

For Lease

RIPCO
RETAIL LEASING

30 West Palisade Avenue Englewood, NJ

Bergen County

one medical
COMING SOON!

WINE & SPIRITS
STORE COMING
SOON!

spear
COMING SOON!

4,021 or 5,422 SF

ENTRANCE TO
PALISADES COURT -
SHOPRITE

- Palisades Court ranks 9th out of 247 in NJ Neighborhood Centers, which is top 4%
- Palisades Court ranks 213 out of 9,670 for Nationwide Neighborhood Centers, which is top 3%
- Palisades Court had 3M visits in the last 12 months
- ShopRite is ranked 20th out of 256 Nationwide
- ShopRite is ranked 14th out of 135 in New Jersey
- ShopRite had 1.9M visits in the last 12 months

4,021 or 5,422 SF Endcap Available

Retail/Medical/Fitness/Restaurant space available

Contact
Exclusive Agent

Deborah Stone
dstone@ripconj.com | 201.914.4406

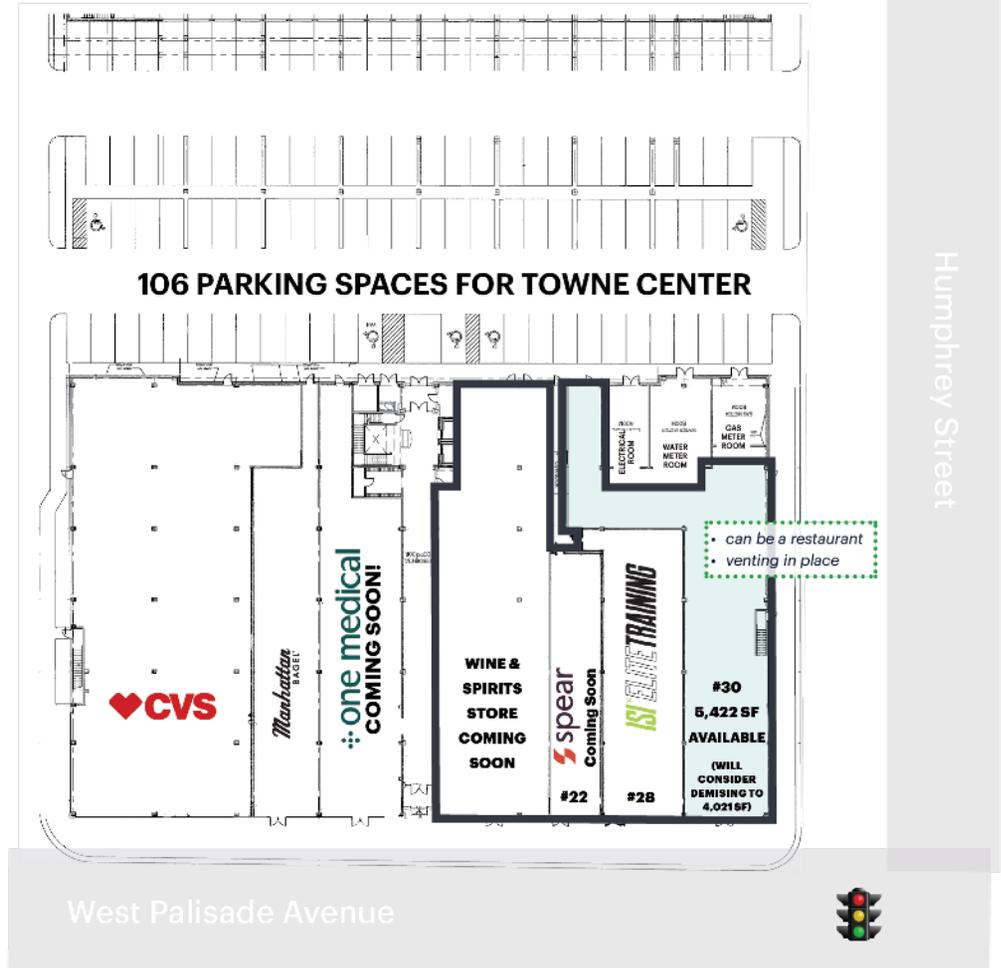
Space Details

Market Photos
Downtown Englewood

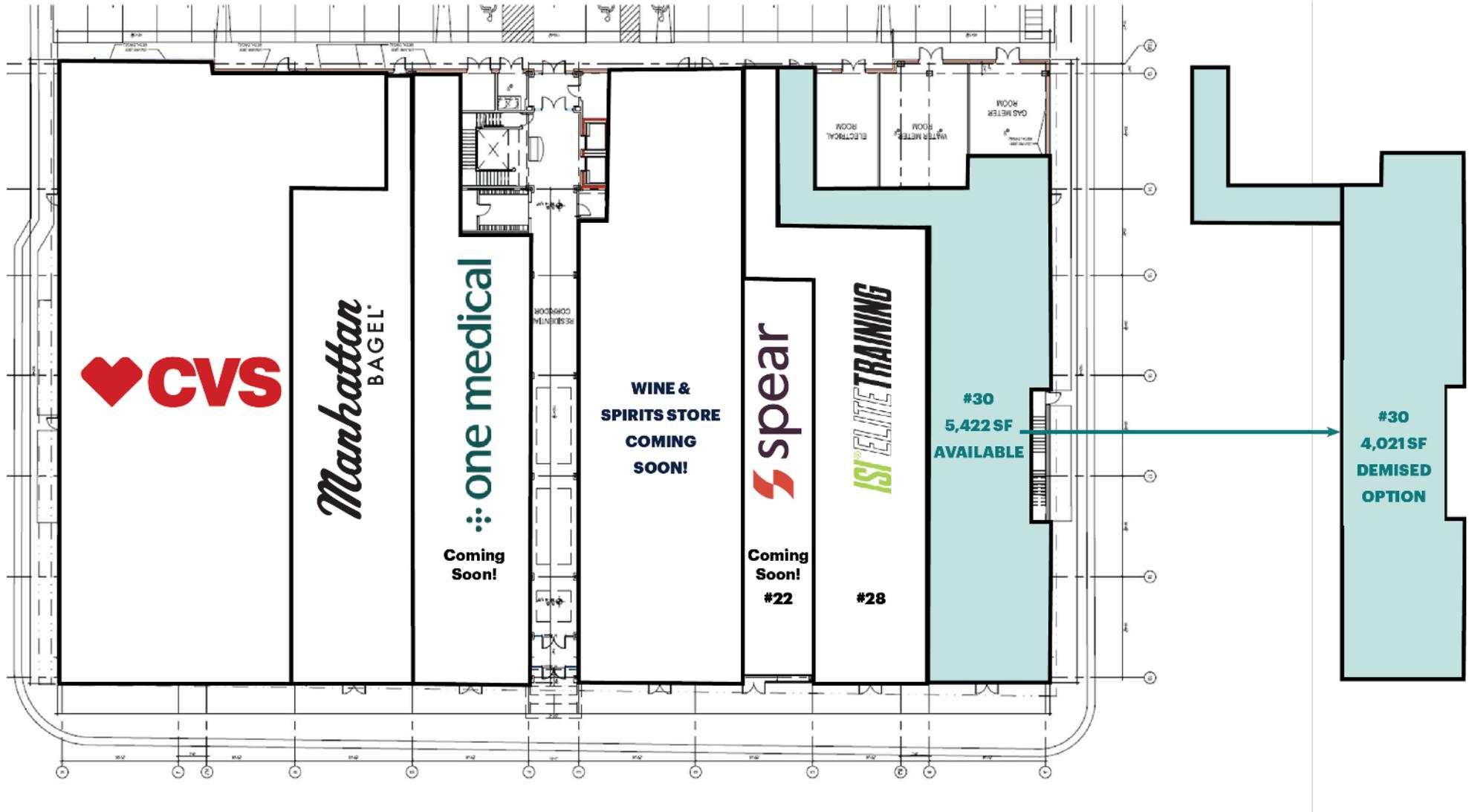


Size	Space 30 *will consider demising to 4,021 SF see plan option below	5,422 SF
Asking Rent	Upon request	
NNN's	\$9.32 PSF (est.)	
Parking	106 parking spaces are located behind the building and other municipal parking is available throughout the town	
Neighbors	ShopRite, ShopRite Liquors, Dunkin', CVS, Chick-fil-A, Club Pilates, Metro PCS, Wells Fargo, GameStop, Verizon, AT&T, Chipotle, Jersey Mike's, Ivy Rehab, Apple Bank, H&R Block	
Comments	<p>Adjacent to Bergen Performing Arts Center (Bergen PAC) (200+ events/year; 250,000 annual visitors)</p> <p>29,934 VPD on Palisade Avenue</p> <p>Englewood Hospital is just 1/2 mile away, with 5,525 physicians, medical staff, and employees</p> <p>Located at traffic light intersection across from ShopRite</p> <p>Vibrant downtown with Walk Score - Walker's Paradise (96)</p> <p>188 residential units directly above the space</p>	

Site Plan



Floor Plan



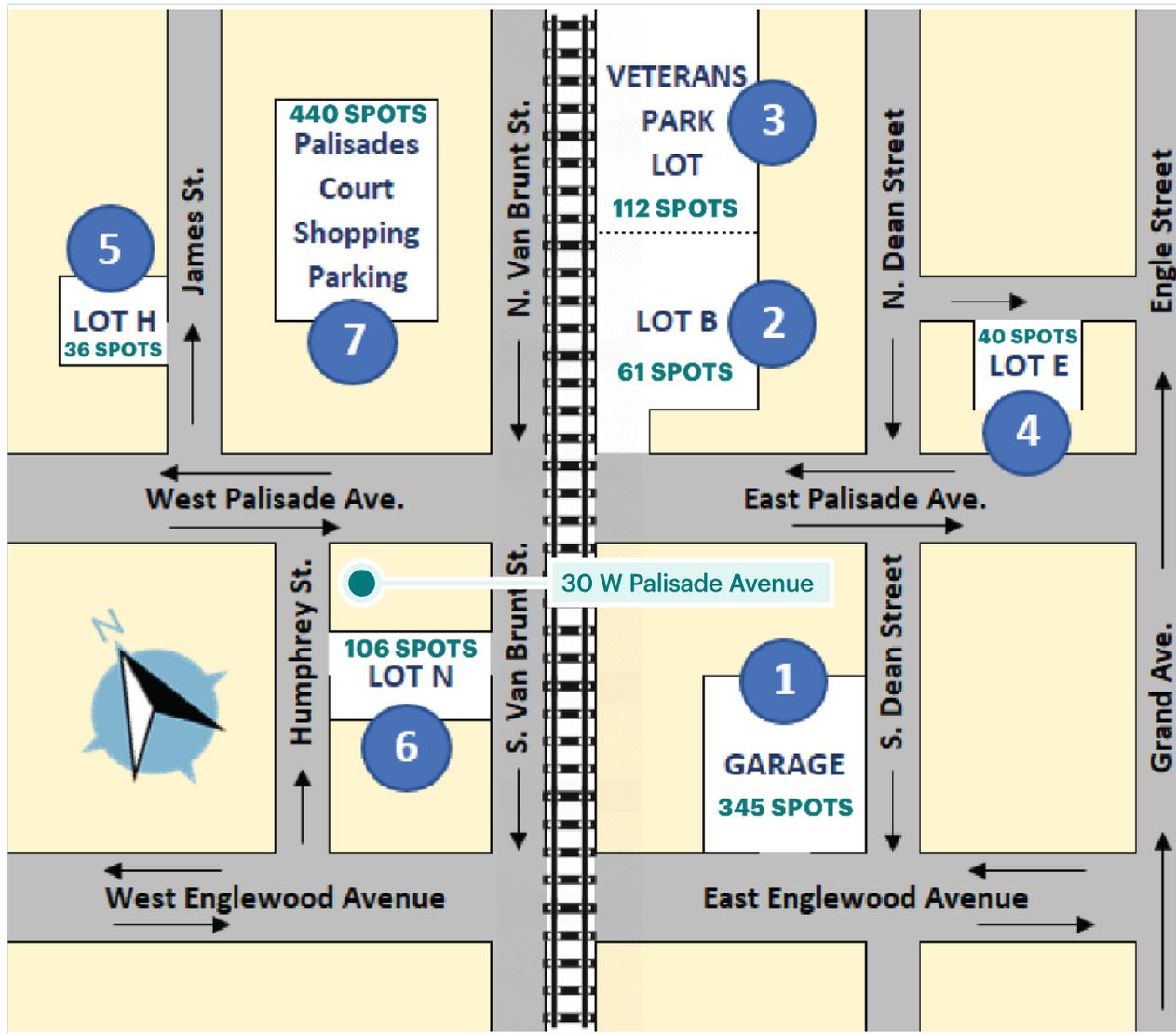
Surrounding Retail



PALISADES COURT SHOPPING CENTER

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Parking



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 | Bergen Street - Pay Station |
| 5 | Parking Lot H | James Street - Metered Spaces |
| 6 | Parking Lot N | James Street - Metered Spaces |
| 7 | Palisades Ct Shopping Ctr | Only for shops in Palisades Ct. You will be towed otherwise. |

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

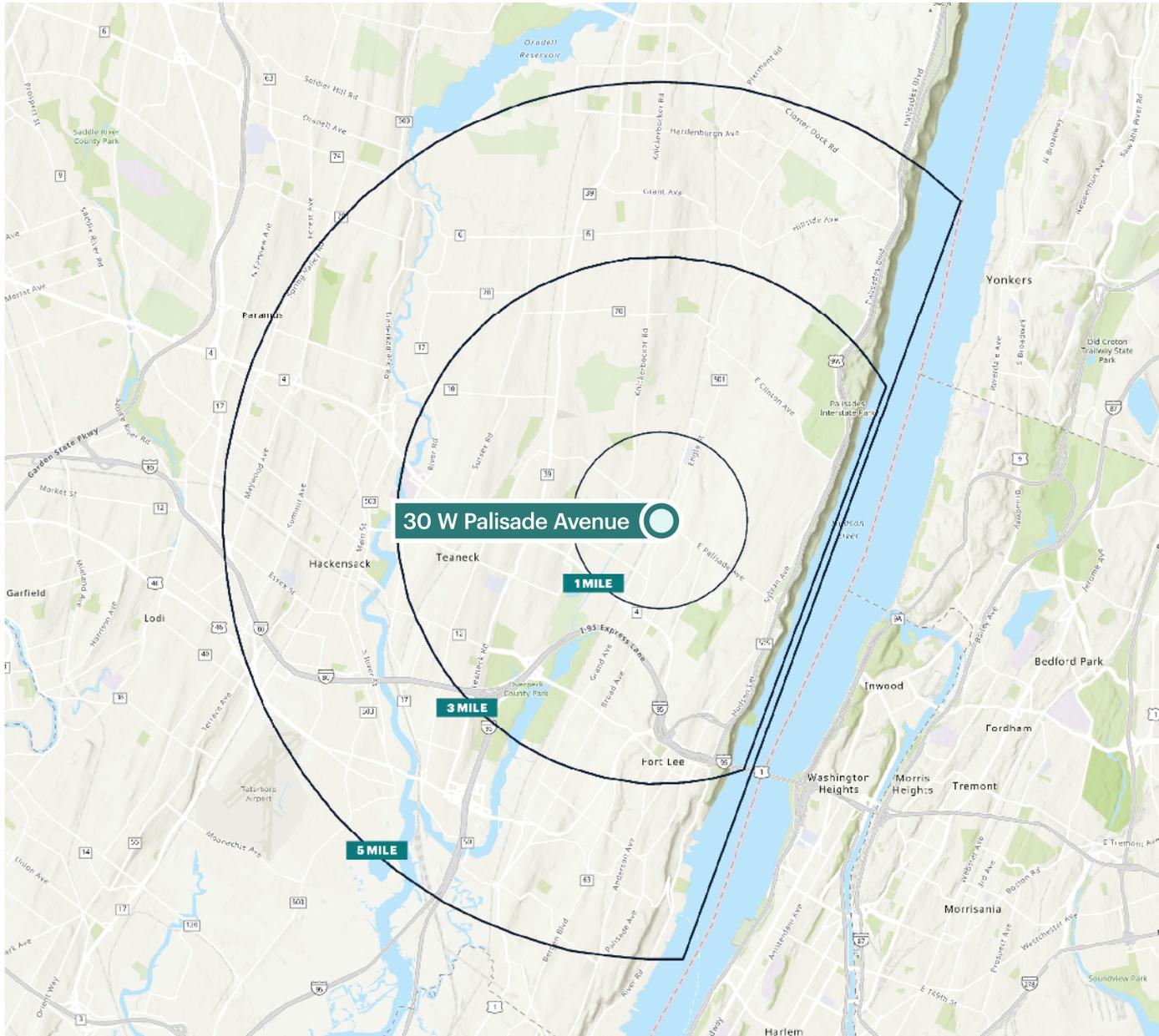
Two hour rate: \$1.85

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.

Area Demographics

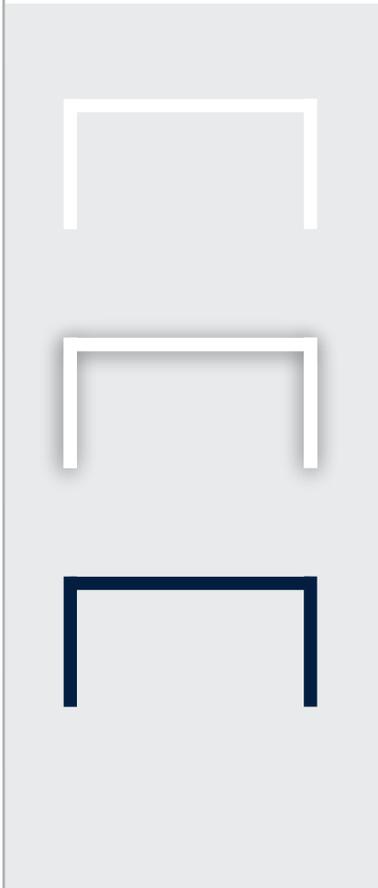


Population	1 mile	21,721
	3 miles	151,438
	5 miles	387,968
Total Households	1 mile	7,706
	3 miles	54,588
	5 miles	146,287
Median Age	1 mile	39.6
	3 miles	42.2
	5 miles	42.4
College Graduates (Bachelor's +)	1 mile	5,998
	3 miles	60,755
	5 miles	149,824
Total Businesses	1 mile	1,238
	3 miles	6,564
	5 miles	16,040
Total Employees	1 mile	14,341
	3 miles	70,022
	5 miles	173,410
Total Daytime Population	1 mile	25,285
	3 miles	142,977
	5 miles	357,244
Average Household Income	1 mile	\$139,263
	3 miles	\$171,581
	5 miles	\$154,787

Elements Page

Utilize these treatments only where applicable

Space Outlines



Floor plans



Maps & Aerials

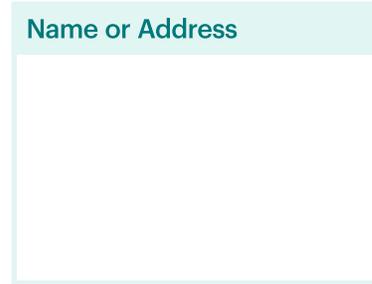
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