



Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436

634 WESTWOOD AVE -FORMER SMOOTHIE SHOP

634 WESTWOOD AVE | WESTWOOD, NJ 07675



PRESENTED BY:

PATRICK VARELAS
201.400.5344

634 WESTWOOD AVE

634 WESTWOOD AVE | WESTWOOD, NJ 07675



PROPERTY DESCRIPTION

Former Smoothie Shop in Bustling River Vale shopping center. Strong location centralized in town with great access and signage opportunities. Many uses available and a long term lease is available. Bring your ideas and business to this special location and community

PROPERTY HIGHLIGHTS

- Last space available
- 1000sqft
- Many uses accepted
- Signage available

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	12
Available SF:	1,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	191	783	3,402
Total Population	537	2,182	9,096
Average HH Income	\$188,066	\$186,764	\$178,164



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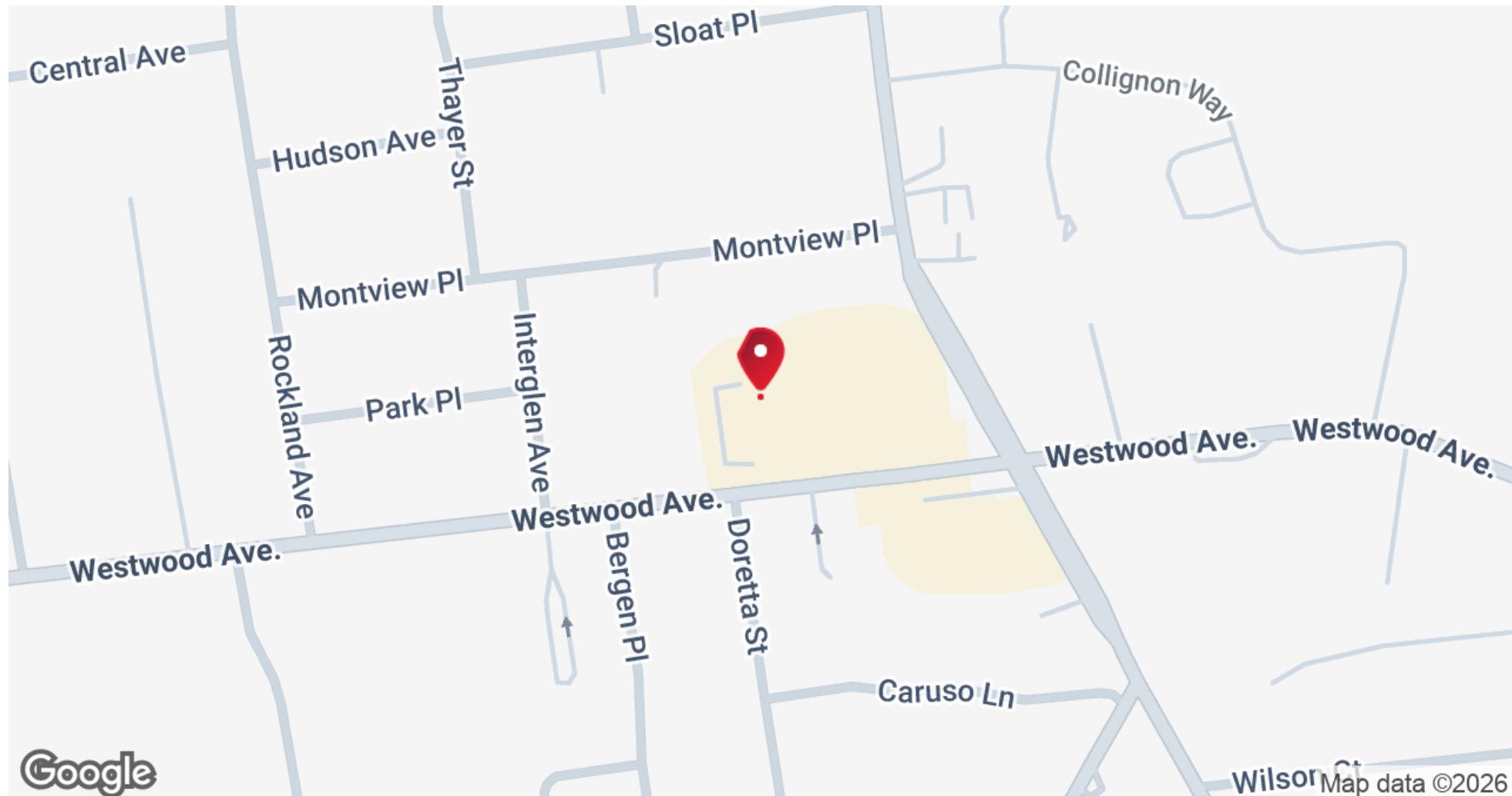
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LOCATION MAP

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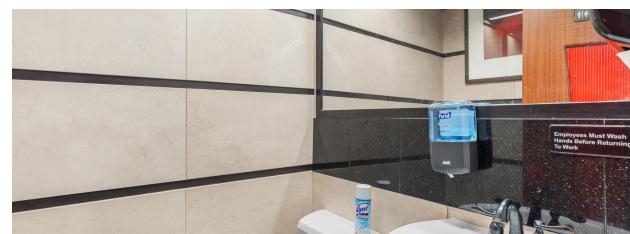
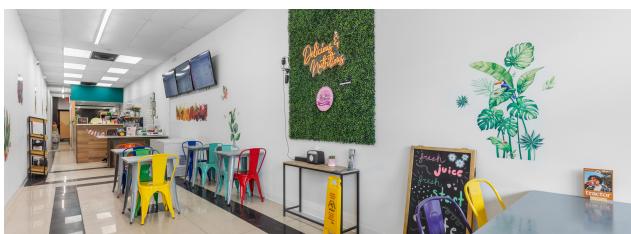
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ADDITIONAL PHOTOS

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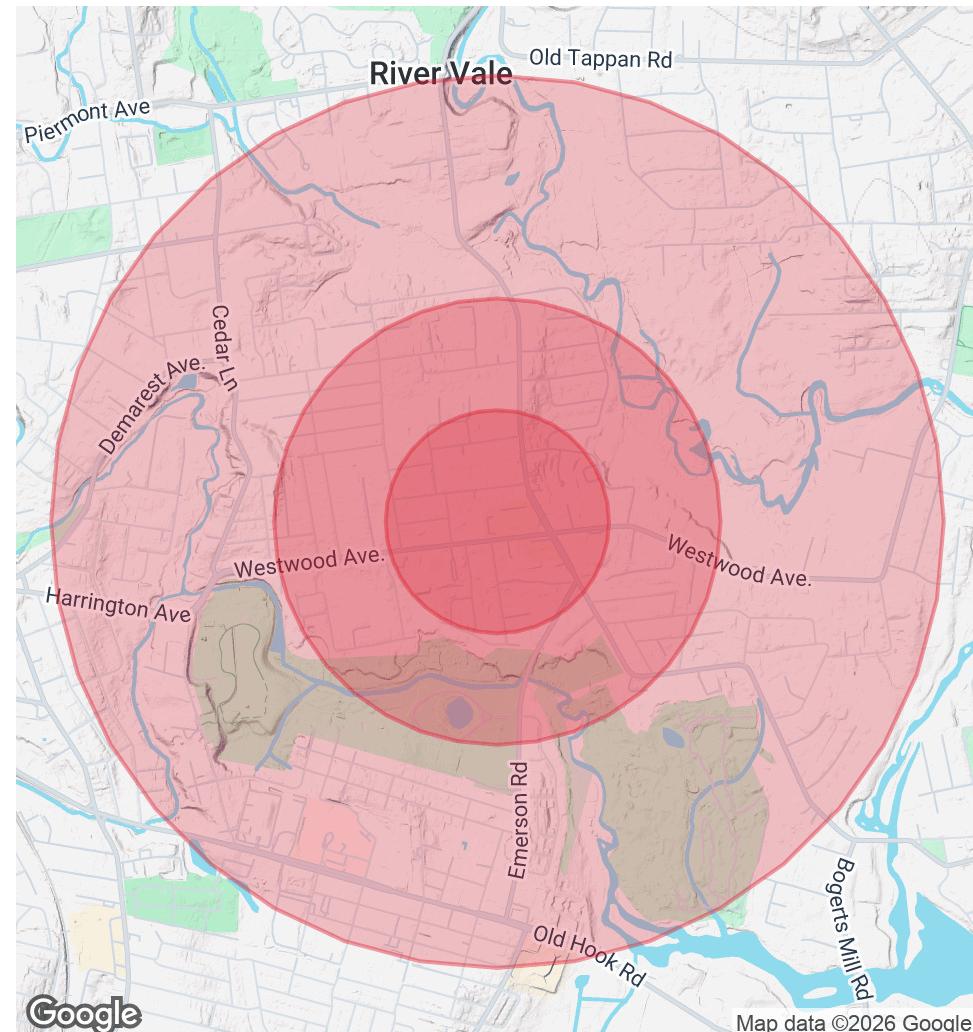
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	537	2,182	9,096
Average Age	45.1	44.2	44.9
Average Age (Male)	43.6	42.5	42.2
Average Age (Female)	45.5	45.1	47.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	191	783	3,402
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$188,066	\$186,764	\$178,164
Average House Value	\$593,351	\$583,972	\$535,058

2020 American Community Survey (ACS)



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