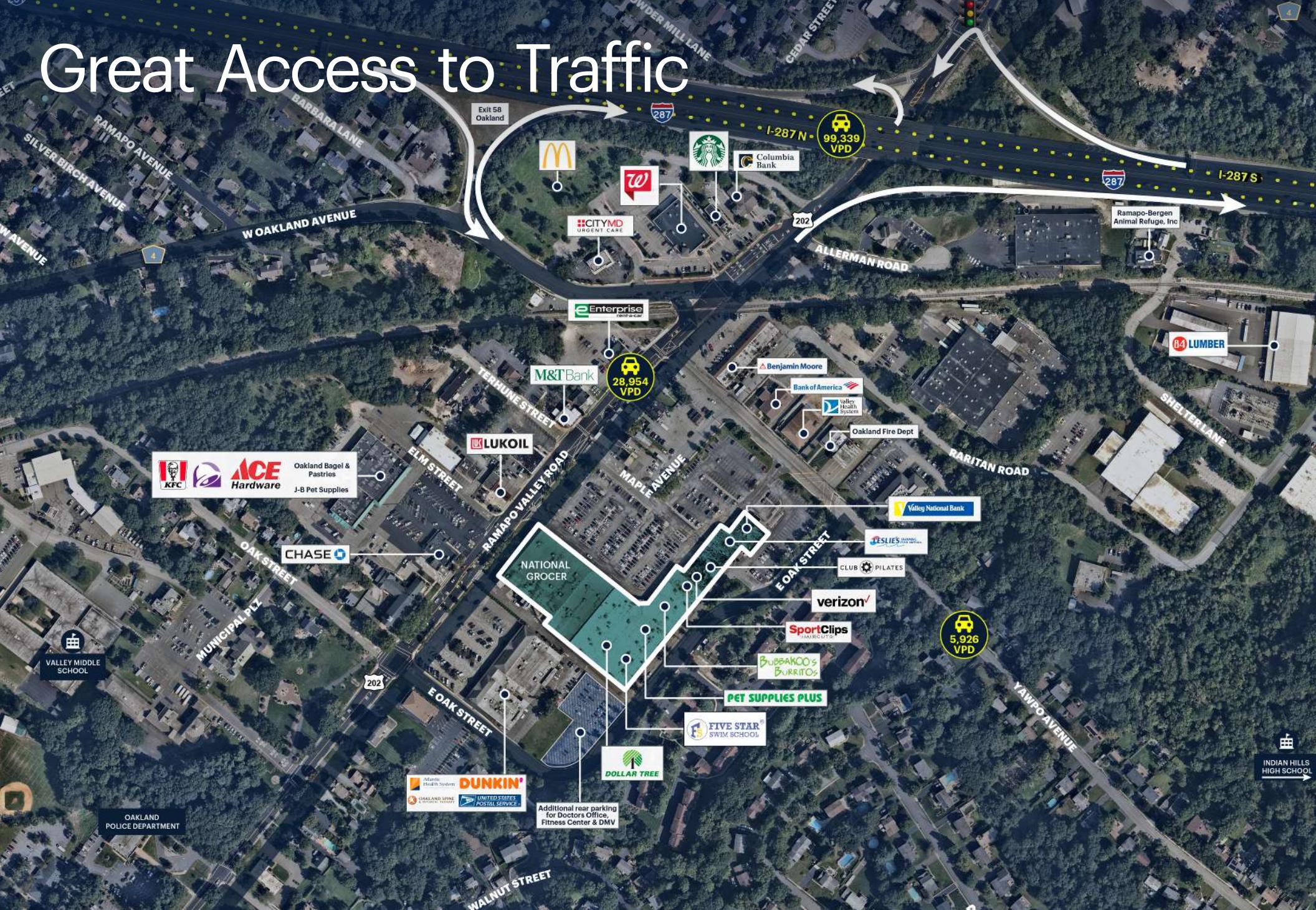


Size	Unit 15/30A Unit 160A Former Fitness (in Mall) Unit 115	17,307 SF 3,338 SF 1,360 SF
Rent	Upon request	
NNN	\$8.50 PSF (est.)	
Co-Tenants	Dollar Tree, Pet Supplies Plus, Leslie's Pools, Valley National Bank, Franks Pizza, Verizon, Club Pilates, Sally Beauty, Sport Clips, Bubbakoo's Burritos, Motor Vehicle Agency, The Dance Spot of NJ, Five Star Swim School	
Neighbors	ShopRite, Walgreens, Columbia Bank, Starbucks, CityMD, Connect One Bank, Chase Bank, US Post Office, Sherwin Williams, Dunkin', Oakland Spine & PT, Atlantic Health, M&T Bank, Ace Hardware	
Attributes	Approx. 29,000 VPD on US-202 Regional Shopping Center in Bergen County Approx. 1400 linear feet from I-287 Great Parking 6 Access Points Monument Signage	

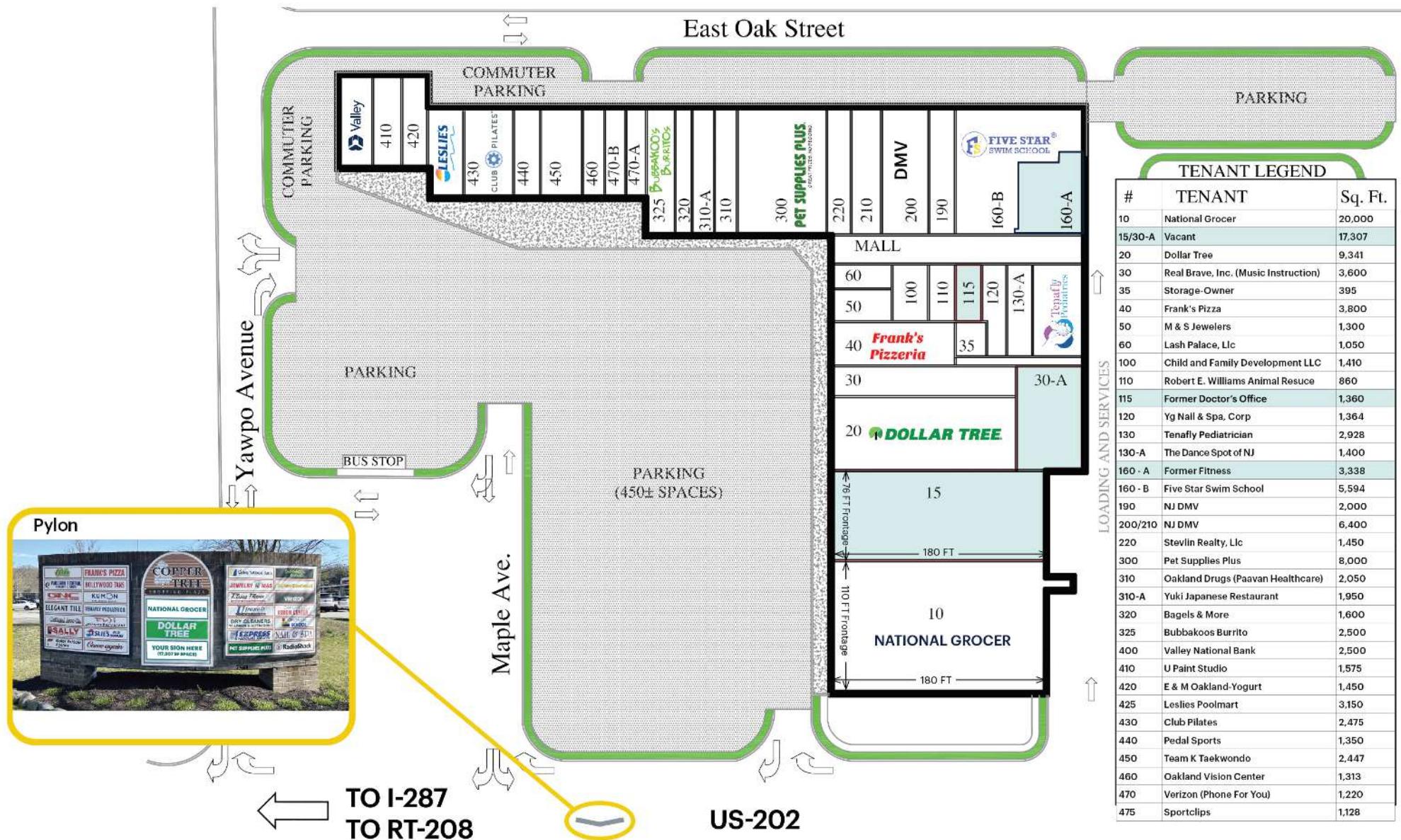
Great Local & Regional Pull



Great Access to Traffic



Site Plan



Center Photos

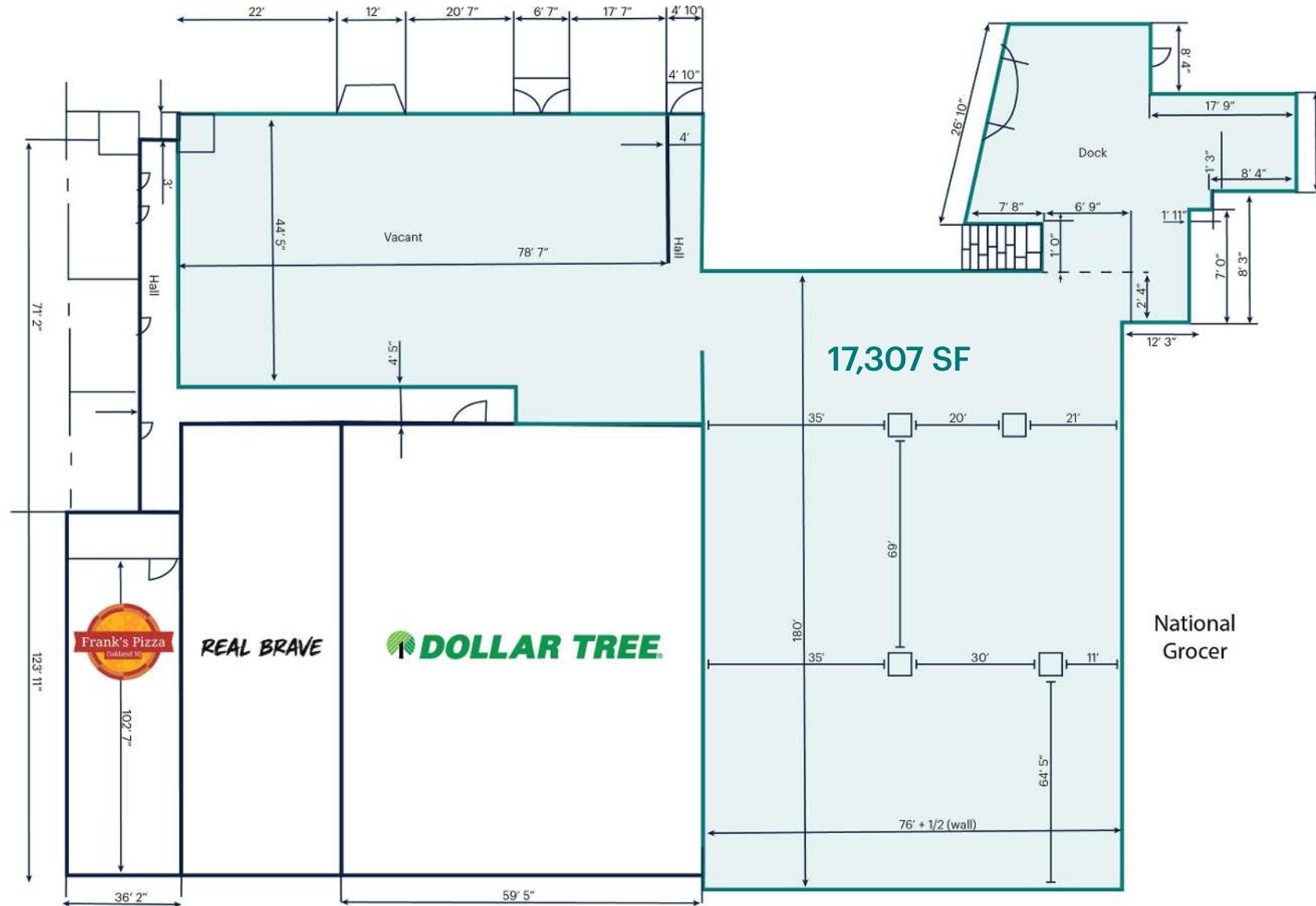
Additional photos



Floor Plan

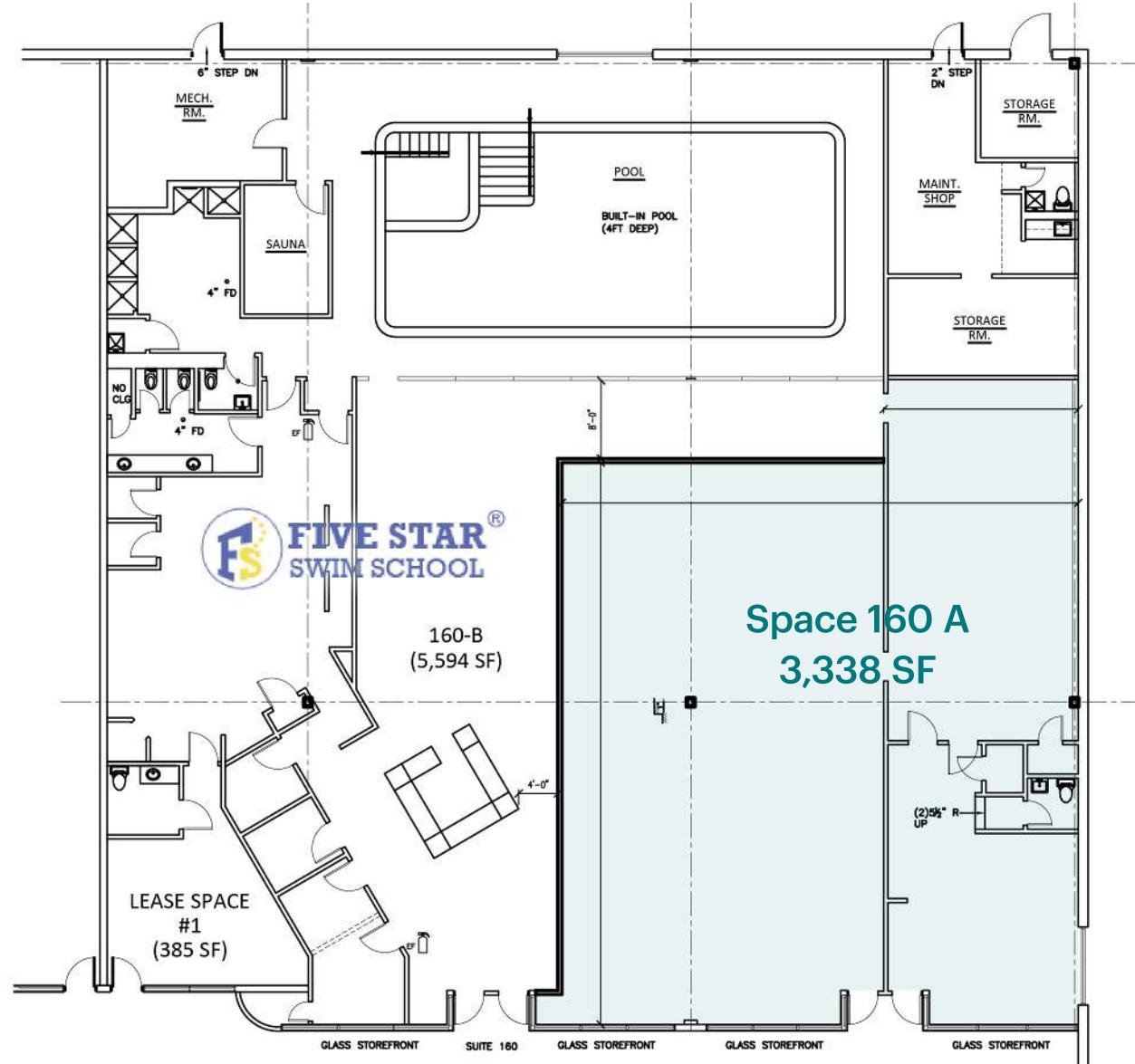
Space 15/30A

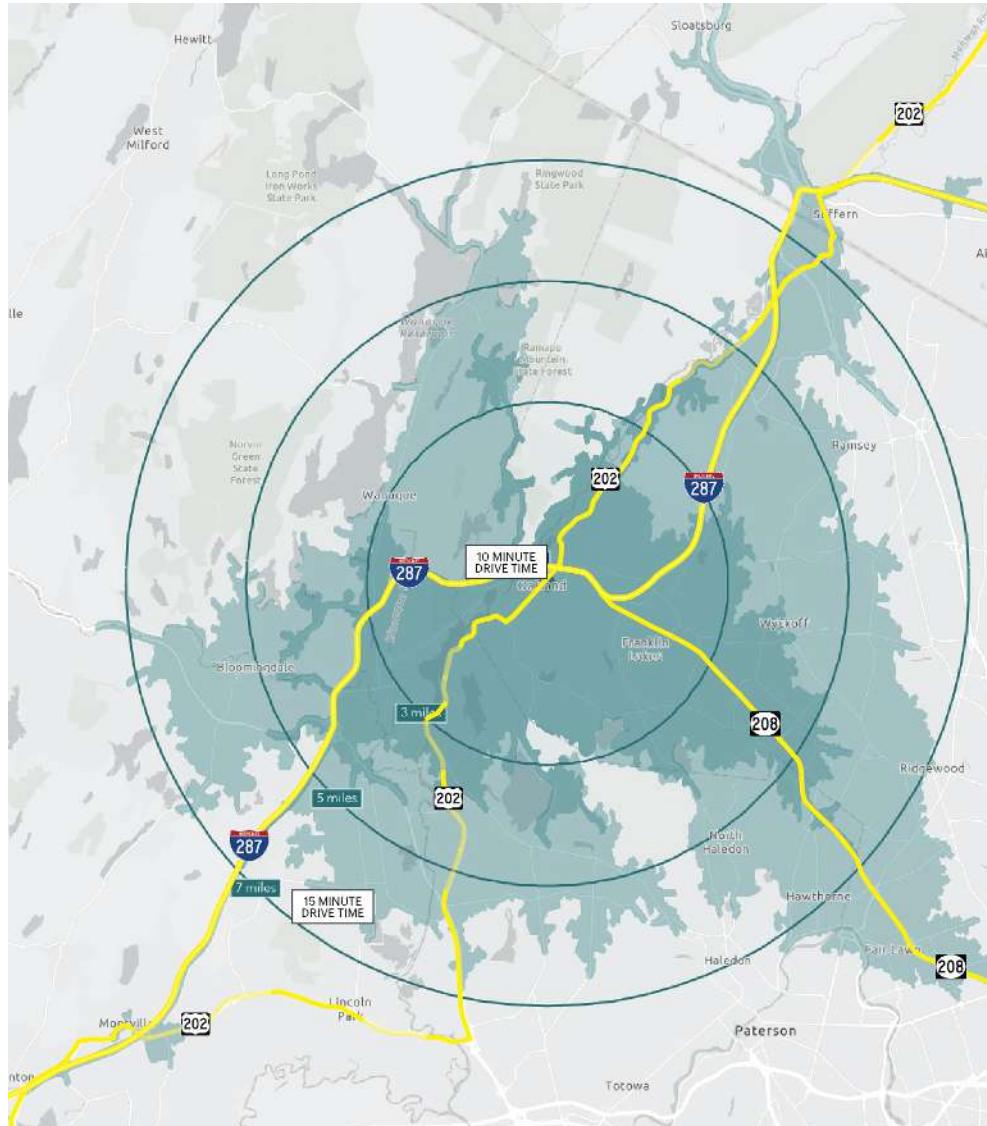
Ceilings: 21 FT to deck with 17 FT 9 IN clear



Floor Plan

Space 160A
Former Fitness Space





Copper Tree Shopping Plaza

Solid Demographics

	3 Miles	5 Miles	7 Miles
Population	38,382	112,353	262,243
Total Households	14,217	41,014	96,276
Median Household Income	\$151,002	\$147,191	\$141,792
Median Age	46.2	45.4	44.2
% Population with Bachelors +	57.4%	57.3%	57.0%
Daytime Population	36,627	109,834	256,130
Total Daytime Employees	18,492	56,033	130,103
Total Businesses	1,408	4,322	10,359

Drivetime Demographics

	10 Min	15 Min
Population	72,762	256,565
Total Households	26,212	93,618
Average Household Income	\$199,174	\$186,194
Median Age	44.7	43.6
% Population with Bachelors +	57.8%	56.5%
Daytime Population	70,225	249,155
Total Daytime Employees	36,006	126,749
Total Businesses	2,958	10,546