

RETAIL SPACE

COPPER TREE SHOPPING PLAZA

350 Ramapo Valley Road (US-202)

OAKLAND | NEW JERSEY

20,000 SF

Available

Ceiling Hts: 21' to Deck
- 17'9" Clear

+ Small Shop space
for Lease

Join these great national tenants:



RIPCO
REAL ESTATE

SPACE DETAILS



SIZE

Unit 10	Space Available - July 2024	20,000 SF
Unit 100	Vacant Former Tutoring Space (in Mall)	1,410 SF
Unit 115	Vacant Former Doctor's Office (in Mall)	1,360 SF
Unit 130A	Vacant Former Office Use (in Mall)	1,400 SF
Unit 160	Former Fitness Month to Month, has a pool (in Mall)	9,380 SF

RENT

Upon Request

NNN

\$8.50 psf (est)

CO-TENANTS

Giant Farmers Market, 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

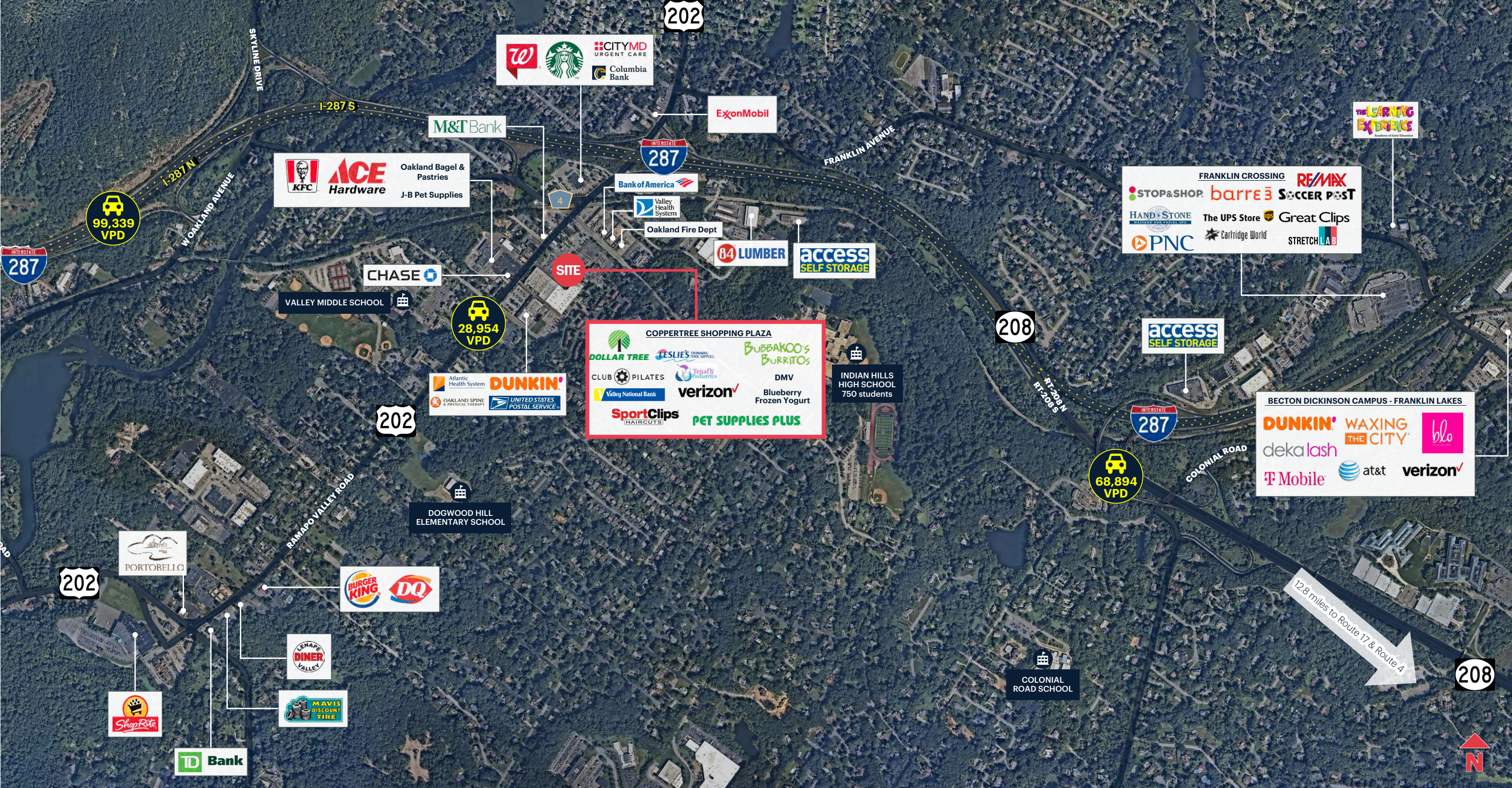
NEIGHBORS

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

COMMENTS

- 20,000 SF Space w/ 2 Loading Docks
- Regional Shopping Center in Bergen County
- Easily Accessible off I-287

MARKET AERIAL



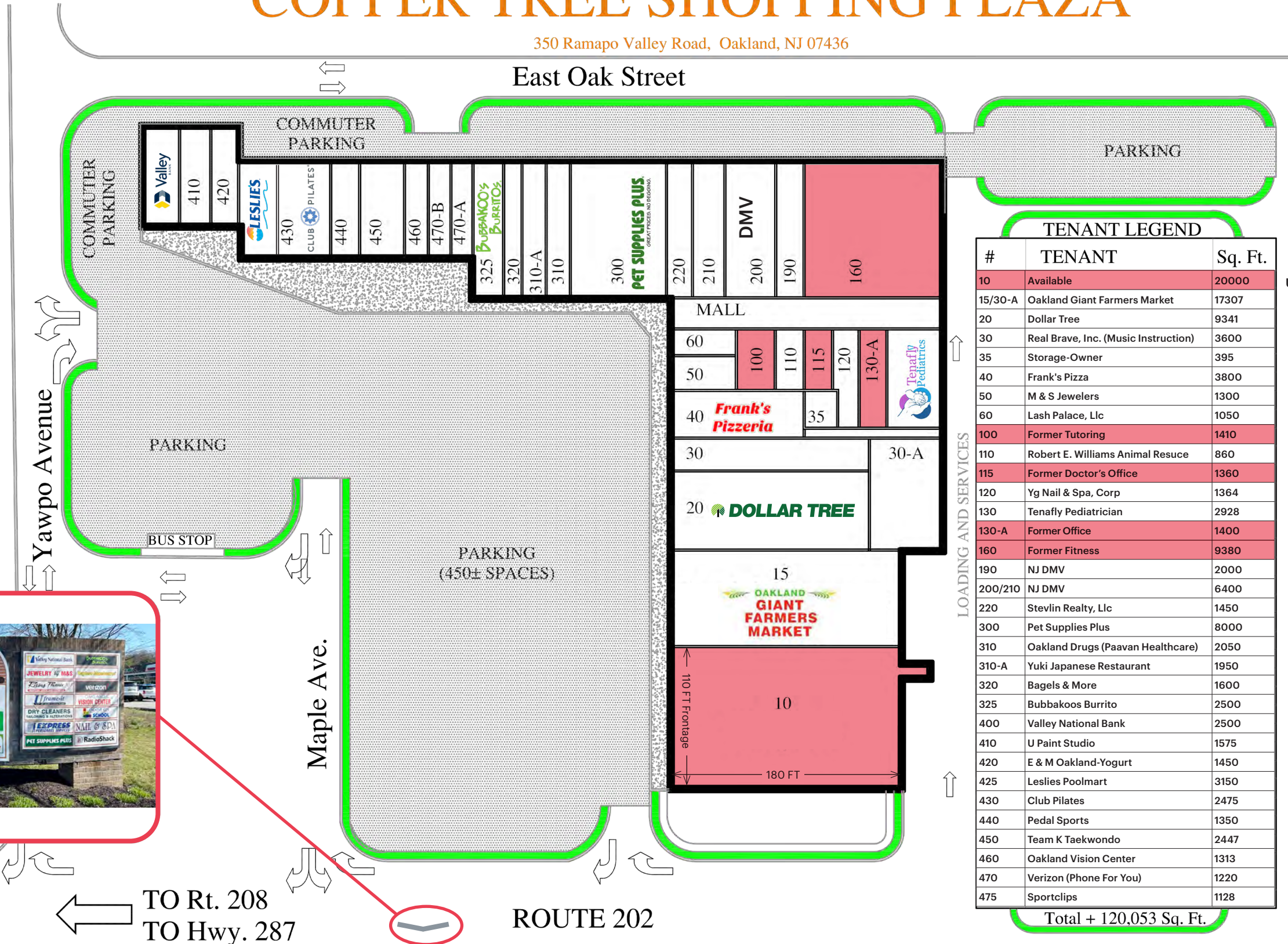
LOW LEVEL AERIAL



SITE PLAN

COPPER TREE SHOPPING PLAZA

350 Ramapo Valley Road, Oakland, NJ 07436

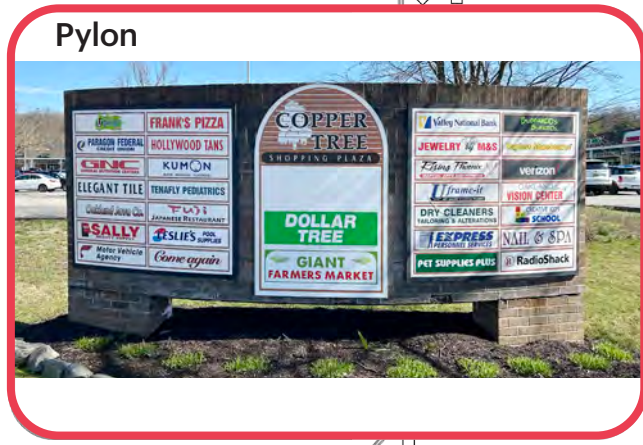


TENANT LEGEND

#	TENANT	Sq. Ft.
10	Available	20000
15/30-A	Oakland Giant Farmers Market	17307
20	Dollar Tree	9341
30	Real Brave, Inc. (Music Instruction)	3600
35	Storage-Owner	395
40	Frank's Pizzeria	3800
50	M & S Jewelers	1300
60	Lash Palace, Llc	1050
100	Former Tutoring	1410
110	Robert E. Williams Animal Resuce	860
115	Former Doctor's Office	1360
120	Yg Nail & Spa, Corp	1364
130	Tenafly Pediatrician	2928
130-A	Former Office	1400
160	Former Fitness	9380
190	NJ DMV	2000
200/210	NJ DMV	6400
220	Stevlin Realty, Llc	1450
300	Pet Supplies Plus	8000
310	Oakland Drugs (Paavan Healthcare)	2050
310-A	Yuki Japanese Restaurant	1950
320	Bagels & More	1600
325	Bubbakoos Burrito	2500
400	Valley National Bank	2500
410	U Paint Studio	1575
420	E & M Oakland-Yogurt	1450
425	Leslies Poolmart	3150
430	Club Pilates	2475
440	Pedal Sports	1350
450	Team K Taekwondo	2447
460	Oakland Vision Center	1313
470	Verizon (Phone For You)	1220
475	Sportclips	1128

Unit 10: 180 FT Depth x 110 FT Width
 Ceilings 21 FT to deck with 17'9" Clearance
 Loading Dock Size: 22' x 17'

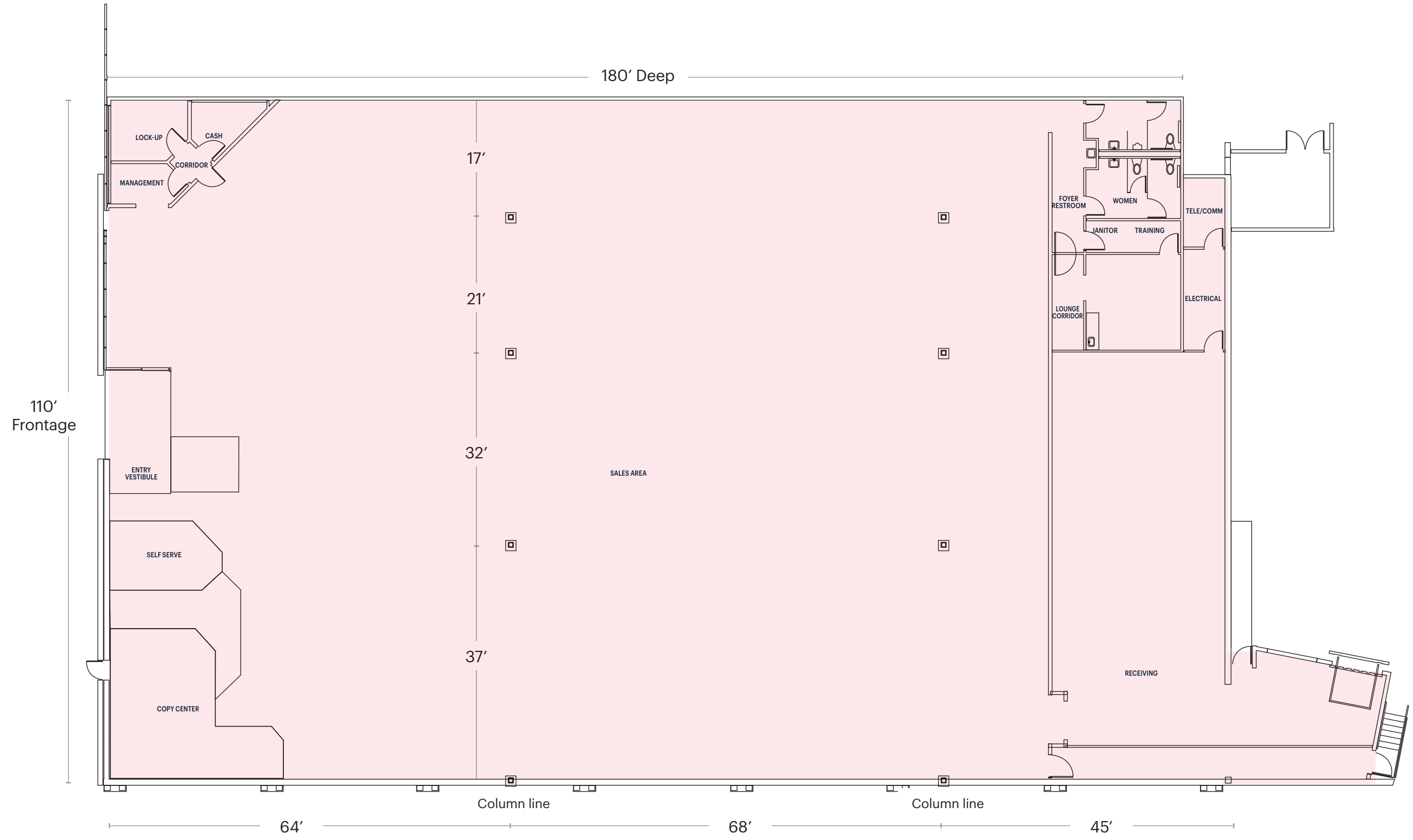
Total + 120,053 Sq. Ft.



TO Rt. 208
 TO Hwy. 287

ROUTE 202

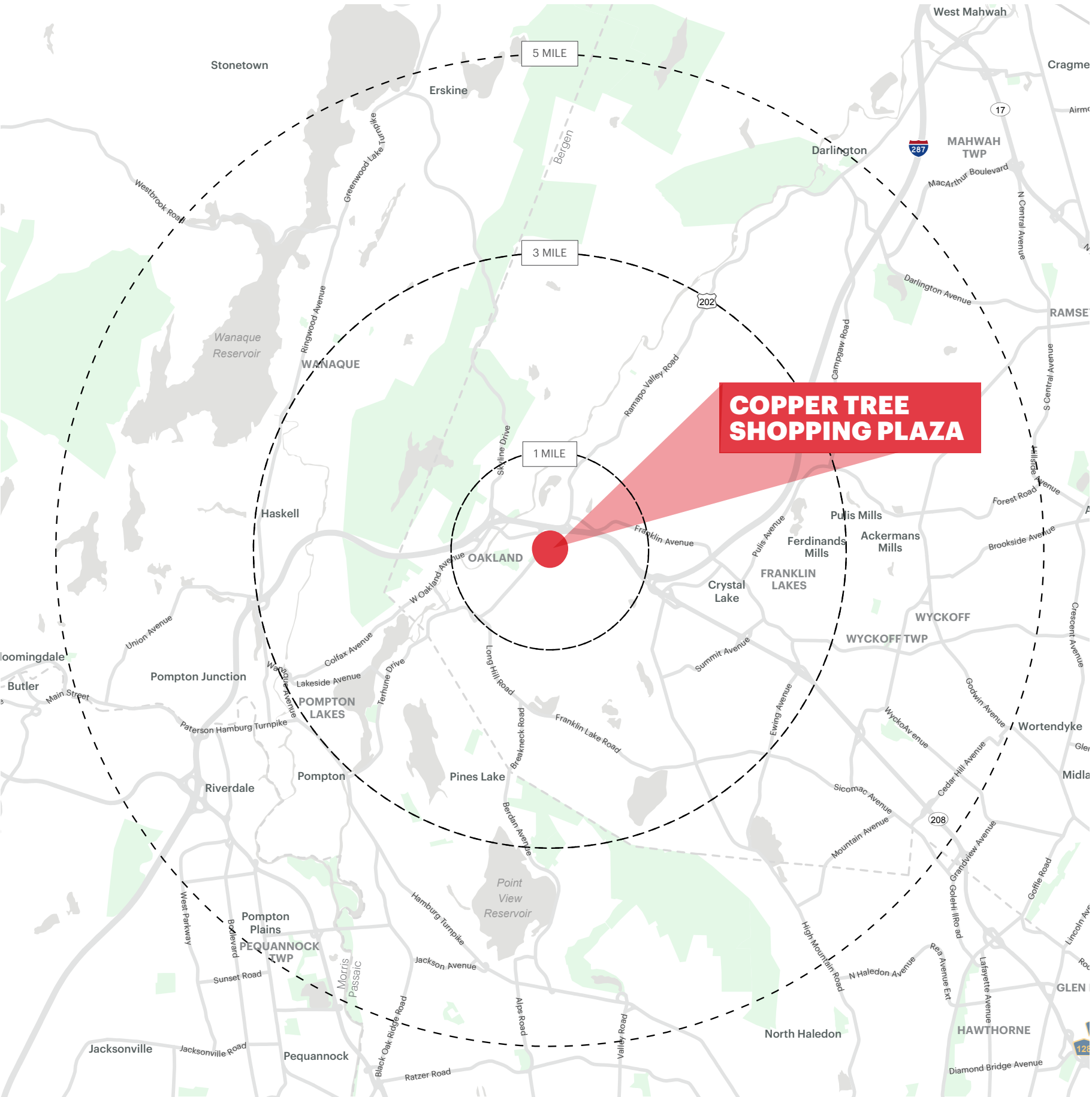
FLOOR PLAN - SPACE 10



ADDITIONAL PHOTOS



DEMOGRAPHICS



COPPER TREE SHOPPING PLAZA

3 MILE RADIUS

POPULATION	38,488	TOTAL BUSINESSES	1,457
HOUSEHOLDS	14,120	TOTAL EMPLOYEES	17,996
MEDIAN AGE	46.8	TOTAL DAYTIME POPULATION	36,667
COLLEGE GRADUATES (Bachelor's +)	15,989 - 57%	AVERAGE HOUSEHOLD INCOME	\$192,088

5 MILE RADIUS

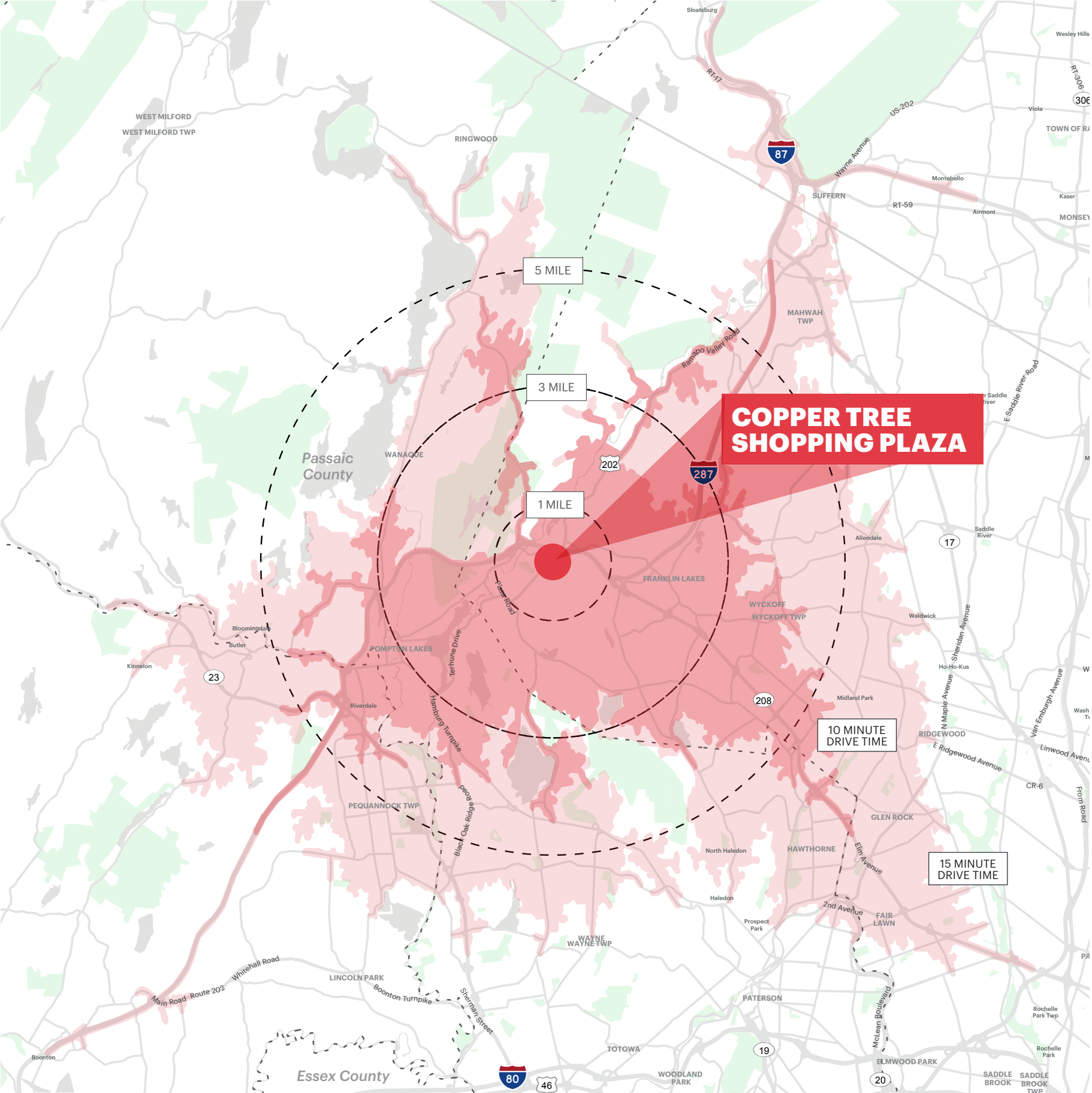
POPULATION	114,040	TOTAL BUSINESSES	4,348
HOUSEHOLDS	41,519	TOTAL EMPLOYEES	55,104
MEDIAN AGE	46.0	TOTAL DAYTIME POPULATION	110,813
COLLEGE GRADUATES (Bachelor's +)	47,043 - 58%	AVERAGE HOUSEHOLD INCOME	\$191,352

7 MILE RADIUS

POPULATION	267,581	TOTAL BUSINESSES	10,524
HOUSEHOLDS	97,718	TOTAL EMPLOYEES	113,848
MEDIAN AGE	44.6	TOTAL DAYTIME POPULATION	264,761
COLLEGE GRADUATES (Bachelor's +)	108,738 - 37%	AVERAGE HOUSEHOLD INCOME	\$184,808

*2024 estimates

DRIVE TIME DEMOGRAPHICS



COPPER TREE SHOPPING PLAZA

10 MINUTE DRIVE TIME

POPULATION
57,275
HOUSEHOLDS
20,177
MEDIAN AGE
46.0
COLLEGE GRADUATES (Bachelor's +)
23,953 - 58%

TOTAL BUSINESSES
9,507
TOTAL EMPLOYEES
116,038
TOTAL DAYTIME POPULATION
230,191
AVERAGE HOUSEHOLD INCOME
\$202,079

15 MINUTE DRIVE TIME

POPULATION
235,193
HOUSEHOLDS
84,989
MEDIAN AGE
44.3
COLLEGE GRADUATES (Bachelor's +)
94,361 - 57%

TOTAL BUSINESSES
9,507
TOTAL EMPLOYEES
116,038
TOTAL DAYTIME POPULATION
230,191
AVERAGE HOUSEHOLD INCOME
\$182,279

*2024 estimates



CONTACT EXCLUSIVE AGENTS

MATT GRUNDY

Managing Director

mgrundy@ripconj.com | 201.777.2296

CURTIS NASSAU

Executive Vice President

cnassau@ripconj.com | 201.777.2302

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

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.