



Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

1 E RIDGEWOOD AVE

RIDGEWOOD, NJ 07450

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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PROPERTY SUMMARY

1 E RIDGEWOOD AVE

RIDGEWOOD, NJ 07450



PROPERTY DESCRIPTION

Elevate your business in the iconic Wilsey Building, a landmark in the heart of Ridgewood's thriving business district. This expansive +/- 7,200 SF third-floor office space offers elevator access, abundant natural light, soaring ceilings, a conference room, multiple private offices, and kitchen areas designed for today's professionals. Join a dynamic tenant mix, including Biltmore Tuxedos, Bareburger, Citibank, UPS, and Dunkin™. Just steps from the centrally located train station, this prime location ensures seamless connectivity and high foot traffic.

PROPERTY HIGHLIGHTS

- -Premium location and fit out
- -Strong demographics
- -Many uses available

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	7,200 SF
Lot Size:	6,505 SF
Building Size:	18,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	710	1,909	5,387
Total Population	1,758	4,884	15,428
Average HH Income	\$203,706	\$215,413	\$256,587



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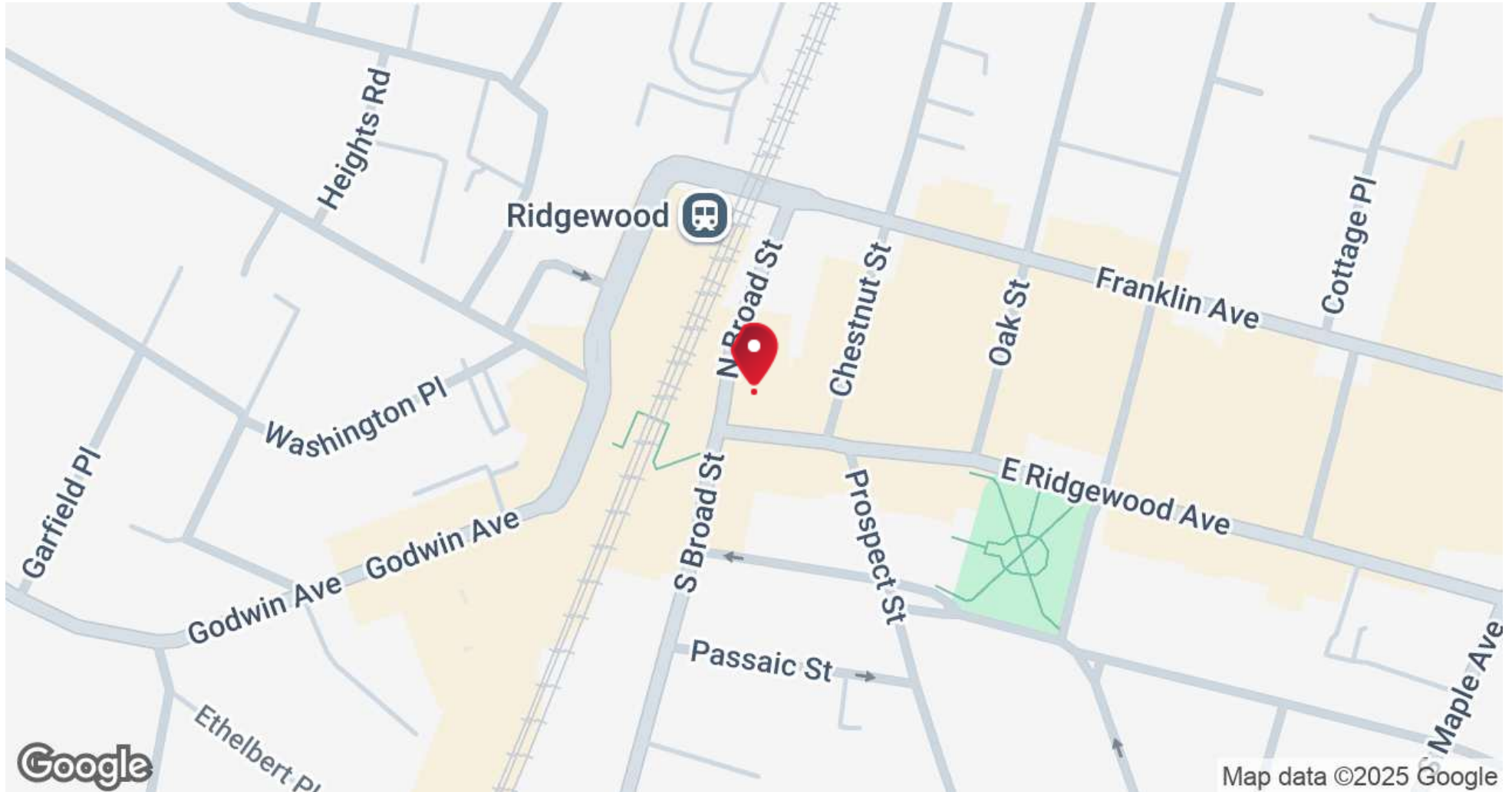
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LOCATION MAP

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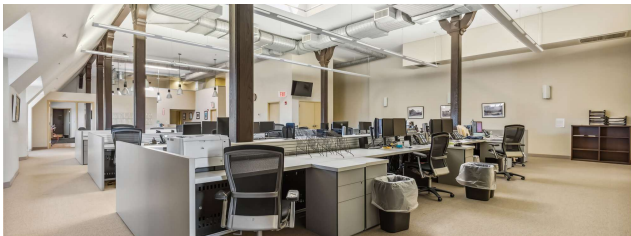
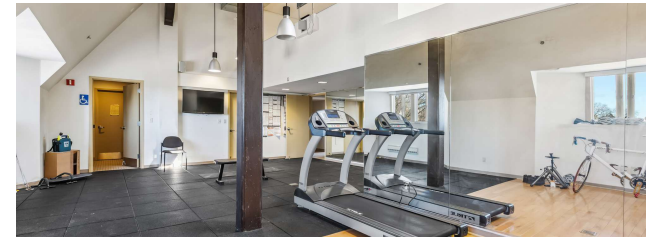
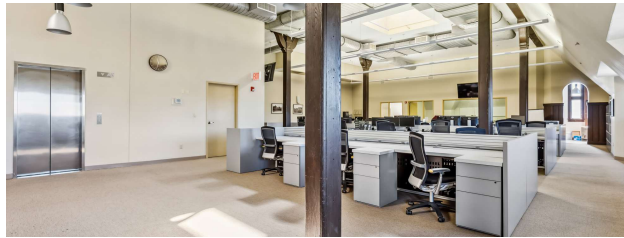
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

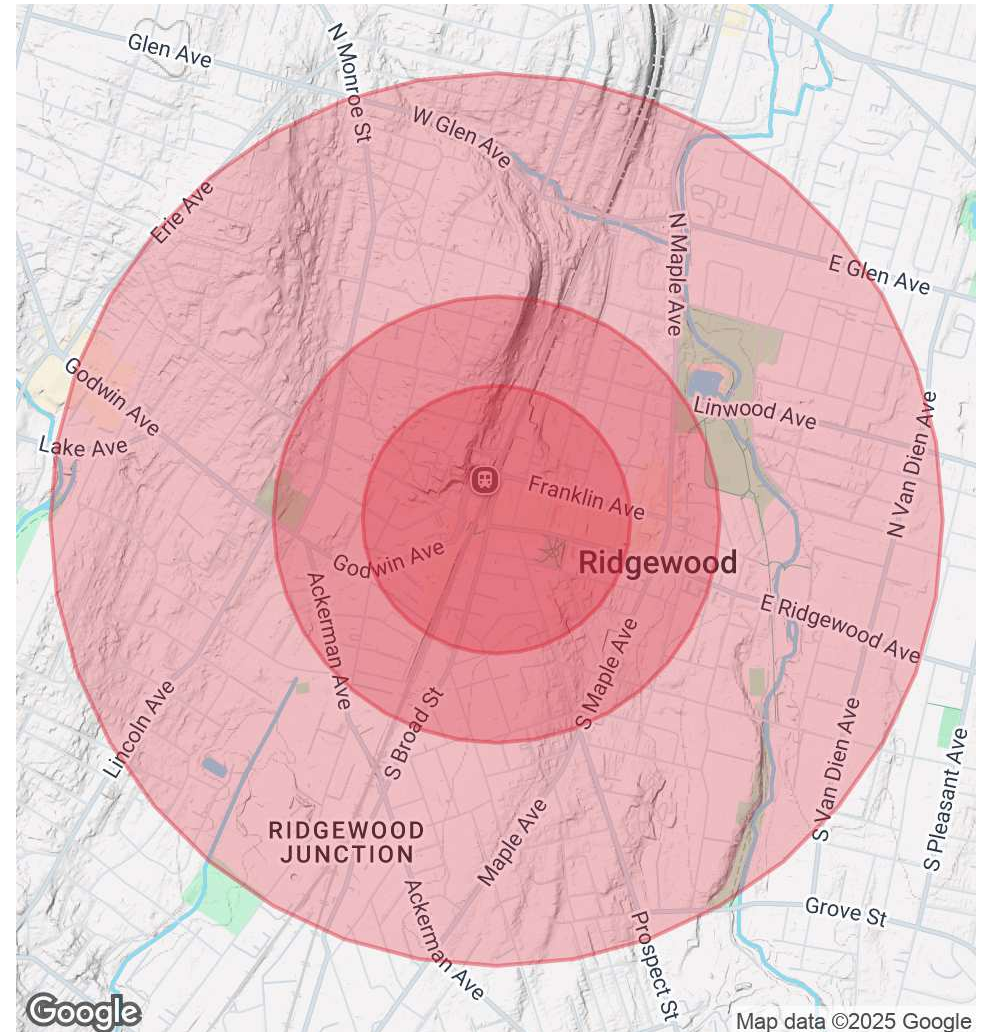
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,758	4,884	15,428
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	710	1,909	5,387
# of Persons per HH	2.5	2.6	2.9
Average HH Income	\$203,706	\$215,413	\$256,587
Average House Value	\$1,004,665	\$1,006,625	\$1,053,561

Demographics data derived from AlphaMap



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