

# GROUND LEASE

## JOIN SHOP RITE - PAD SITE

140-150 RAMAPO VALLEY RD.  
OAKLAND, NJ



**CATALYST**  
REAL ESTATE PARTNERS

FOR MORE  
INFORMATION

WILLIAM FARKAS [bf@catalystrenj.com](mailto:bf@catalystrenj.com) C: 973.223.6600

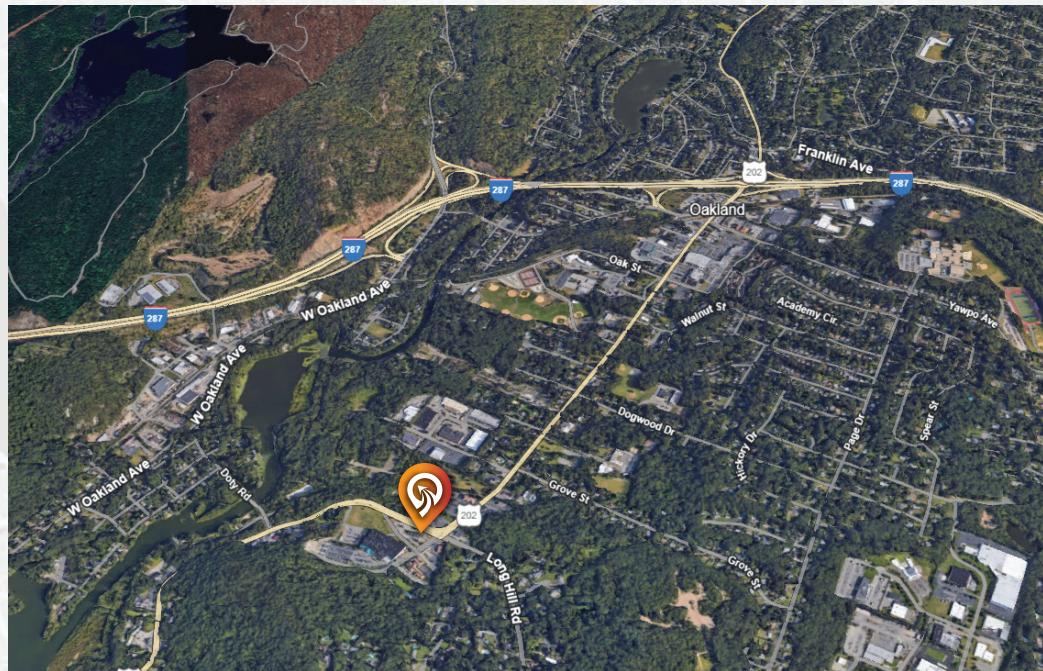
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CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | **732.333.8571** | [info@catalystrenj.com](mailto:info@catalystrenj.com)

1.58 AC **GROUND LEASE**

140-150 RAMAPO VALLEY RD.  
OAKLAND, NJ

JOIN SHOP RITE  
PAD SITE



**AVAILABLE:** GROUND LEASE

**ACREAGE:** 1.58 ACRES

**RENT:** CALL FOR QUOTE

**FRONTAGE:** 479' ON RT. 202

**PARKING:** 60 SPACES

**TRAFFIC:** 11,574 VPD

- SIGNALIZED INTERSECTION
- DENSELY POPULATED RETAIL MARKET
  - EASY ACCESS TO I-287



POPULATION  
AVG. HOUSEHOLD INCOME  
HOUSEHOLDS  
DAYTIME POPULATION  
NUMBER OF EMPLOYEES  
AVERAGE HOUSEHOLD SIZE

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
POPULATION	4,057	48,204	124,133
AVG. HOUSEHOLD INCOME	\$158,058	\$202,180	\$199,767
HOUSEHOLDS	1,484	17,609	46,489
DAYTIME POPULATION	5,843	32,559	84,121
NUMBER OF EMPLOYEES	4,626	20,289	49,342
AVERAGE HOUSEHOLD SIZE	2.6	2.7	2.6

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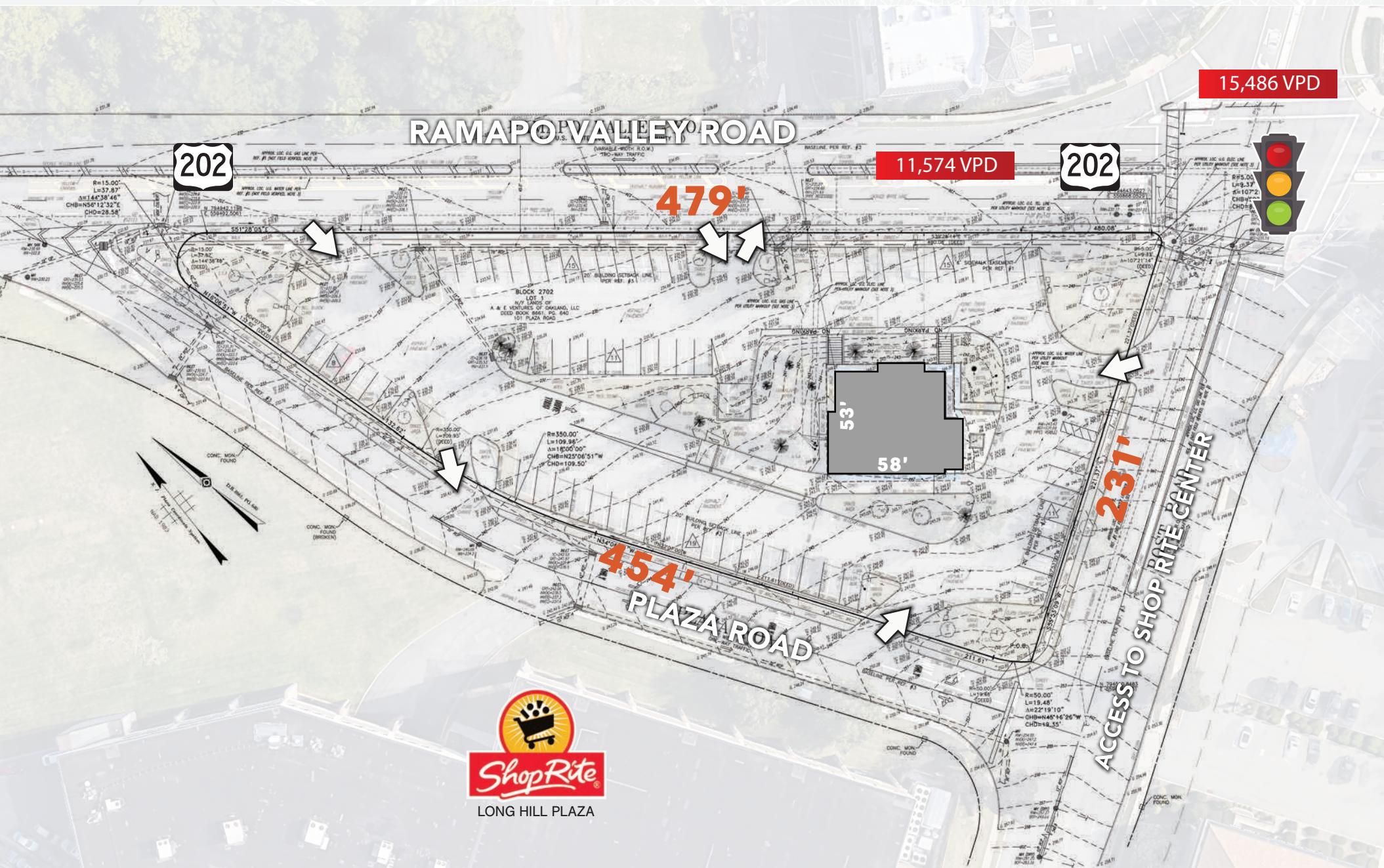
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