



Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

# 400 RAMAPO VALLEY RD

OAKLAND, NJ 07436

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd

Oakland, NJ 07436



PRESENTED BY:

**PATRICK VARELAS**  
201.400.5344

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## PROPERTY DESCRIPTION

Former Tattoo parlor with basement storage available on historic RT 202 with 16K VPD traffic counts. Approx 1100sqft not including basement. Only space available in strip center. Many uses available and steps from RT 208/I-287 Entrance ramp, Copper Tree Mall and much more! Join Oakland's Central Business District and neighbor Junior's, Valley Medical, Krauzer's and Bank of America.

## PROPERTY HIGHLIGHTS

- -Only space available
- -Many uses considered
- -Iconic Strip center
- -Basement available for storage

## OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Number of Units:	10
Available SF:	1,100 SF
Lot Size:	35,007 SF
Building Size:	12,403 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	756	2,312
Total Population	608	2,102	6,642
Average HH Income	\$155,327	\$166,946	\$190,446



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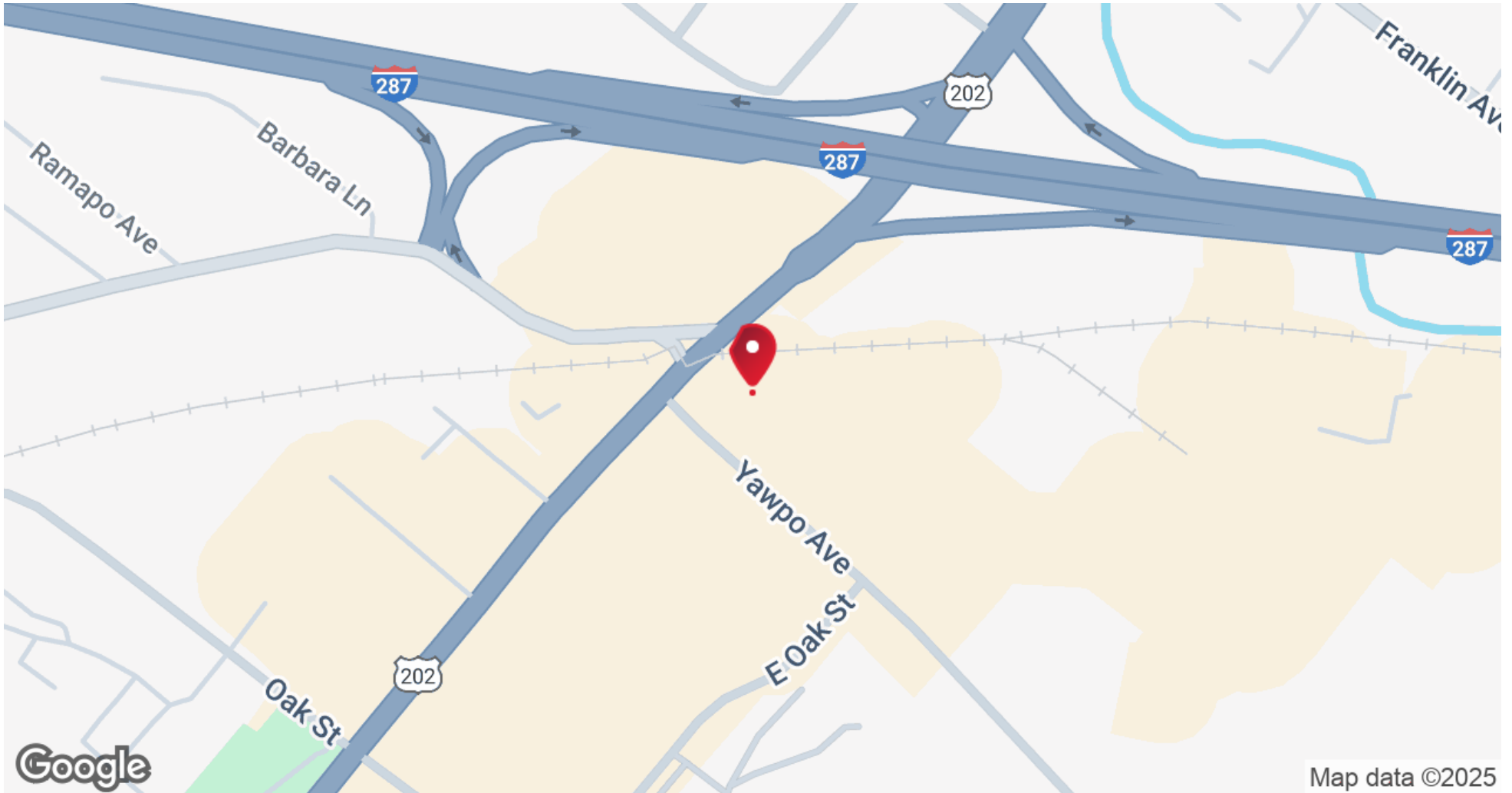
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LOCATION MAP

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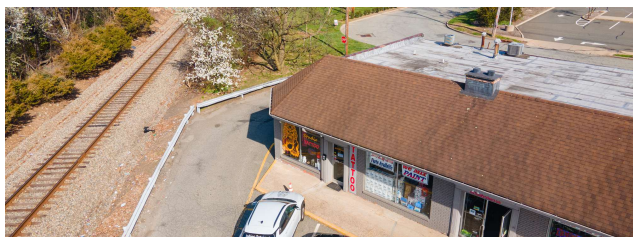
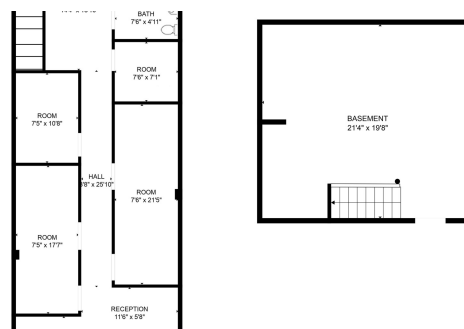
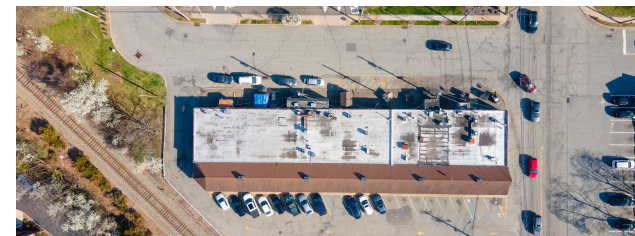
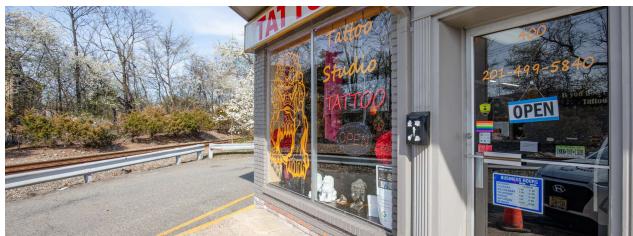
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ADDITIONAL PHOTOS

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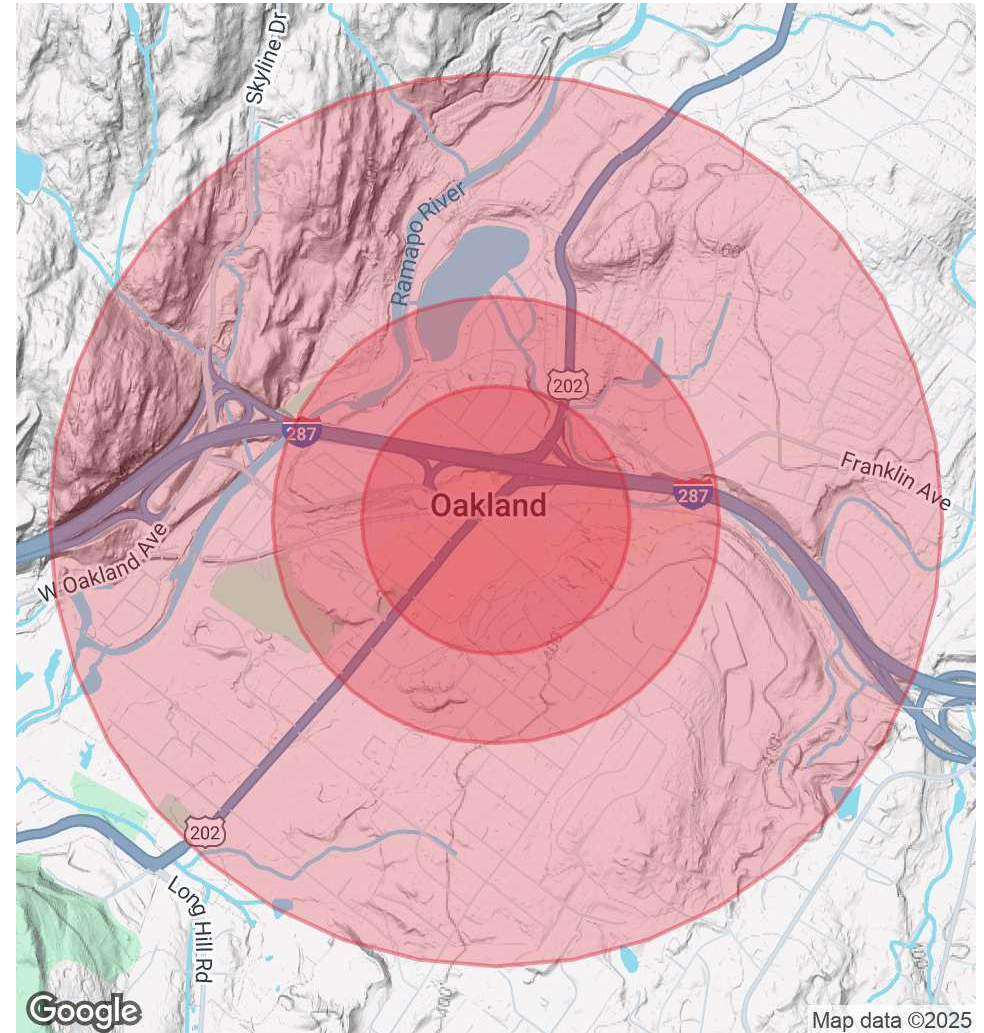
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	608	2,102	6,642
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	221	756	2,312
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$155,327	\$166,946	\$190,446
Average House Value	\$616,850	\$621,239	\$672,758

Demographics data derived from AlphaMap



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