



NEW FACADE

2,124 SF
with Available
600 SF Mezzanine

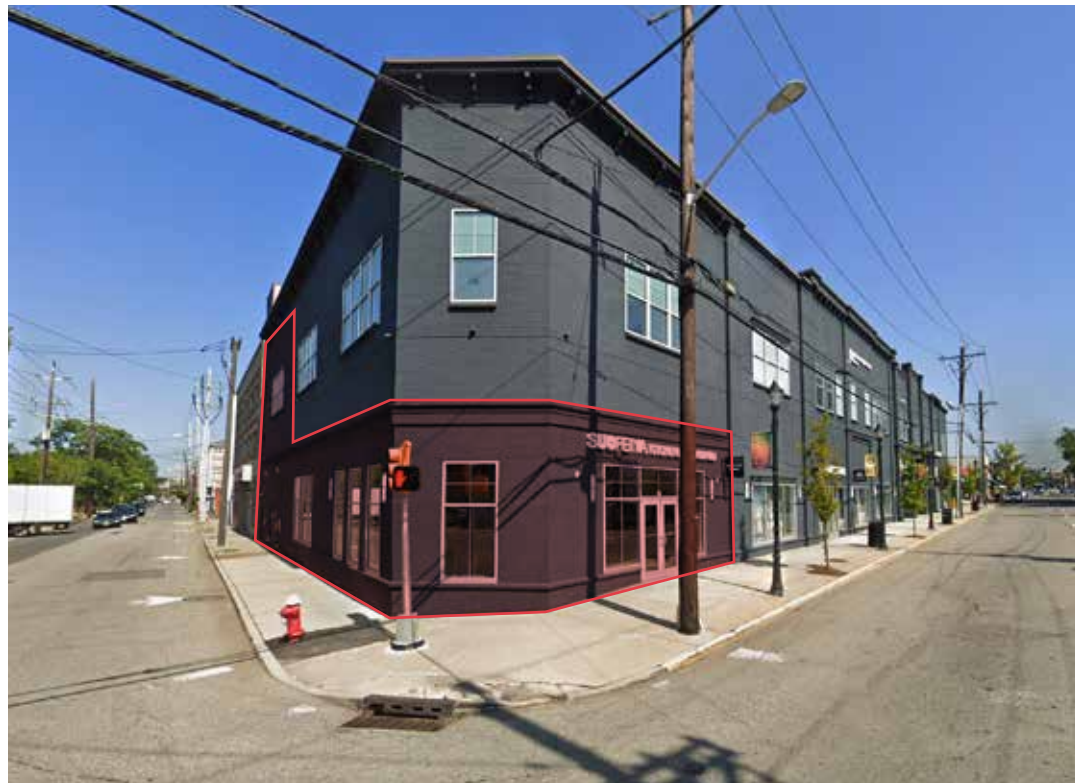
RETAIL/MEDICAL SPACE

ENGLEWOOD, NJ

In the Heart of Downtown Englewood
with On-Site Covered Parking

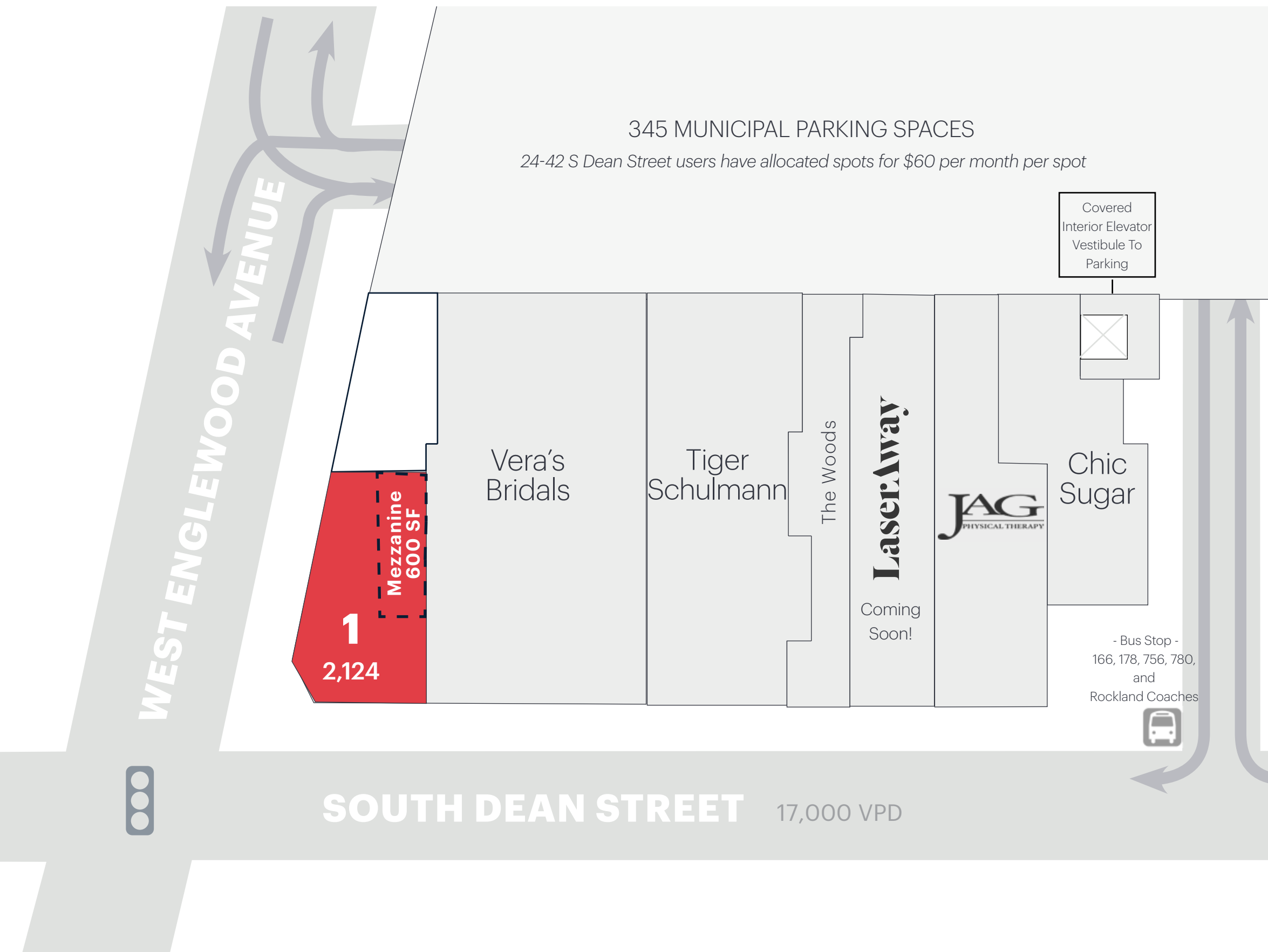
46 SOUTH DEAN STREET

UNDER NEW OWNERSHIP AND PROFESSIONAL
MANAGEMENT WITH ON-SITE PERSONNEL



RIPCO
REAL ESTATE

GROUND FLOOR SPACE DETAILS



SIZE

2,124 SF with 600 SF Mezzanine

RENT

Upon request

NNN

\$7.59 PSF (estimated)
(CAM \$2.75 PSF & TAXES \$4.84 PSF)

NEIGHBORS

Starbucks, CVS, Playa Bowls, Benzel-Busch Mercedes, ShopRite, ShopRite Liquors, Amazing Lash Studio, Manhattan Bagel, European Wax Center, GameStop, Chick Fil A, Chipolte Mexican Grill, and McDonald's

COMMENTS

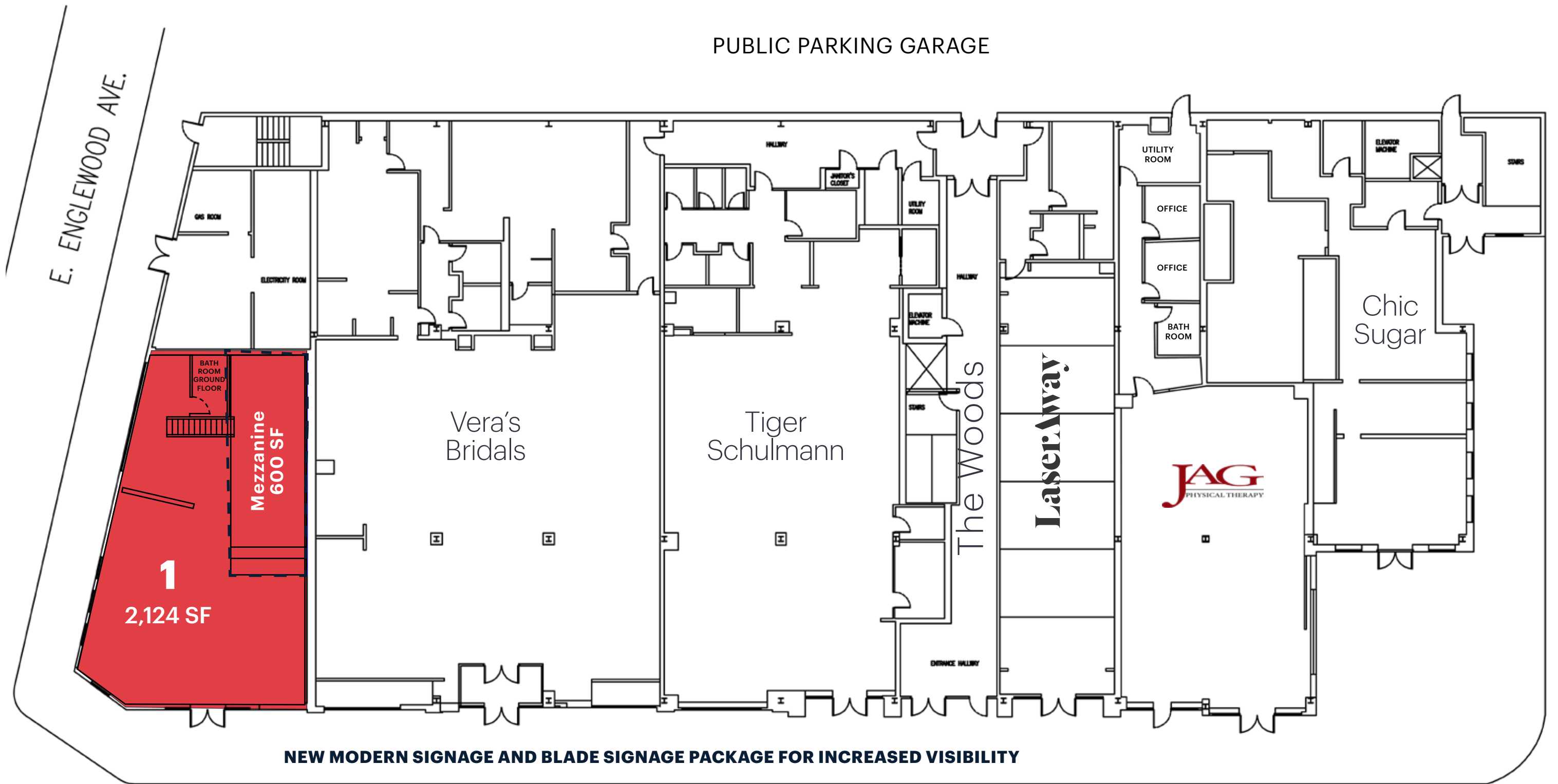
- Building was recently upgraded with an investment of over \$3 million dollars
- New modern signage and blade signage package for increased visibility
- Tenant will have signage rights facing the oncoming traffic of South Dean Street
- 17,000 Daily vehicles on South Dean Street
- Vibrant Downtown with over 14 national retailers
- Large lunch time crowd from office and hospital close by
- Walking distance to Bergen Performing Arts Center
- Outdoor seating potential
- New Ownership and professional management with on-site personnel
- Employee can rent long term or monthly parking in deck thru the City of Englewood in the public parking deck attached to the building

PARKING

345 Municipal parking spaces on site (see Parking Map below)

Park Mobile accepted

FLOOR PLAN



PUBLIC PARKING GARAGE

E. ENGLEWOOD AVE.

SOUTH DEAN STREET - 17,000 VPD

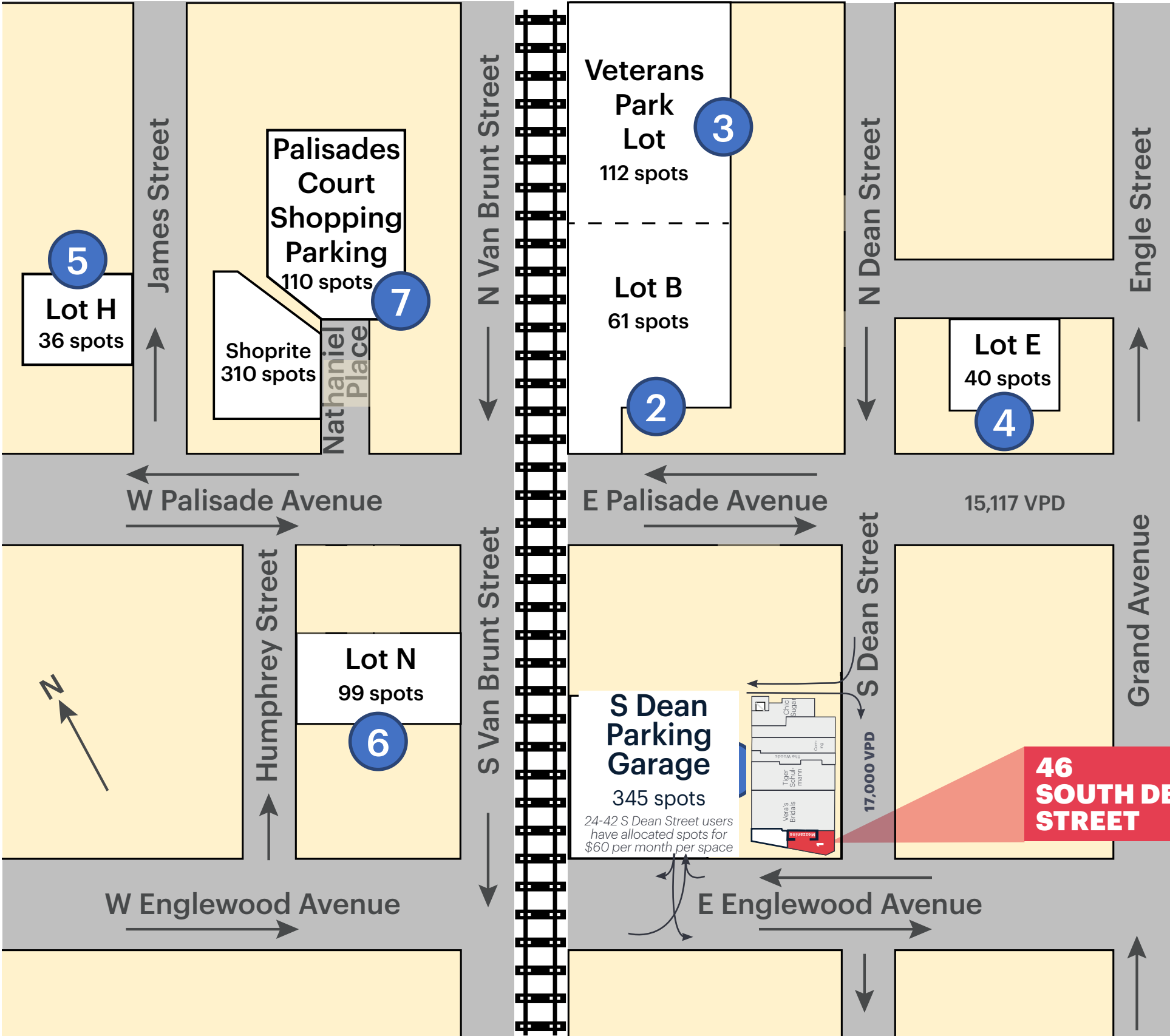
BUILDING LOBBY



DOWNTOWN RETAILERS



ENGLEWOOD PARKING MAP



PARKING GUIDE

- 1** City Municipal Garage Open M - Sat; 7 am - 11 pm
- 2** Parking Lot B Metered Spaces
- 3** Veterans Park Parking Lot Metered Spaces
- 4** Parking Lot E Metered Spaces
- 5** Parking Lot B Metered Spaces
- 6** Parking Lot N Metered Spaces
- 7** Palisades Ct Shopping Ctr Only for shops in Palisades Ct

There is metered street parking throughout Englewood in addition to the parking lots noted.

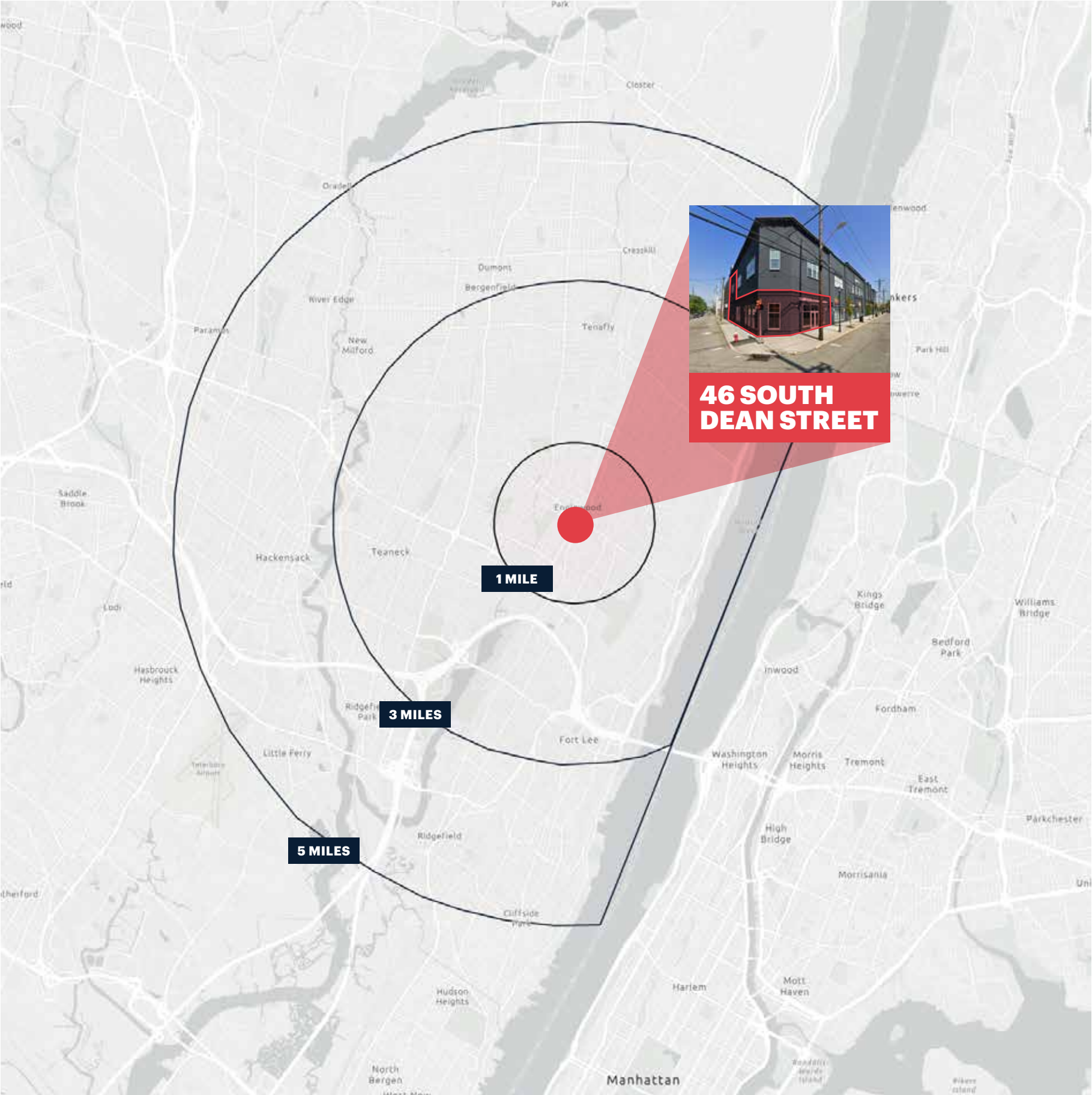
Any Metered parking space, as well as the Municipal Garage, accepts ParkMobile app payments.

Park Mobile Zone - #9649

- Half hour rate: \$.60
- One hour rate: \$.85
- Two hour rate: \$1.85
- Full Day rate: To be provided depending on # of spaces necessary.
- Monthly rate: The garage will provide parking for 24-42 South Dean Street Tenants at a monthly rate of \$60.00 per month or daily rates as noted above.

46 SOUTH DEAN STREET

DEMOGRAPHICS



1 MILE RADIUS

POPULATION
20,903
HOUSEHOLDS
7,334
MEDIAN AGE
39.7
COLLEGE GRADUATES (Bachelor's +)
5,934 - 40.0%

TOTAL BUSINESSES
1,269
TOTAL EMPLOYEES
14,561
AVERAGE HOUSEHOLD INCOME
\$135,012

3 MILE RADIUS

POPULATION
156,918
HOUSEHOLDS
56,802
MEDIAN AGE
42.5
COLLEGE GRADUATES (Bachelor's +)
65,005 - 58.0%

TOTAL BUSINESSES
6,651
TOTAL EMPLOYEES
69,680
AVERAGE HOUSEHOLD INCOME
\$162,733

5 MILE RADIUS

POPULATION
393,552
HOUSEHOLDS
148,396
MEDIAN AGE
42.7
COLLEGE GRADUATES (Bachelor's +)
153,424 - 54.0%

TOTAL BUSINESSES
16,063
TOTAL EMPLOYEES
175,125
AVERAGE HOUSEHOLD INCOME
\$146,134

*2023 estimates
*excludes NYC

CONTACT EXCLUSIVE LEASING AGENT

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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.