

VILLAGE CENTER OF ROCHELLE PARK

120 W. PASSAIC STREET, ROCHELLE PARK, NJ 07662



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Retail Development Site For Lease

PROPERTY HIGHLIGHTS

- 2,000 SF of Retail/Restaurant/Medical Available
- Join Newly Signed The Learning Experience
- Great for QSR, Service Retail, Medical
- 160 Luxury Apartments on Site - Opening March 2024
- Immediate Access to the Garden State Parkway, Route 17 and Route 4
- Abundant Parking for Retail (100 Spaces Dedicated)
- Shadow Anchored by Westfield's Garden State Plaza
- 16,000+ Daily Car Count

FOR MORE INFORMATION CONTACT:

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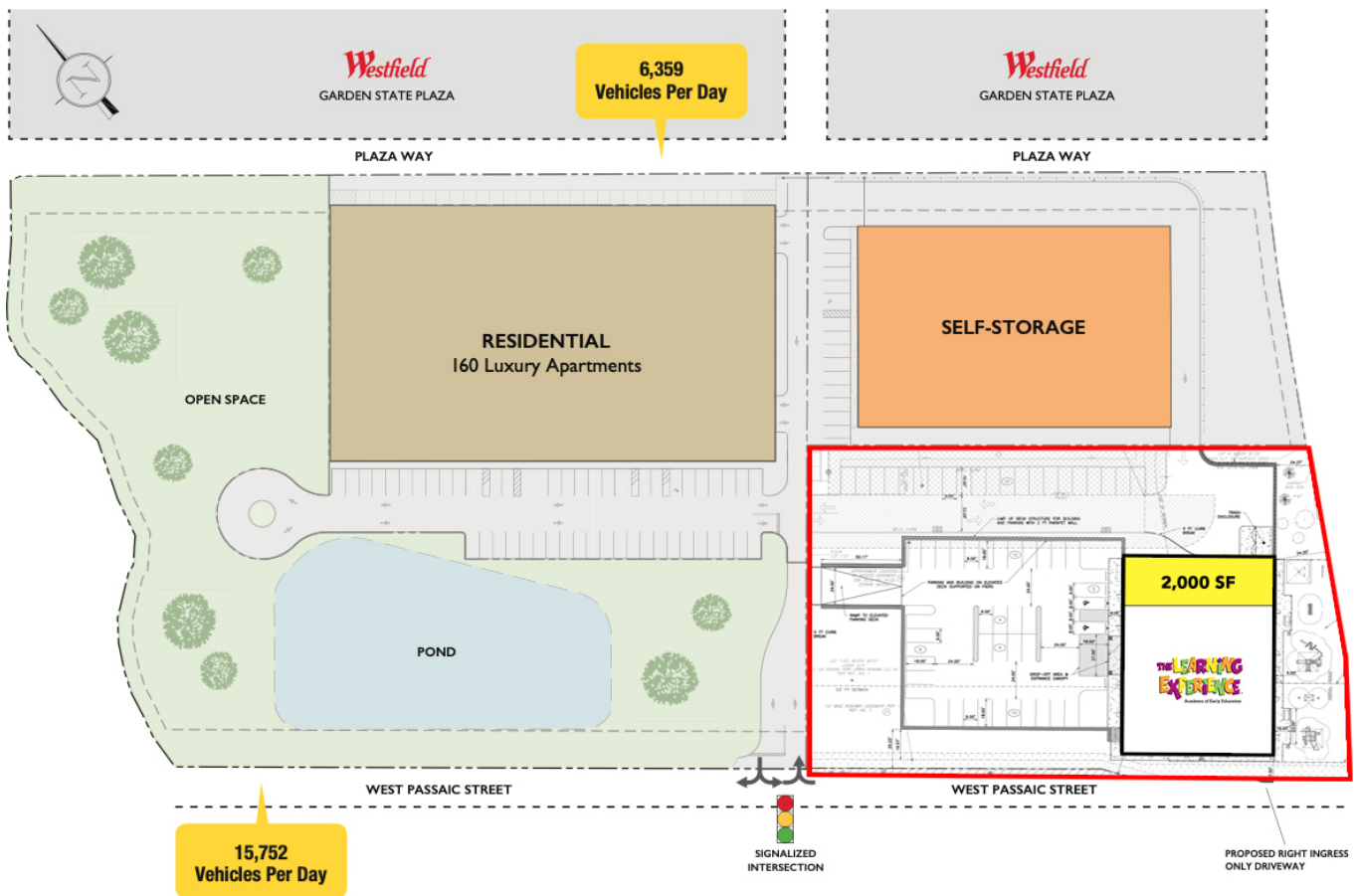
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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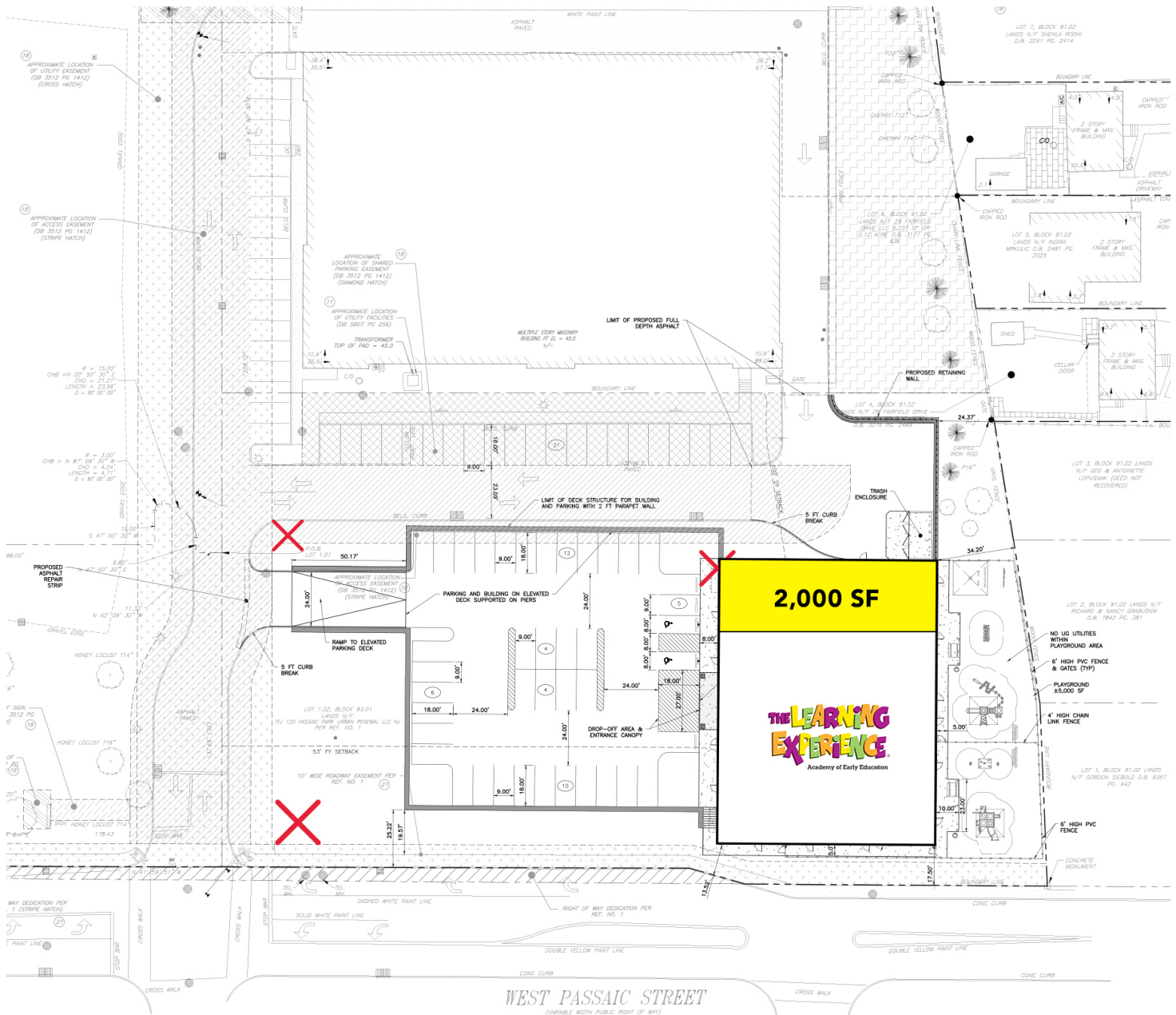
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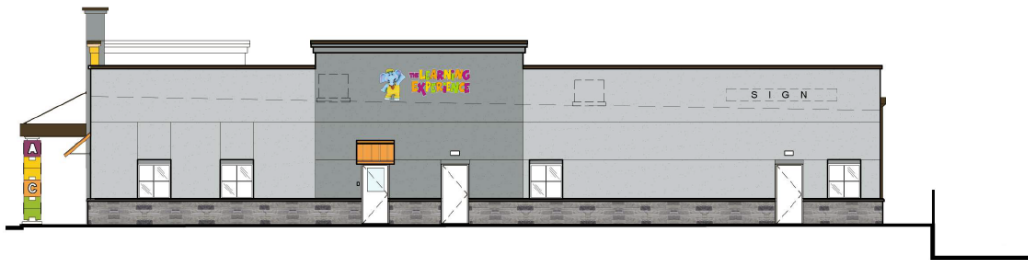
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1 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



2 WEST ELEVATION
 SCALE: 1/8"=1'-0"



3 EAST ELEVATION
 SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

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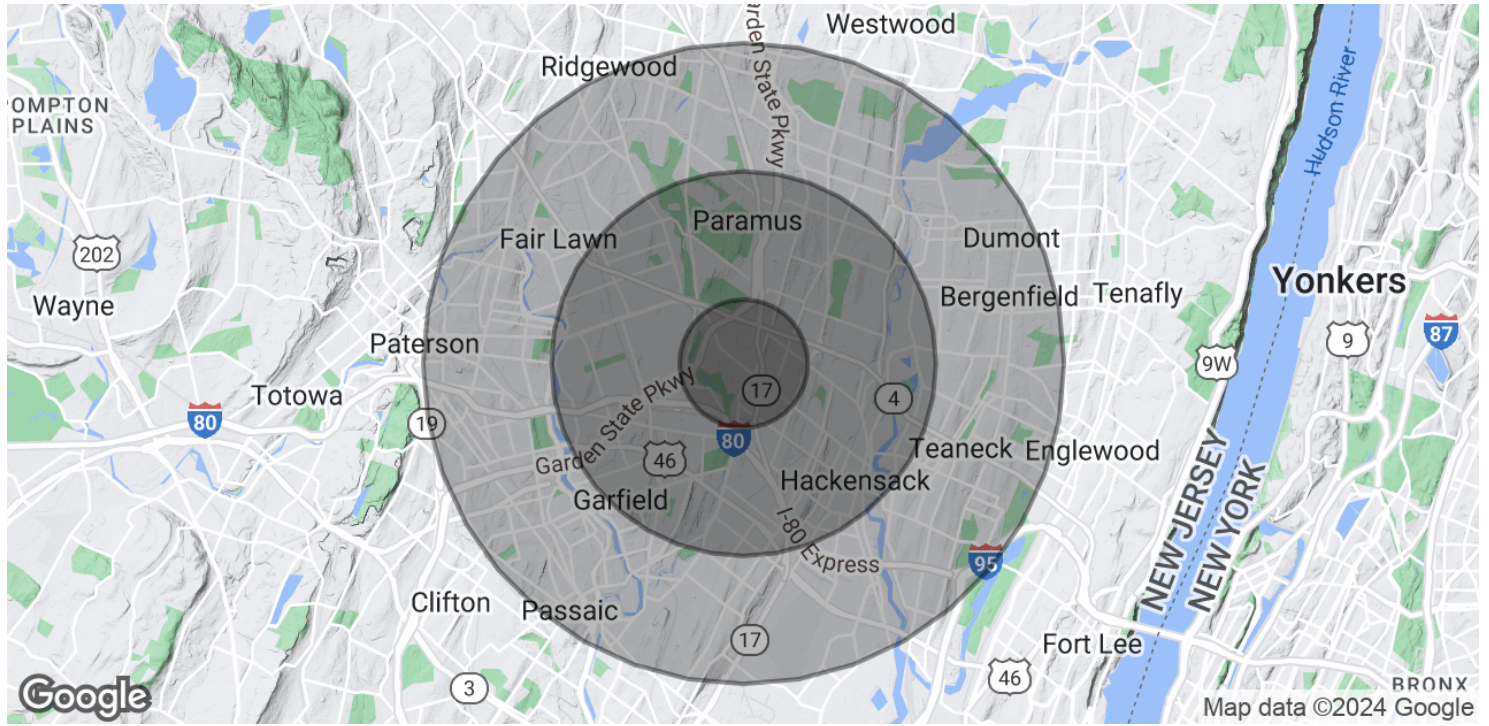
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,899	185,628	618,115
Average Age	46.3	42.3	39.0
Average Age (Male)	44.2	41.0	37.7
Average Age (Female)	48.4	43.1	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,000	72,986	224,234
# of Persons per HH	2.6	2.5	2.8
Average HH Income	\$124,395	\$109,306	\$101,280
Average House Value	\$430,903	\$360,463	\$345,553

2020 American Community Survey (ACS)

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