

**RETAIL SPACE**

# ELMWOOD PARK SHOPPING CENTER

100 BROADWAY/ROUTE 4 (BETWEEN SHOPRITE & LIDL)

ELMWOOD PARK | NEW JERSEY

**3,058**  
Retail Space  
Available



# SPACE DETAILS

## LOCATION

100 Broadway (Rte 4 eastbound)  
at Mola Boulevard, Elmwood Park, NJ

## SPACE AVAILABLE

Unit #8 3,058 SF

## NNN

\$8.88 psf (est.)

## PARKING

522 Spaces

## PYLON

Space Available

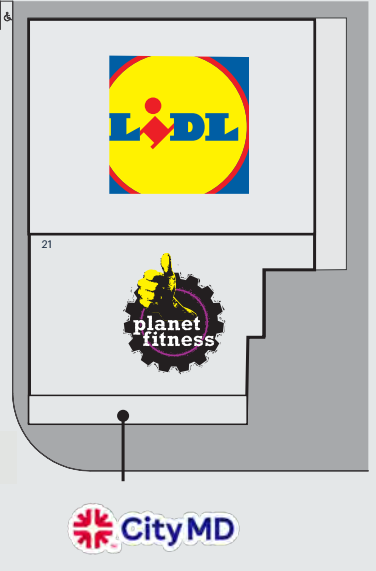
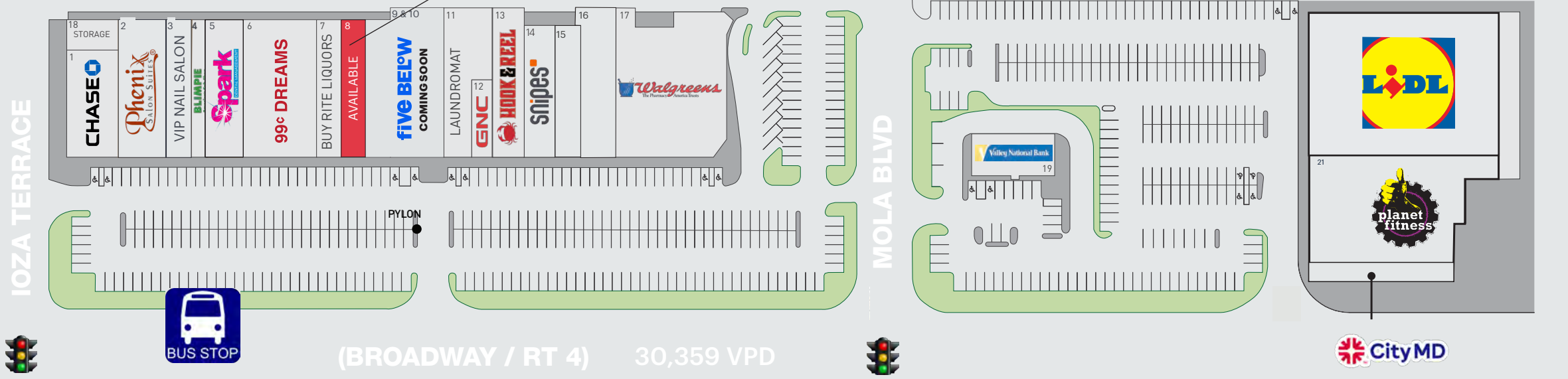
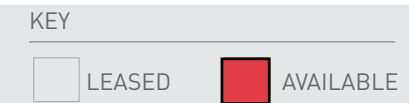
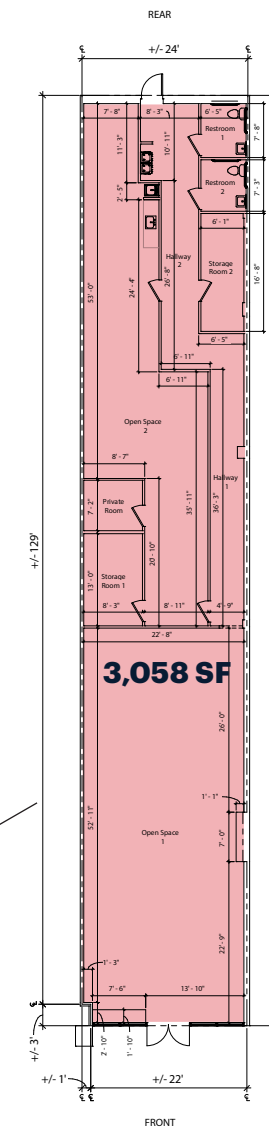
## TRAFFIC COUNT

30,359 VPD

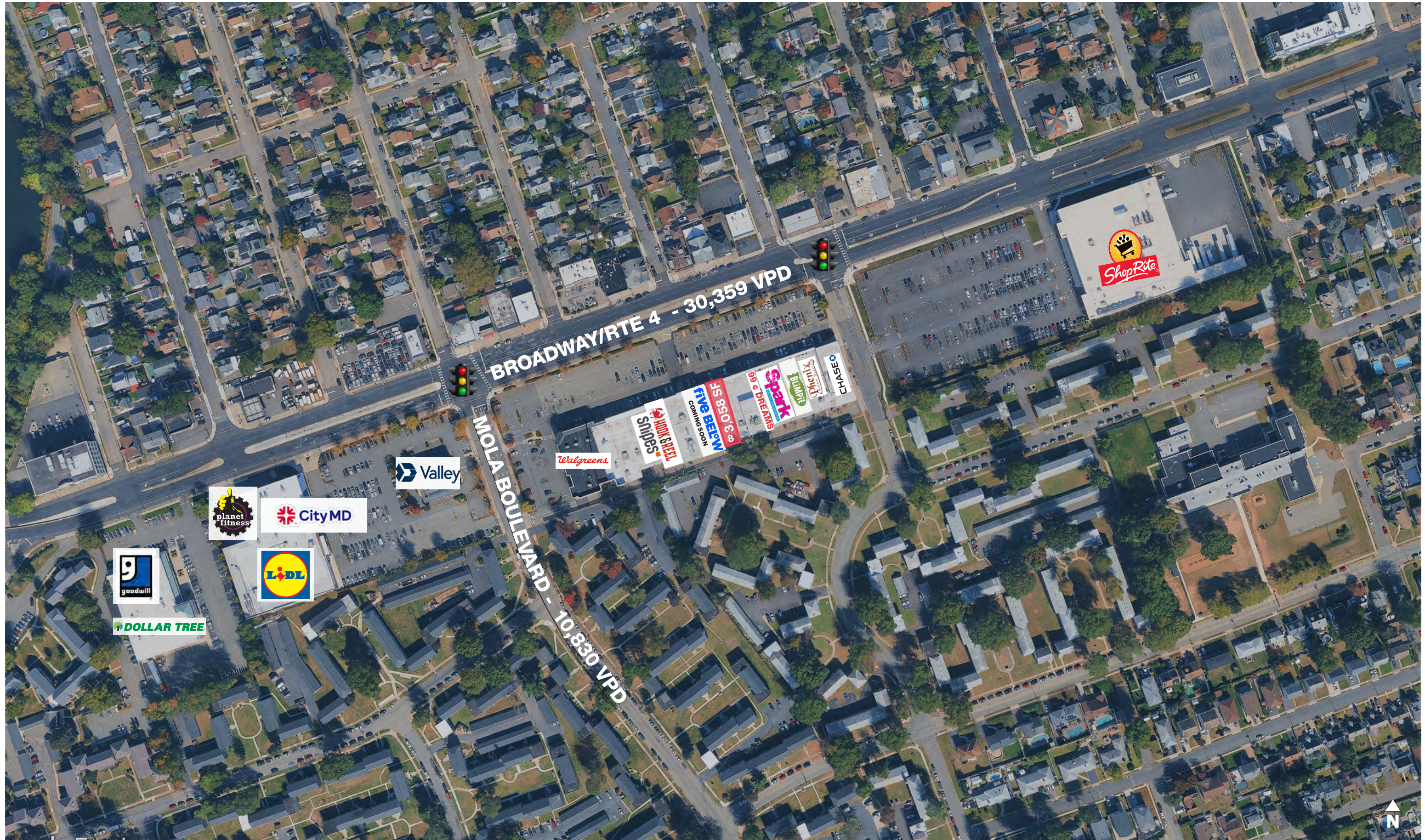
## ATTRIBUTES

- Shopping Center bookended by ShopRite & Lidl Supermarkets!
- Lidl top 12% busiest in chain (Placer.ai 1/8/24)
- Densely populated community, 270,371 people living and 261,277 people working within a 3-mile radius
- High traffic counts, 30,359 VPD
- Close proximity to Routes 80, 46, 20, 4, 17 corridors

## SPACE 8

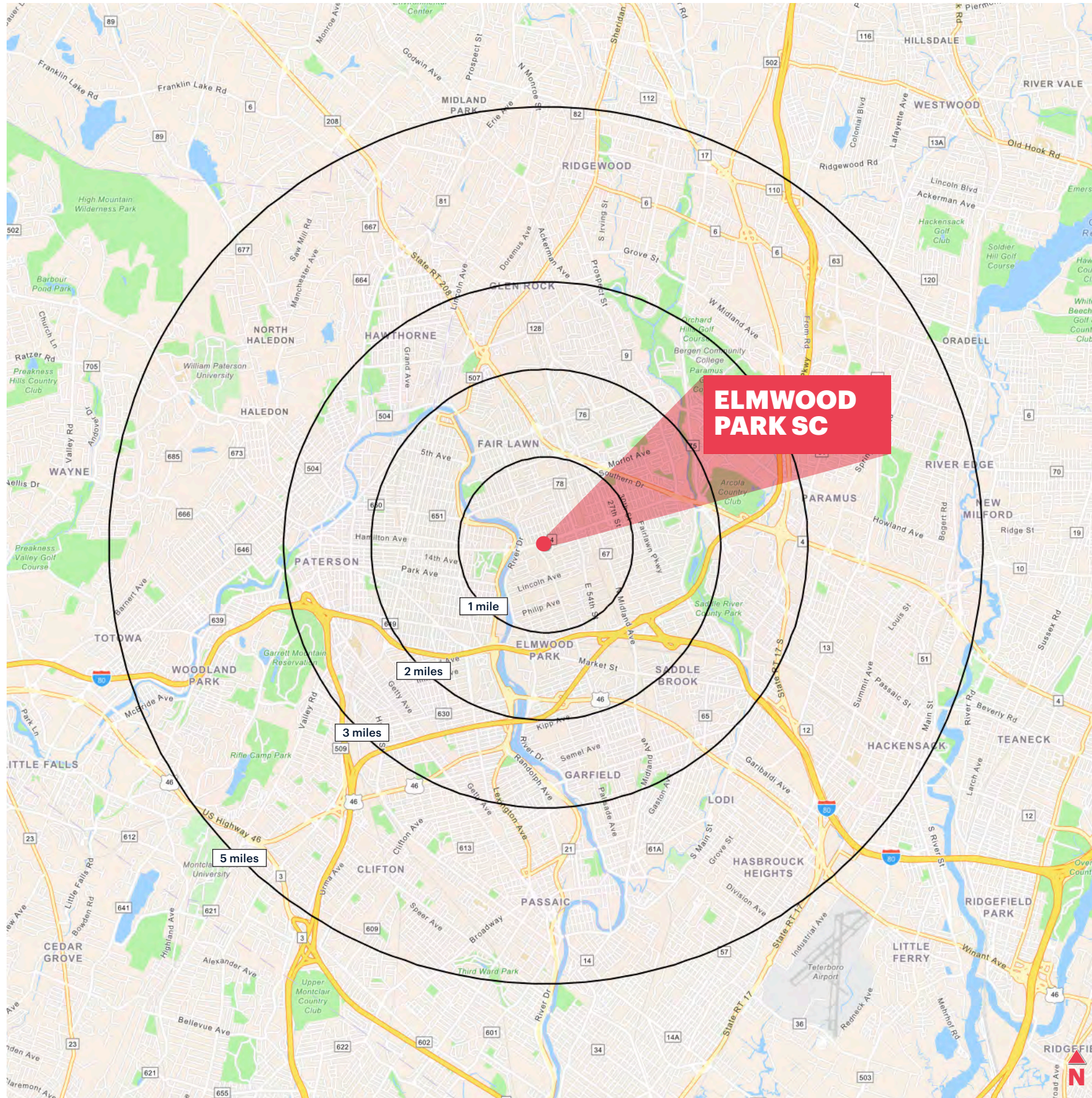


**SITUATED BETWEEN LIDL & SHOPRITE**





# VERY DENSELY POPULATED - STRONG INCOMES



## TOTAL POPULATION

1 mile	26,005
<b>2 miles</b>	<b>133,830</b>
3 miles	269,803
5 miles	653,375

## TOTAL HOUSEHOLDS

1 mile	9,284
2 miles	44,784
3 miles	92,252
5 miles	228,540

## DAYTIME POPULATION

1 mile	18,654
<b>2 miles</b>	<b>114,719</b>
3 miles	255,489
5 miles	607,564

## TOTAL BUSINESSES

1 mile	648
2 miles	3,685
3 miles	9,357
5 miles	23,134

## AVERAGE HOUSEHOLD INCOME

1 mile	\$134,356
<b>2 miles</b>	<b>\$119,374</b>
3 miles	\$114,617
5 miles	\$124,860

## NUMBER OF COLLEGE GRADUATES

1 mile	7,982
2 miles	29,621
3 miles	55,108
5 miles	158,931



\*2025 estimates

## CONTACT EXCLUSIVE AGENTS

### PATRICK BRAKE

pbrake@ripconj.com  
201.777.2304

### CURTIS NASSAU

cnassau@ripconj.com  
201.777.2302

**RIPCO**  
REAL ESTATE

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

Please visit us at [ripconj.com](http://ripconj.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.