

RETAIL/MEDICAL/SPECIALTY FITNESS/PERSONAL CARE SPACE

FAIR LAWN, NJ

MAPLE AVENUE PLAZA

12-30 Maple Avenue at Hemlock Avenue

**28,000 weekly visitors
to ShopRite**

Per Placer.ai Cell Phone Tracking

**1,200 -
3,600 SF
Available**



SPACE DETAILS



Less than 1 mile to
Route 21; 1,500 ft to CVS
& Advance Auto Parts

Approximately .35 miles
to 208

SPACE AVAILABLE

- 1,200 - 3,600 SF (60' x 60' divisible)

ASKING RENT

Upon Request

NNN

\$10.41 psf (est.)

GLA

89,500 SF

PARKING SPACES

453 spaces (5:1)

EXECUTED LEASES

- ShopRite
- AT&T
- Buffalo Wild Wings Go
- Eden Nails
- Bubbakoo's Burritos
- Kids United
- Wine Store
- Bao Dumplings / Bao Tea

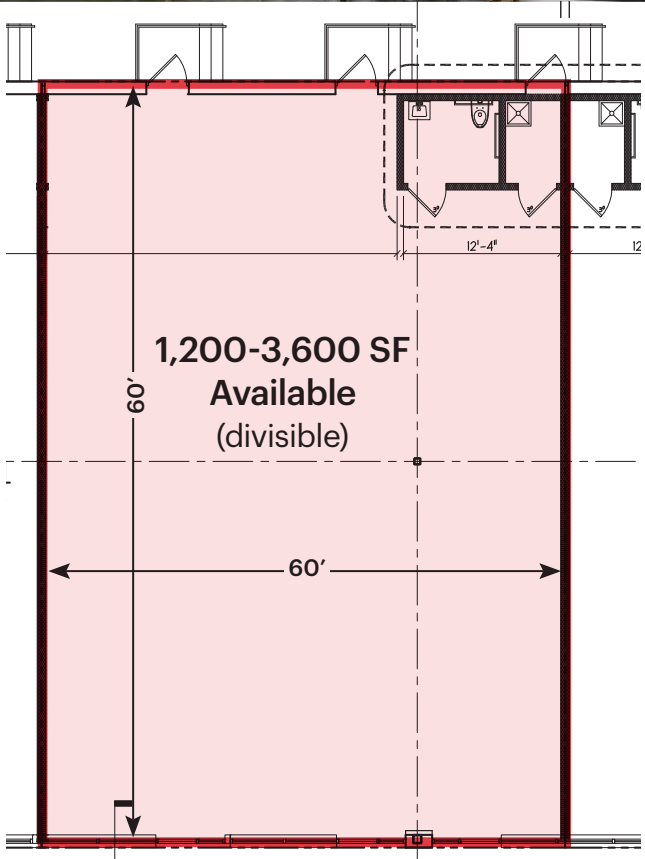
NOTES

- New ShopRite anchored center
- ShopRite, Buffalo Wild Wings Go, Bubbakoo's, Eden Nails, and AT&T now open!
- New traffic light
- Landlord delivering new "vanilla boxes"
- Densely populated - 237,000 people living with daytime population of 222,000 within a 3-mile radius
- #3 Best Small City in America; WalletHub 10/4/22
- 28,000 weekly visitors on average (Placer.ai cell phone tracking)

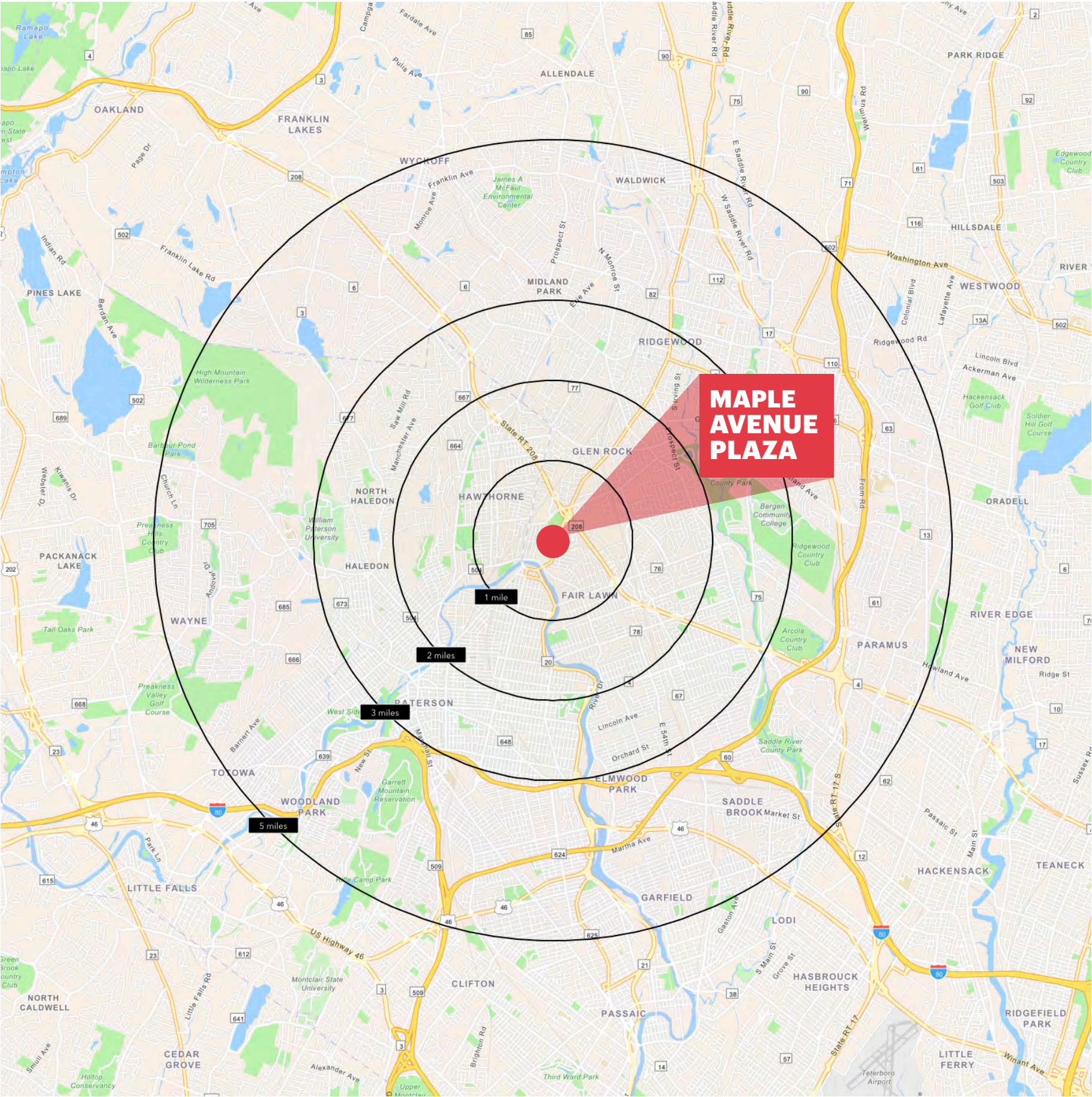
CENTRALLY LOCATED WITH GREAT ACCESS



NEWLY RENOVATED SOUTHERN STRIP CENTER
NEW FACADE WITH NEW VANILLA BOXES - 3,600 SF (divisible)



VERY DENSELY POPULATED WITH HIGH INCOMES



1 MILE RADIUS

POPULATION
22,836

HOUSEHOLDS

8,162

MEDIAN AGE

42.1

COLLEGE GRADUATES (Bachelor's +)

55%

TOTAL BUSINESSES

856

TOTAL EMPLOYEES

10,290

TOTAL DAYTIME POPULATION

20,923

AVERAGE HOUSEHOLD INCOME

\$154,986

2 MILE RADIUS

POPULATION
114,485

HOUSEHOLDS

39,117

MEDIAN AGE

39.4

COLLEGE GRADUATES (Bachelor's +)

41%

TOTAL BUSINESSES

3,380

TOTAL EMPLOYEES

35,738

TOTAL DAYTIME POPULATION

94,170

AVERAGE HOUSEHOLD INCOME

\$129,140

3 MILE RADIUS

POPULATION
238,359

HOUSEHOLDS

80,720

MEDIAN AGE

37.9

COLLEGE GRADUATES (Bachelor's +)

35%

TOTAL BUSINESSES

7,914

TOTAL EMPLOYEES

96,618

TOTAL DAYTIME POPULATION

222,876

AVERAGE HOUSEHOLD INCOME

\$119,780

5 MILE RADIUS

POPULATION
553,757

HOUSEHOLDS

187,620

MEDIAN AGE

38.5

COLLEGE GRADUATES (Bachelor's +)

36%

TOTAL BUSINESSES

18,385

TOTAL EMPLOYEES

221,798

TOTAL DAYTIME POPULATION

513,134

AVERAGE HOUSEHOLD INCOME

\$128,567

*2024 estimates

CONTACT EXCLUSIVE AGENTS

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