



RETAIL SPACE

321 BROADWAY

Turnkey restaurant space available

BERGEN COUNTY
HILLSDALE | NEW JERSEY

**1,560 SF,
2,073 SF and
3,250 SF**
Signage opportunities on
endcap facing Broadway

RIPCO
REAL ESTATE



SPACE DETAILS

SIZE

Inline 1,560 SF
Endcap 3,250 SF*
Endcap 2,072 SF
*former restaurant with patio

RENT

Upon Request

CO-TENANTS

New Jade Chinese Restaurant,
Ray's Pizza

NEIGHBORS

ShopRite, ShopRite Liquors, Kings, TJMaxx,
K-Mart

COMMENTS

Ample parking located underneath center
Convenient access to Garden State Parkway,
Broadway, Pascack Road, and Piermont Avenue
13,000 VPD on Broadway
High income market, \$180,000 average income

SITE PHOTO



ADDITIONAL PHOTOS

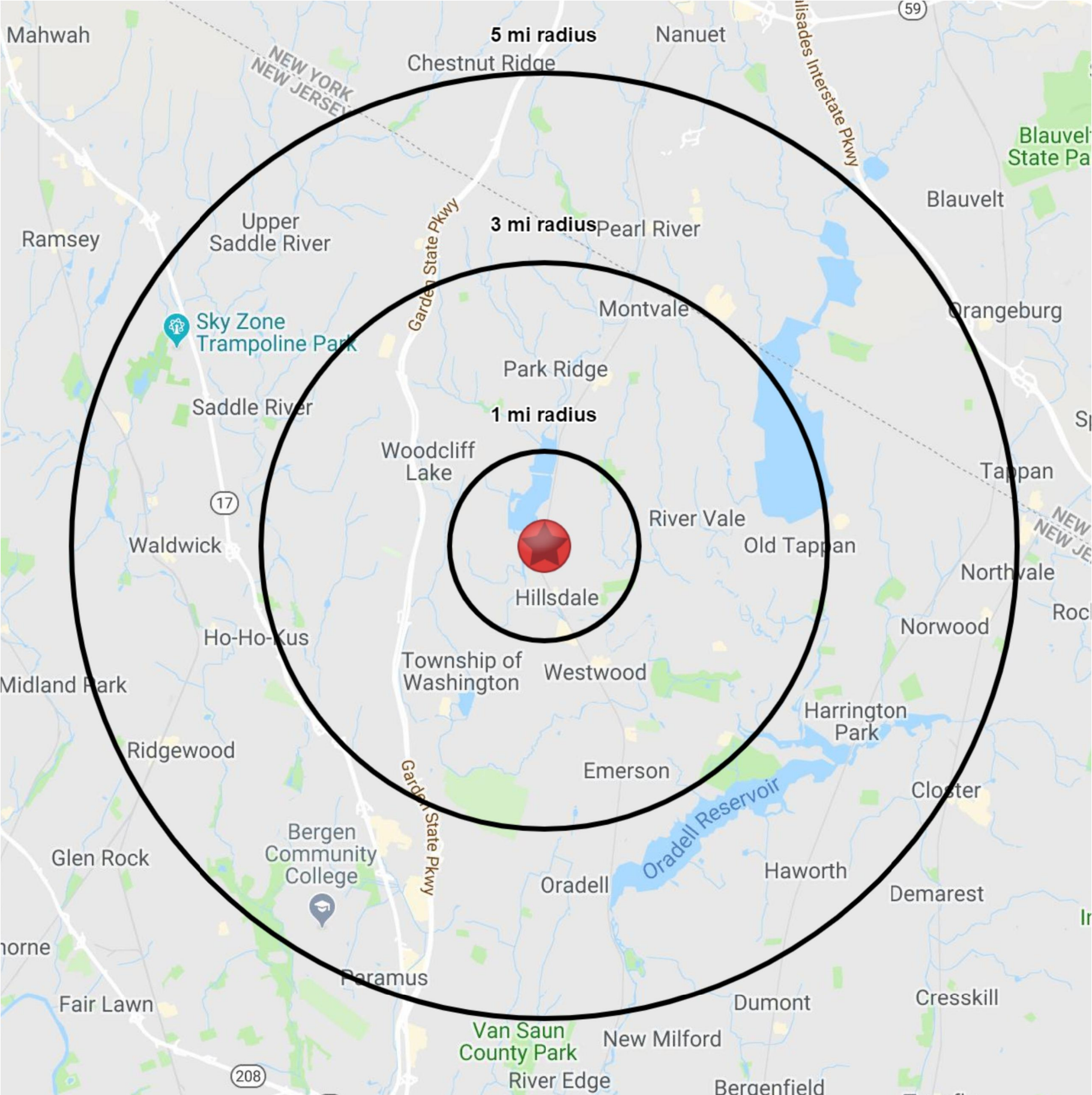


COVERED PARKING WITH DIRECT ACCESS TO VACANCY

ADDITIONAL PHOTOS | ENDCAP - 2,072 SF



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	9,835
3 miles	76,969
5 miles	214,285

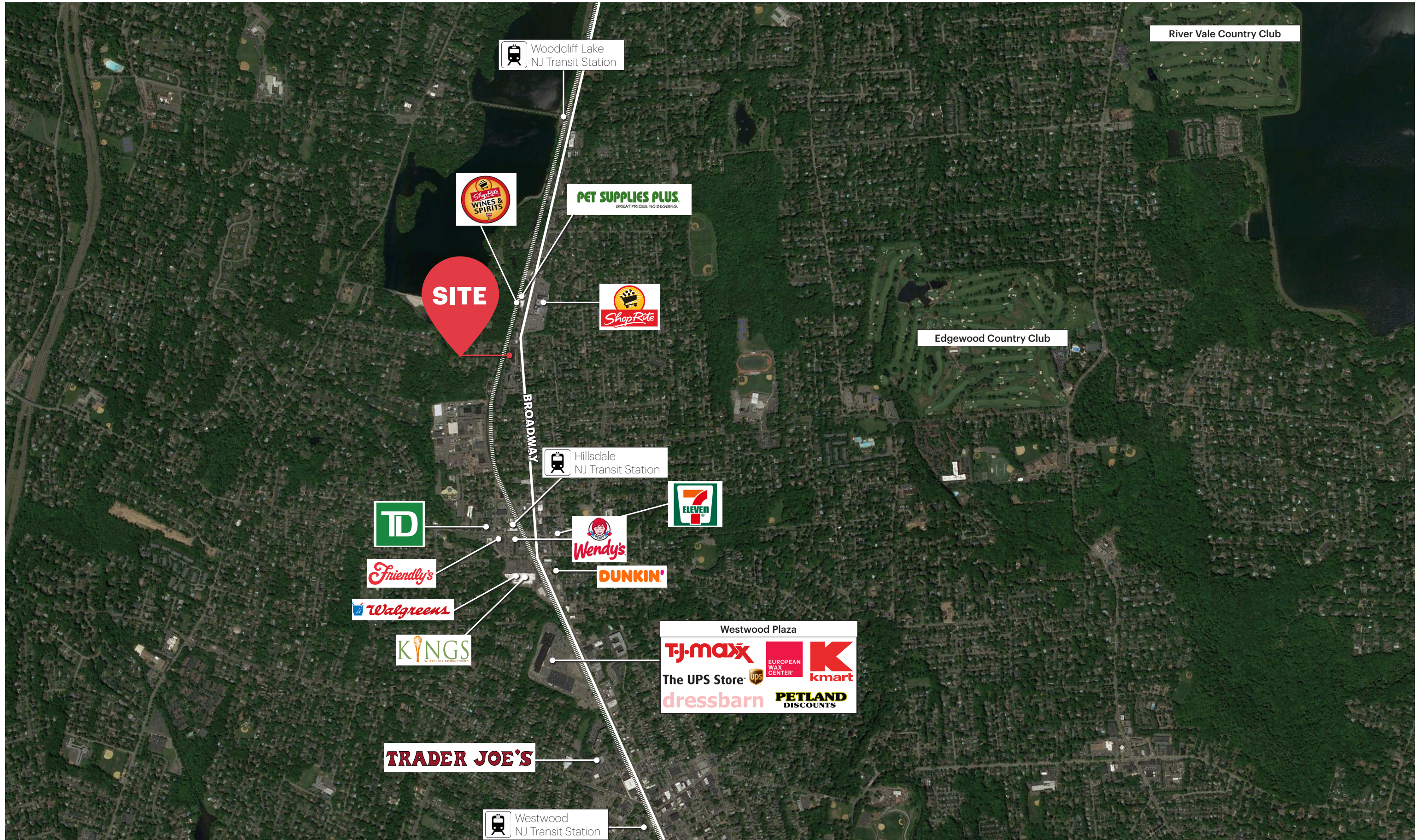
ESTIMATED DAYTIME POPULATION

1 mile	3,428
3 miles	27,221
5 miles	73,485

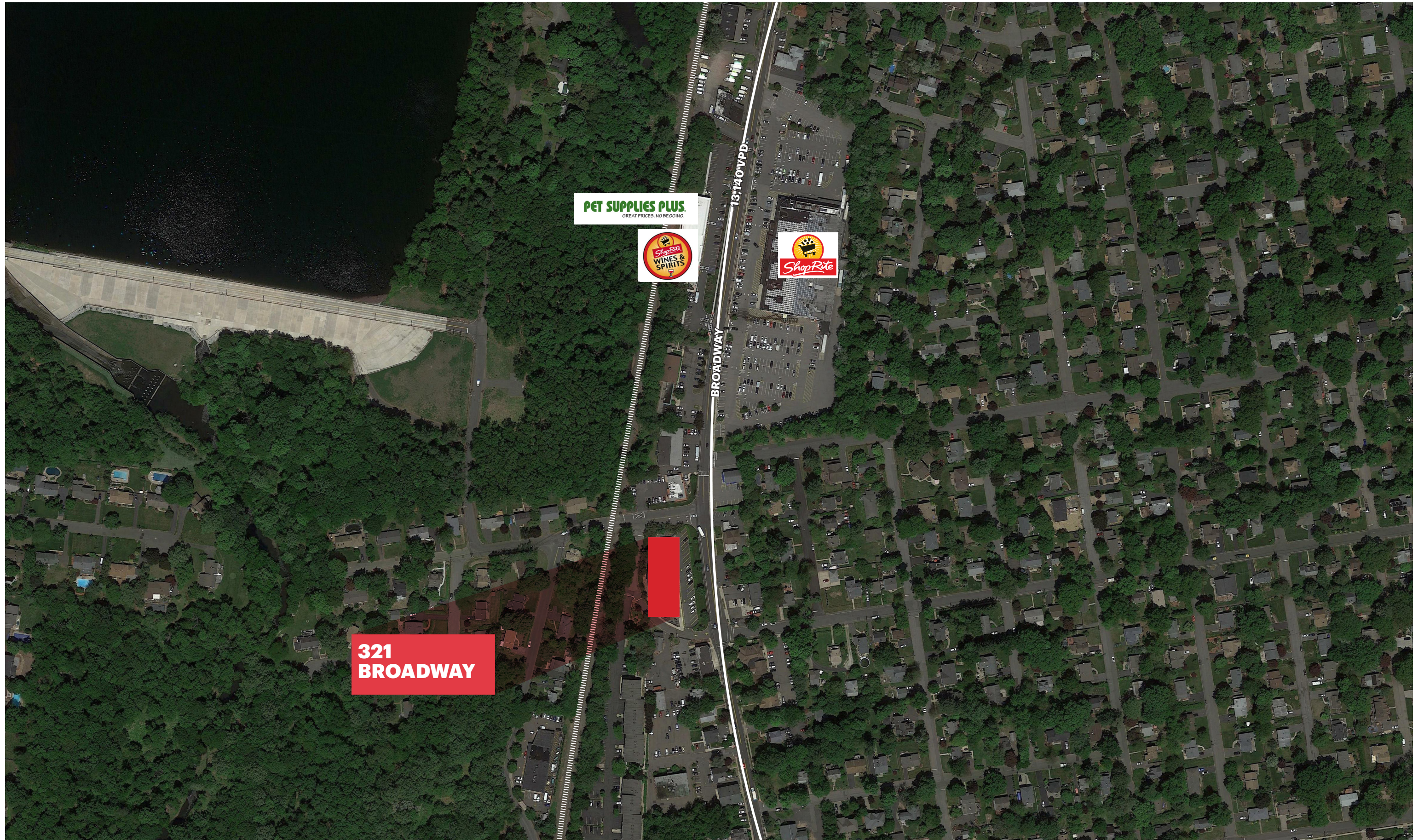
AVERAGE HOUSEHOLD INCOME

1 mile	\$168,566
3 miles	\$179,508
5 miles	\$185,883

MARKET AERIAL



LOW LEVEL AERIAL



**321
BROADWAY**

PET SUPPLIES PLUS
GREAT PRICES. NO BEGGING.



BROADWAY

13,140VPP

CONTACT EXCLUSIVE AGENT

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REAL ESTATE

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Please visit us at [ripcony.com](https://www.ripcony.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.