



RETAIL/MEDICAL SPACE

387 NORDHOFF PLACE

The Brownstones at Englewood South

ENGLEWOOD | NEW JERSEY

SIZE

800 SF

POSSESSION

Immediate

RENT

Upon Request

CAM/TAXES/INSURANCE

CAM = \$4.50 PSF

Taxes + Insurance = \$8.40 PSF

Combined = \$13.02 PSF

COMMENTS

High Ceilings

On-grade parking and 41 dedicated spaces in the parking deck

Located right off of Route 4 with ease of access to
Downtown Englewood

Located within a 350 unit class A multifamily community

CONTACT EXCLUSIVE AGENTS

DEBORAH STONE

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201.636.7414

RIPCO
REAL ESTATE

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3rd Floor
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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.

LOW LEVEL AERIAL



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VIVIAN
195 luxury rental apartments



The Sheffield at Englewood South
252 luxury rental apartments

Windsor Park Court
1,830 luxury condominiums



Englewood Women's Health
The Kahane Center
Passport Health
Metropolitan Endodontics
Comprehensive Woman's Care

Stryker Orthopaedics

Metro Dermatology



Capital Dental Group
Englewood Orthopedic Associates



BLUE CITY GRILLE

The Brownstones at Englewood South
350 luxury rental apartments



387 NORDHOFF PLACE
Aumm Aumm Pizzeria & Wine Bar at the Brownstones
The Marketplace at the Brownstones
Kink Salon at the Brownstones
The Nails at the Brownstones
The Gym & Spa
Golftec

- Parking in front
- 41 parking spaces in parking deck



Osteoporosis Testing Center

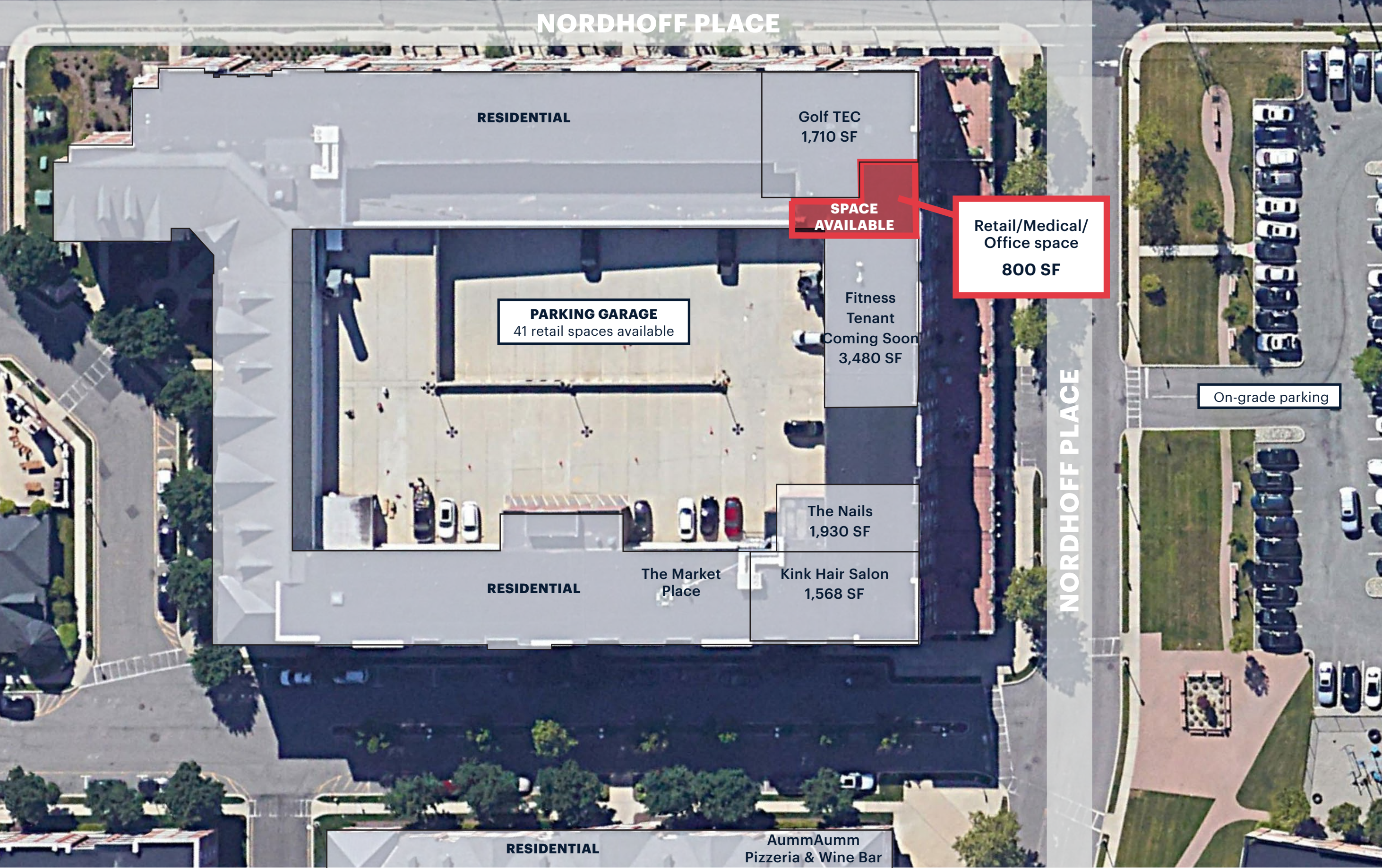
Hearinglife

GRAND AVENUE 17,100 AADT

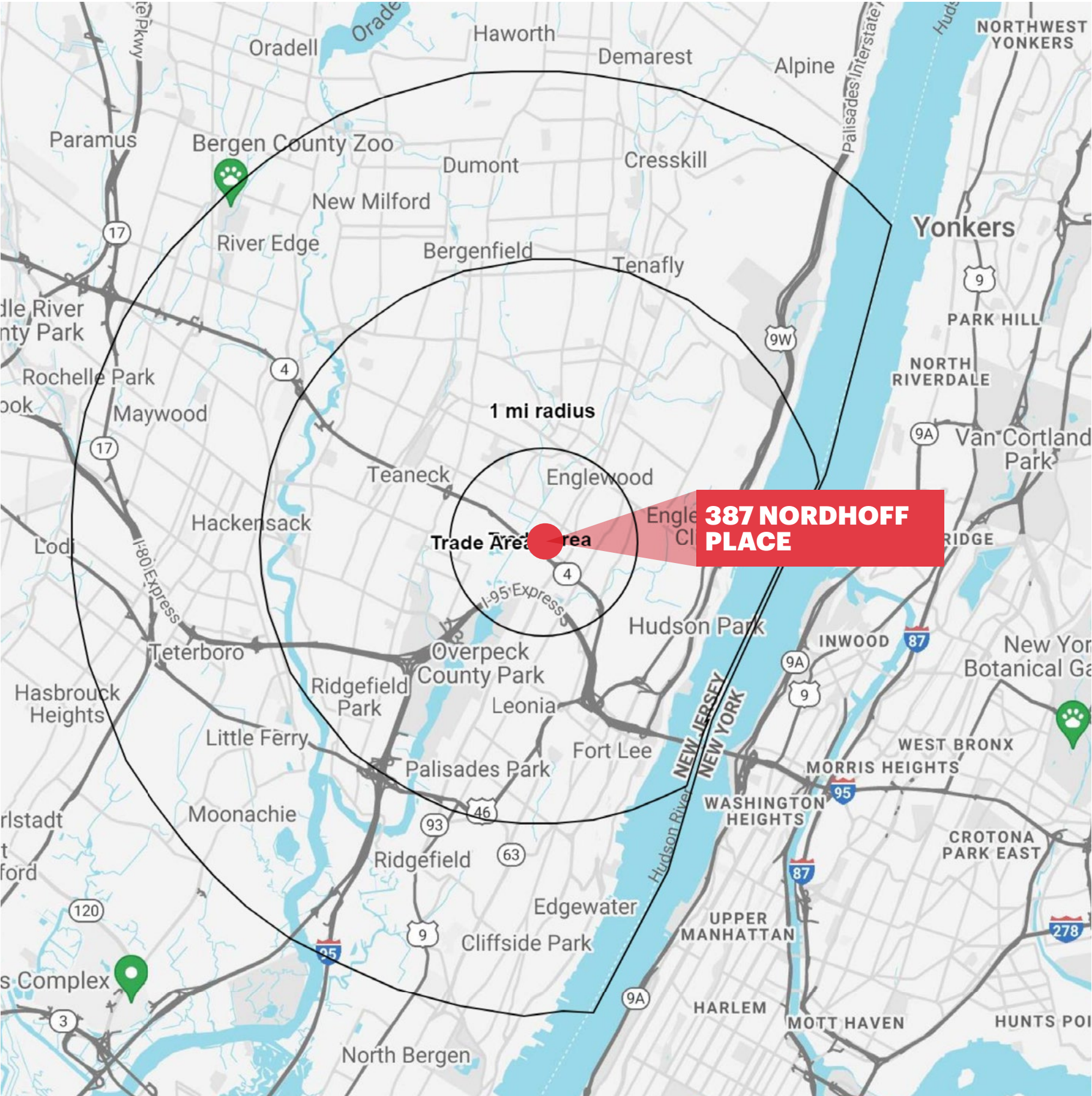
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SITE PLAN



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
19,752	956
HOUSEHOLDS	TOTAL EMPLOYEES
7,572	9,515
MEDIAN AGE	TOTAL DAYTIME POPULATION
39.7	18,811
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
7,491 - 53%	\$155,433

3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
186,086	8,003
HOUSEHOLDS	TOTAL EMPLOYEES
69,247	80,512
MEDIAN AGE	TOTAL DAYTIME POPULATION
42.2	170,214
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
73,939 - 55%	\$158,317

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
423,897	17,854
HOUSEHOLDS	TOTAL EMPLOYEES
160,006	189,286
MEDIAN AGE	TOTAL DAYTIME POPULATION
41.9	389,758
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
155,519 - 51%	\$141,537

*2024 estimates - Excludes NYC