

# RETAIL/MEDICAL SPACE AVAILABLE

## 4,021 or 5,422 SF & 6,337 SF

**22 & 30 WEST PALISADES**  
ENGLEWOOD | NEW JERSEY

Walk Score® - Walker's Paradise (96)

one medical  
COMING SOON!

RETAIL SPACE #22  
6,337 SF - LOI OUT

spear  
COMING SOON

RETAIL SPACE #30  
4,021 OR 5,422 SF

ISI ELITE TRAINING  
NOW OPEN!

### ENTRANCE TO PALISADES COURT - SHOPRITE

- Palisades Court ranks 9th out of 247 in NJ Neighborhood Centers, which is top 4%
- Palisades Court ranks 213 out of 9,670 for Nationwide Neighborhood Centers, which is top 3%
- Palisades Court had 3M visits in the last 12 months
- ShopRite is ranked 20th out of 256 Nationwide
- ShopRite is ranked 14th out of 135 in New Jersey
- ShopRite had 1.9M visits in the last 12 months

RIPCO  
REAL ESTATE





## SPACE AVAILABLE

### RETAIL SPACE

Space #22 6,337 SF

Space #30 5,422 SF - Will consider demising to 4,021 SF  
see plan option below

## ASKING RENT

Upon Request

## NNN

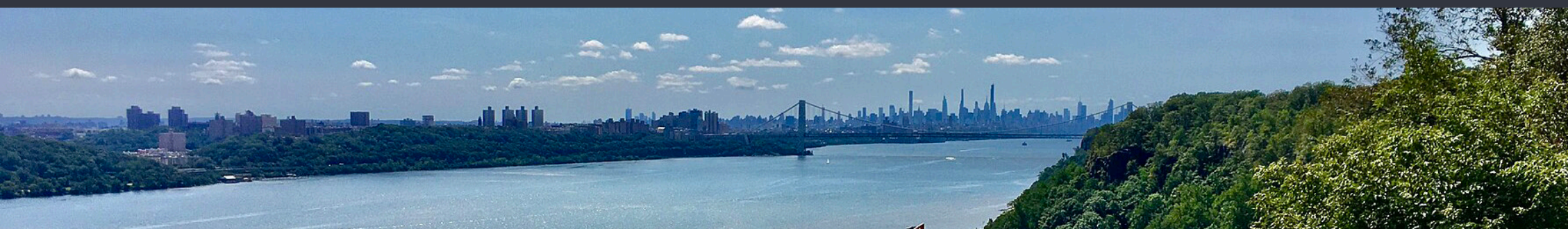
\$9.32 PSF (est.)

## PARKING

Parking is located directly behind the building and other municipal parking is available throughout the town.

## COMMENTS

- Adjacent to Bergen Performing Arts Center (Bergen PAC) (200+ events/year; 250,000 annual visitors)
- 29,934 VPD on Palisade Avenue
- Englewood Hospital is just 1/2 mile away, with 5,525 physicians, medical staff, & employees
- Located at traffic light intersection across from ShopRite
- Vibrant downtown with Walk Score® - Walker's Paradise (96)
- 188 residential units directly above the space



## NEIGHBORS

ShopRite and ShopRite Liquors, Dunkin', CVS Pharmacy, Chick-fil-A, Club Pilates, Metro PCS, Wells Fargo, Game Stop, Verizon, AT&T, Chipotle, Jersey Mike's, Ivy Rehab, Apple Bank



## LOW LEVEL AERIAL



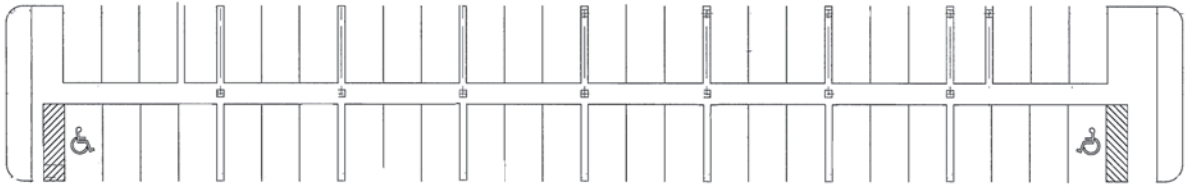
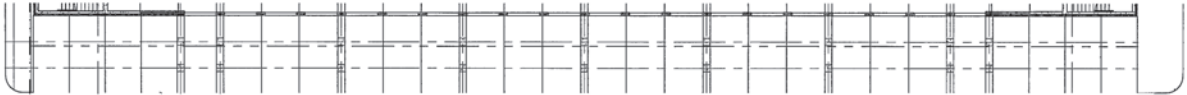


# MARKET AERIAL

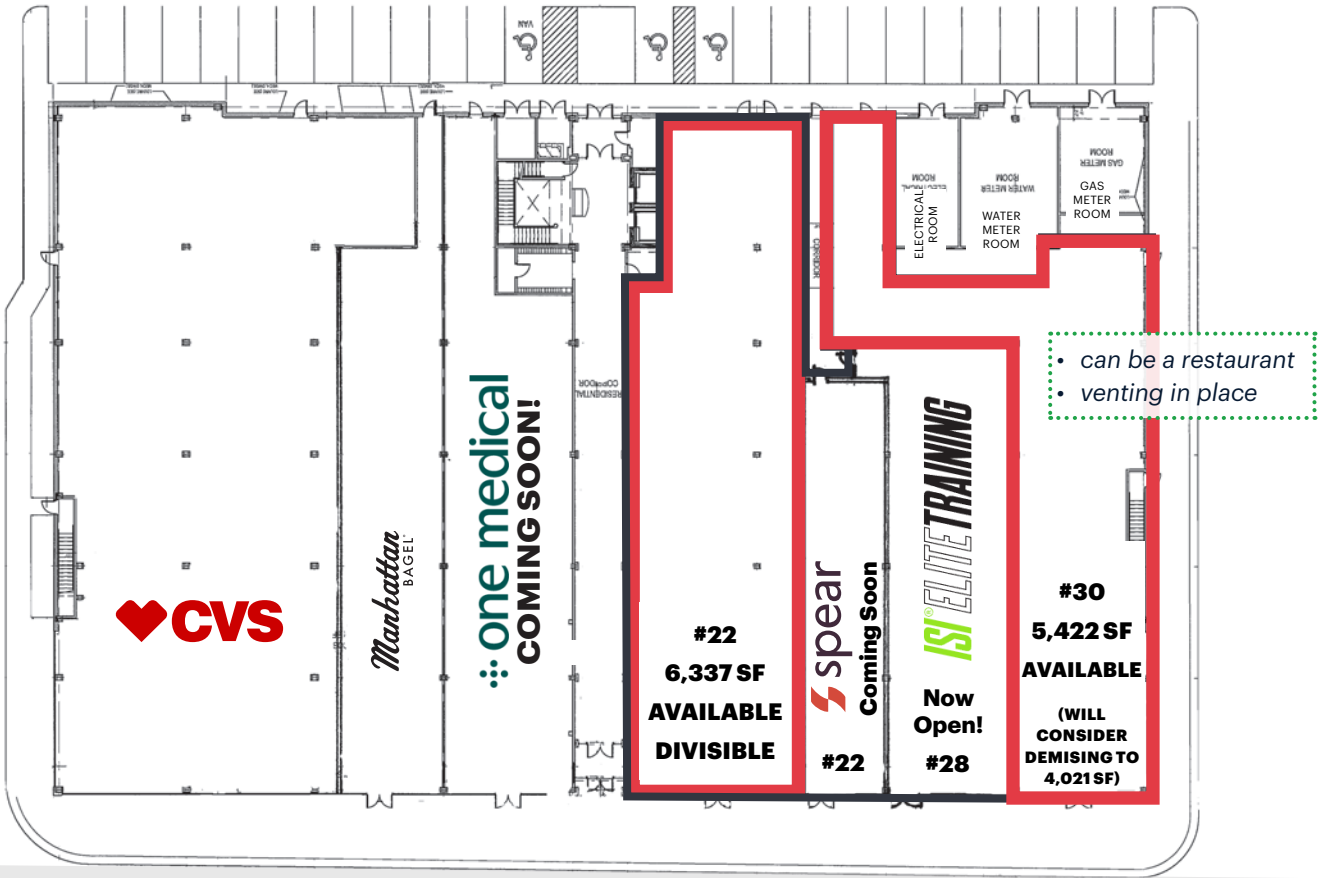




SITE PLAN & PARKING PLAN FOR AVAILABLE SPACES



106 PARKING SPACES FOR TOWNE CENTER



West Palisade Avenue



Humphrey Street

SPACE #30 - 4,021 SF OPTION





ENGLEWOOD PARKING MAP



PARKING GUIDE

- 1 City Municipal Garage Open M - Sat; 7 am - 11 pm
- 2 Parking Lot B Metered Spaces
- 3 Veterans Park Parking Lot Metered Spaces
- 4 Parking Lot E Metered Spaces
- 5 Parking Lot B Metered Spaces
- 6 Parking Lot N Metered Spaces
- 7 Palisades Ct Shopping Ctr Only for shops in Palisades Ct

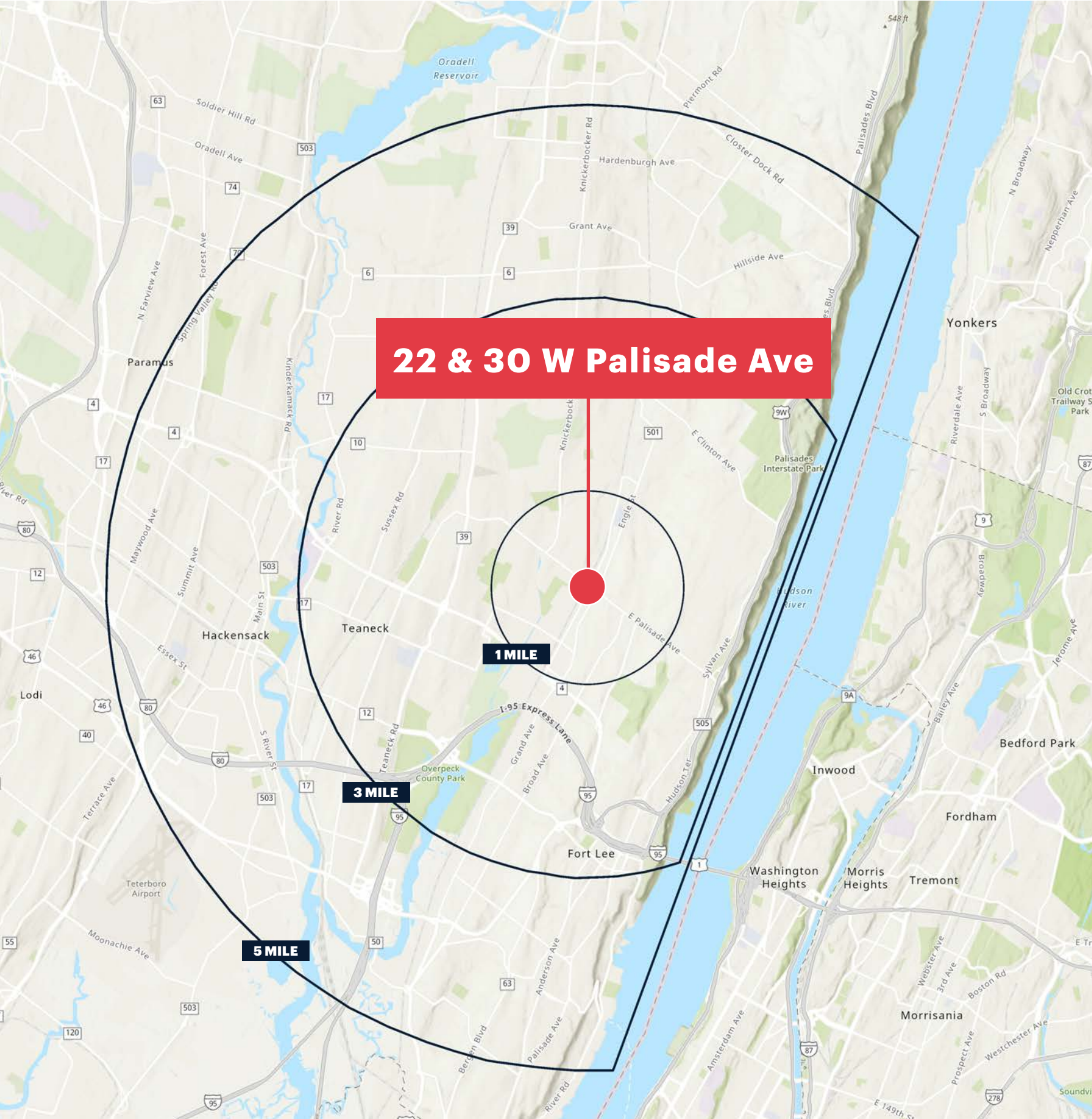
There is metered street parking throughout Engelwood in addition to the parking lots noted.

Any Metered parking space, as well as the Municipal Garage, accepts ParkMobile app payments.

Park Mobile Zone - #9649

- Half hour rate: \$.60
- One hour rate: \$.85
- Two hour rate: \$1.85
- Full Day rate: To be provided depending on # of spaces necessary.
- Monthly rate: The garage will provide parking for 24-42 South Dean Street Tenants at a monthly rate of \$60.00 per month or daily rates as noted above.

DENSELY POPULATED WITH HIGH INCOMES



1 MILE RADIUS

POPULATION

22,335

HOUSEHOLDS

7,842

MEDIAN AGE

39.5

COLLEGE GRADUATES (Bachelor's +)

6,041 - 38.4%

BUSINESSES

1,271

TOTAL EMPLOYEES

14,733

DAYTIME POPULATION

25,893

AVERAGE HOUSEHOLD INCOME

\$138,194

3 MILE RADIUS

POPULATION

156,958

HOUSEHOLDS

40,048

MEDIAN AGE

42.2

COLLEGE GRADUATES (Bachelor's +)

62,702 - 56.3%

BUSINESSES

6,797

TOTAL EMPLOYEES

72,639

DAYTIME POPULATION

148,157

AVERAGE HOUSEHOLD INCOME

\$169,595

5 MILE RADIUS

POPULATION

391,874

HOUSEHOLDS

148,044

MEDIAN AGE

42.4

COLLEGE GRADUATES (Bachelor's +)

150,846 - 52.9%

BUSINESSES

16,235

TOTAL EMPLOYEES

174,965

DAYTIME POPULATION

360,709

AVERAGE HOUSEHOLD INCOME

\$154,185

\*2024 estimates - excludes NYC



## CONTACT EXCLUSIVE AGENTS

**DEBORAH STONE**

dstone@ripconj.com

201.914.4406

**RIPCO**  
REAL ESTATE

611 River Drive  
Third 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.