

Up to 15,000 SF
New Retail Space Available



RETAIL SPACE FOR LEASE

ELMWOOD PARK, NJ

301 RIVERFRONT BLVD

NEW SPACES

1,745 SF - 3,687 SF
Restaurant endcap with patio seating

CEILING HEIGHTS

17' clear

ASKING RENT

Upon Request

NNN

\$8.00 PSF (est.)

CO-TENANTS

The Goddard School, Riverfront Pediatric Dentistry, Legacy Insurance Agency, Cafe Roma

NEIGHBORS

Spencer Savings Bank, MLB Network Studios, Amazon Warehouse

COMMENTS

Well situated between Route 80 & Route 46

Over 28,295 in the daytime population & 15,263 in the total employees within 1 mile of the property

Full Access off River Drive

MIXED-USE SUPPORT

548 new residential units on site

300-500 daily workers within walking distance

75,000 SF office building

RIPCO
REAL ESTATE

OBLIQUE AERIAL



NEW RETAIL SPACE!

HANAIM CHURCH

SPENCER SAVINGS BANK

RIVER RD
30,614 VPD

RIVER DRIVE CENTER
OFFICE PARK
300,000 SF

amazon
WAREHOUSE

OPKO

TO I-80



OBLIQUE - NEW RETAIL SPACE



1,745 SF - 3,687 SF

40 Dedicated
Retail Parking Spaces

Signage Exposure
Available



FIRST FLOOR PLAN

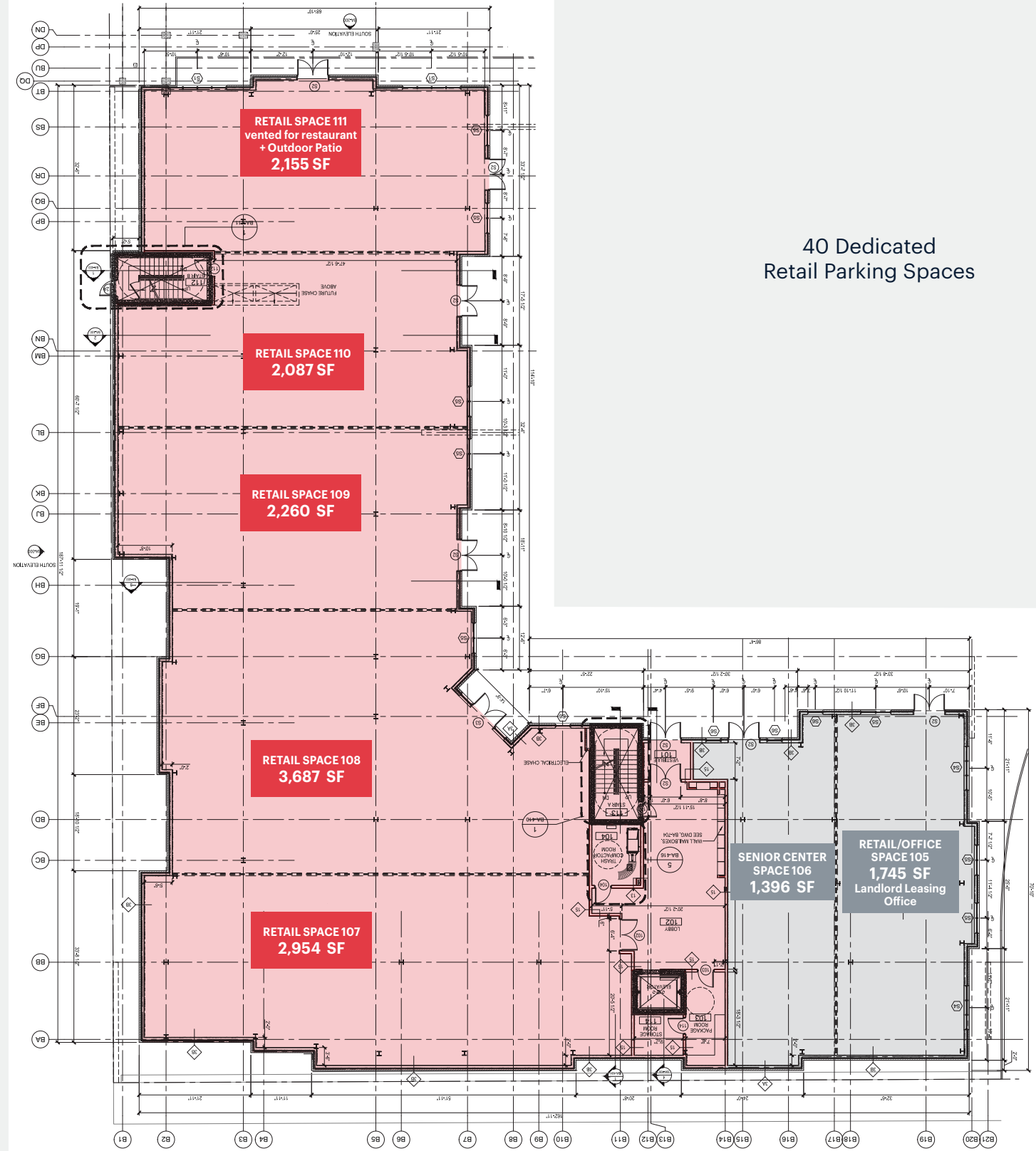
1,745 SF - 3,687 SF

- 2,087 SF & 2,155 SF Unit(s)
Vented for Restaurant

RIVER DRIVE

Existing Apartments
over Retail Space

Landlord
Leasing
Office



40 Dedicated
Retail Parking Spaces

DEMOGRAPHICS



1 MILE RADIUS

POPULATION	26,353	TOTAL BUSINESSES	810
HOUSEHOLDS	9,059	TOTAL EMPLOYEES	15,263
MEDIAN AGE	37.2	TOTAL DAYTIME POPULATION	28,295
COLLEGE GRADUATES (Bachelor's +)	5,178 - 28%	AVERAGE HOUSEHOLD INCOME	\$103,913

3 MILE RADIUS

POPULATION	344,253	TOTAL BUSINESSES	11,152
HOUSEHOLDS	116,531	TOTAL EMPLOYEES	121,536
MEDIAN AGE	34.8	TOTAL DAYTIME POPULATION	307,056
COLLEGE GRADUATES (Bachelor's +)	57,790 - 25%	AVERAGE HOUSEHOLD INCOME	\$92,731

5 MILE RADIUS

POPULATION	689,740	TOTAL BUSINESSES	24,948
HOUSEHOLDS	241,033	TOTAL EMPLOYEES	293,353
MEDIAN AGE	38.1	TOTAL DAYTIME POPULATION	651,021
COLLEGE GRADUATES (Bachelor's +)	163,617 - 35%	AVERAGE HOUSEHOLD INCOME	\$113,016

*2024 estimates

CONTACT EXCLUSIVE AGENTS

DAVID MORROW

Managing Director
dmorrow@ripconj.com
201.923.5201

MATT GRUNDY

Managing Director
mgrundy@ripconj.com
201.777.2296



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

Please visit us at ripconj.com for more information

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